

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Baginton	Baginton PC	BAG1*O / C10 / C19	C 20	BAG 4	North of Rosswood Farm	Updated SHLAA form required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Baginton	Also identified in G&T consultation programme. Requires fine-tuning of boundaries.	1.82	1.82	1.22		37	49		35

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Baginton	Some very limited surface water flooding on site associated with the levels on the field which may need to be accommodated.	<p>Highway Observation:</p> <p>Access: There is currently an existing access into the site on Church Road.</p> <p>Carriageway: Church Road is 3.7 metres wide and Coventry Road is 6.1 metres wide.</p> <p>Footway: There is no footway on Church Road. The verge fronting the site is approximately 15 metres wide.</p> <p>Speed Limits: The speed limit along Church Road is 30mph. The speed limit along Coventry Road is also 30mph but increases to 60mph.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved to the left and to the right although the junction onto Coventry Road is 25 metres from the access point.</p> <p>Sustainability: There is a bus stop on Coventry Road opposite the site.</p> <p>Conclusion: The width of Church Road would need to be increased between the site access and the Coventry Road to a minimum of 5m with a 2m footway on one side to include a dropped kerb tactile crossing point on to the Coventry Road linking with the existing footway. Site have excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2.Site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2.</p>	Site BAG1*O is adjacent to Coventry Airport and all sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development. It would be recommended that suitable mitigation including appropriate noise attenuation resulting from a noise assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects. Odour from the sewage works may be an issue.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Baginton	<p>Not located within an area of medium or high flood risk and the NPPF requires that new development should not increase flood risk elsewhere and it is expected that the Plan will contain policies to ensure that the risk of flooding is not increased. Therefore the effects on flooding are considered to be neutral for this site. Site is either located on a major or minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Generally an old sewage system in the area. Any scheme will have to manage its impact and avoid adding to local problems. Surface water may drain to river course.</p>	W/90/1522 - erection of a stable block to house 3 horses. Site identified as an early Gypsy and Traveller site option.	Land south of Baginton. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Baginton	Flood Zones 2, 3A and 3B to the west. Topography, steep slopes to the west. Public footpath along western perimeter. Airport safeguarding constraints. Potential minerals site.	Scheduled Ancient Monument to North West. Conservation Area to north. Potential SINC River Sowe to south west. Extending finger of development into open countryside - although there are some development and commercial operations along Bubbenhall Road. BAG1*O abuts a particularly open part of the Baginton Conservation Area to the North. Millennium Field to the north of the site. Baginton Village Green West pLWS abuts the site to the north.	Air pollution from sewage works to south west. Noise and air pollution from flight path at Coventry Airport.	Potentially suitable at a very small scale, subject to overcoming physical constraints and potential impacts.	The owners have expressed a willingness to release the site for development.	Achievable subject to overcoming site constraints and proximity to airport, which might impact on scheme viability.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Baginton	Current agricultural use.	Concerns that the site is peripheral to the main village services. Not a preferred location.	Economy ? & = / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & -- / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Site is considered to be of medium to high landscape value and to play a substantial role in protecting the setting of Baginton Village and providing a green buffer to Coventry. Therefore development of the site is considered to lead to major negative effects on landscape. Medium ecology value. Further work required on mitigating the potential effects on the historic environment. Site falls within the noise contours depicted on the Strategic Noise Map for Coventry Airport (all other sites fall outside the contours) which means that there could be major negative effects with regard to noise and also potentially air and light pollution. All sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development.	Not evaluated

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Baginton	Mixed Green Belt parcel of high environmental value. Substantial role played in protecting the setting of Baginton Village and providing a green buffer to Coventry.	High	The Sub-parcel is a sensitive edge of village location and could accommodate a village extension as part of a sustainable pattern of development within the proposed village inset, with a modest impact on the fundamental aim and purposes of the Green Belt. However, there are non-Green Belt constraints that will need to be considered.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Baginton	Lies within LCP BA_08. A flat, open landscape on a higher elevation than its surroundings making it highly visible. Due to this, and its proximity to the Conservation Area and area of designated Open Space to the north, development should be restricted to roadside only, with a landscape buffer of native tree planting to the west. Any development should not extend any further south than the pub.	High / Medium	Not identified as of major habitat value. Tree belt could be extended and protected. BAP priority habitat of deciduous woodland adjacent the northern boundary of site BAG1*O. The pLWS could potentially be indirectly affected by development at BAG1*O through noise, air and light pollution during the short-term (during construction) and in the long-term leading to minor negative effects.	Medium ecology value	Small development site, which may help re-define the entrance to the village. Scheme viability may be constrained by proximity to airport (will require appropriate mitigation measures). Option to extend scale of development is limited due to landscape impact. Will require a sensitive approach to layout and design.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Baginton	Baginton PC	BAG3*O	C21	BAG2	Land east of Andrews Close	Updated SHLAA form required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Baginton	PC suggested that this area had been subject to discussions with CCC for potential housing. PCC preferred option for growth.	2.05	2.05	1.37		41			40

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Baginton		<p>Site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2. Access to the site is limited.</p>	<p>Odour from sewage works may be an issue. Landfill site (Rowley Road) which may require substantial remediation and protection from gas build up. Also close proximity to airport.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Baginton	<p>Not located within an area of medium or high flood risk and the NPPF requires that new development should not increase flood risk elsewhere and it is expected that the Plan will contain policies to ensure that the risk of flooding is not increased. Therefore the effects on flooding are considered to be neutral for this site. Site is either located on a major or minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Generally an old sewage system in the area. Any scheme will have to manage its impact and avoid adding to local problems.</p>	<p>W/12/1522 - Comprehensive redevelopment comprising demolition of existing structures and the erection of new buildings to accommodate offices, research & development facilities and light industrial uses (Use Class B1), general industrial uses (Use Class B2), storage and distribution (Use Class B8), hotel accommodation (Use Class C1), museum accommodation (Use Class D1), model car club facility, small scale retail and catering establishments (Use Classes A1, A3, A4 and/or A5), car showroom accommodation, replacement airport buildings, new countryside park, ground modelling work including the construction of landscaped bunds, construction of new roads/footpaths/cycle routes, remodelling of highways/junctions on the existing highway network, stopping up/diversion of footpaths, associated parking, servicing and landscaping (Hybrid planning application seeking full planning permission in respect of the replacement airport buildings and their associated parking/servicing/landscaping and outline planning permission, with reserved matters details concerning access only to be discharged, in respect of the remainder of the proposed development) (subject to public enquiry); various airport related applications - W/05/0773, W/02/0786, W/00/0021, W/96/0460, W95/0246, W/91/1492, W/91/1083 and W/91/1185.</p>	<p>Eastern edge of village location. Baginton has been identified as a growth village with a range of services and facilities.</p>	<p>Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.</p>

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Baginton	Former Landfill Site - extensive remediation required. Site is located near an airport and has a narrow linear character, which may limit development options. Limited site access options.	Site is located to the rear of existing residential properties.	Landfill issues would need to be resolved. Air pollution from sewage works.	Not suitable due to land contamination and current location within the Gateway project area.	Site is currently included in the Gateway development area (identified specifically for environmental buffering). Within this current context the site is unlikely to be available for development.	Not achievable due to Gateway project.	Not applicable.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Baginton	Within Gateway site area - part of environmental buffering proposals.	One of the preferred options for development. Would fit well with the existing built form . Small housing schemes had previously been discussed with the landowner.	Economy ? & = / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & -- / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village . Site is considered to be of medium to high landscape value and to plays a substantial role in protecting the setting of Baginton Village and providing a green buffer to Coventry. Therefore development of the sites is considered to lead to major negative effects on landscape. Further work required on mitigating the potential effects on the historic environment. All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development. Located on historic landfill sites which could mean that there is potential for contaminants to be present which could lead to major negative effects on SA Objective 9.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Baginton	Largely commercial in character, the current commercial uses protect some of the openness of the Green Belt and setting for Baginton village.	Low to Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Baginton	Lies within LCP BA_11. Development should include a landscape buffer of native tree planting along the edge of the existing settlement and Rowley Road.	Medium	Not identified as of major habitat value.	Low ecological value.	Some potential fit with existing residential areas but this landfill site has potentially high remediation costs. Site is now located within the boundary of the Gateway project and is potentially allocated as an environmental buffer from employment uses. Narrow linear layout may also limit development options.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Baginton	Baginton PC	BAG4*O / CO8	C08	BAG4	Land off Friends Close	SHLAA form update required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Baginton	PC suggested that this site may have options for development - a preferred location.	2.28	2.28	1.53		46			45

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Baginton		<p>Site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre .</p> <p>Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2. (HIGHWAYS INPUT)</p>	<p>Odour from sewage works may be an issue.</p> <p>Part of the Hall Drive historic landfill site.</p> <p>Further analysis of contaminated land required. Part of the site is a former quarry with significant changes in land gradient.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Baginton	<p>Not located within an area of medium or high flood risk and the NPPF requires that new development should not increase flood risk elsewhere and it is expected that the Plan will contain policies to ensure that the risk of flooding is not increased. Therefore the effects on flooding are considered to be neutral for this site. Site is either located on a major or minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality. BAG4*O is also located in a Groundwater Source Protection Zone (3) and development here would lead also lead to minor negative effects on water quality. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Generally an old sewage system in the area. Any scheme will have to manage its impact and avoid adding to local problems.</p>	No recent applications detailed.	Adjacent to Baginton village and immediately to the south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Baginton	Topography. Former landfill site - extensive remediation required. Significant trees on site. Difficult site access in an elevated location.	In an elevated position within close proximity to existing dwellings. Impact on trees and garden area (Quarry Gardens).	Landfill issues would need to be resolved. Air pollution from sewage works.	Not suitable due to land contamination, air pollution from sewage works, impact on trees and difficult site access.	The owner has historically expressed a willingness to release the site for development.	Not achievable due to site constraints.	Not applicable.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Baginton	Site linked to an active garden centre and visitor destination (Quarry Gardens - several thousand visitors per annum).	Suggested by the PC as worth revisiting as an option for a potential small scale housing site.	Economy ? & = / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & -- / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village . Site is considered to be of medium to high landscape value and to plays a substantial role in protecting the setting of Baginton Village and providing a green buffer to Coventry. Therefore development of the sites is considered to lead to major negative effects on landscape. Further work required on mitigating the potential effects on the historic environment. All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development. located on historic landfill sites which could mean that there is potential for contaminants to be present which could lead to major negative effects on SA Objective 9.	Not applicable - site linked to commercial garden centre.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Baginton	Mixed Green Belt parcel of high environmental value. Substantial role played in protecting the setting of Baginton Village and providing a green buffer to Coventry.	High	Not reassessed.	Not reassessed.

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Baginton	Lies within LCP BA_10. Some development could be accommodated east of the PRoW to infill existing settlement edge. It must consider the setting of the Parish Church & Bagot's Castle & be designed sympathetically. Development west of the PRoW should be discouraged in order to preserve the setting of Bagot's Castle & Parish Church & to prevent encroachment of thr settlement into the wider countryside.	High / Medium	Part of the site to the east has some local habitat value (Baginton Castle Fields - rejected LWS).	Medium	Elevated garden landscape with requirements for site remediation and potential habitat replacement. Site is unsuitable due to quarry / geological importance, potential contamination and landscape impact.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Baginton	Baginton PC	BAG5*O / CO1	C01	BAG 4	Russells Garden Centre	SHLAA form update required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (4)	Baginton	Previously discounted option revisited - scale of flooding analysis.	7.86	1.59	1.07		32			30

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Baginton		<p>Site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre .</p> <p>Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2. No detailed Highways input to date.</p>	<p>Odour from sewage works may be an issue.</p> <p>Traffic noise from the A46.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Baginton	<p>Site is either located on a major or minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality. BAG5*O is also located in a Groundwater Source Protection Zone (3) and development here would lead also lead to minor negative effects on water quality. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Generally an old sewage system in the area. Any scheme will have to manage its impact and avoid adding to local problems. Site visit (and discussions with one of the owners) and GIS flood plans indicate that there is a major flood risk near site access road and towards the rear of the site which substantially limits development potential.</p>	<p>W/06/0413 - Withdrawn by applicant - Redevelopment of existing garden centre, including new sales building, restaurant facilities, alterations to vehicle access and associated ancillary activities.</p>	<p>Adjacent to Baginton village and immediately to the south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.</p>	<p>Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.</p>

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Baginton	Topography - site slopes upwards to east. Flood Risk Zones 2 & 3A to south and west. Flood Risk Zones 2, 3A & 3B to south. Minerals Consultation Area. Significant number of mature trees on site. Unsatisfactory access point.	Potential SINC - River Stowe & Finham Brook. BAG5*O is also adjacent to a grade II listed bridge.	Noise and air pollution from A46. Air pollution from sewage works to the south of the site.	Not suitable due to flood risk to south and west, noise from A46 to west, air pollution and unsuitable access for the scale of the site.	The owners are considering options in this area, but will need to balance current commercial concerns with any potential part or full site release for residential development.	Potentially not achievable due to site constraints and commercial interests.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Baginton	A significant part of the site is used for an active garden centre, with sub-let business space.	Option discussed in outline terms - recognition of flooding issues in the area and proximity to A46.	Economy ? & = / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & -- / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village . Site is considered to be of medium to high landscape value and to plays a substantial role in protecting the setting of Baginton Village and providing a green buffer to Coventry. Therefore development of the sites is considered to lead to major negative effects on landscape. Medium ecological value. Further work required on mitigating the potential effects on the historic environment. All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Within an area of medium to high flood risk with major negative effects. All sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development. located on historic landfill sites which could mean that there is potential for contaminants to be present which could lead to major negative effects on SA Objective 9.	Not applicable - site linked to commercial garden centre.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Baginton	Mixed Green Belt parcel of high environmental value. Substantial role played in protecting the setting of Baginton Village and providing a green buffer to Coventry.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Baginton	Lies within LCP BA_03. Development would extend the village boundary creating ribbon development adjacent to the A46 corridor and potentially impacting on the landscape setting to the medieval castle. Any development should be low density and built within the existing landscape framework.	High / medium	BAP priority habitat of deciduous woodland located on site BAG*05 which could be directly affected by development and also lead to negative effects in the short and long-terms. BAG*5 is considered to have potential to lead major negative effects on protected species. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure which could provide a linkage with the pLWS.	Medium ecology value	Number of site constraints including substantial flood risk. Currently several commercial operations on the site. Size of housing option may not be sufficient to bring the site to market or overcome site constraints. Commercial site which may have more value in its current use.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Baginton	Baginton PC	BAG2*O . CO7	C07	BAG 4	Land at Mill Hill	SHLAA form update required.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Baginton		<p>Highway Observation:</p> <p>Access: There is currently no existing access into site 2 although access can be gained at the junction of Hall Drive and Holly Walk.</p> <p>Carriageway: The carriageways into the site are both currently unmetalled. Hall Drive is 3 metres wide and Holly Walk is 2.8 metres wide.</p> <p>Footway: There is no footway at the access point although there is a verge fronting the site approximately 3 metres wide.</p> <p>Speed Limits: The speed limit on Hall Drive and Holly Walk is 30mph.</p> <p>Visibility Splays: "Y" distance of 43 could not be achieved in either direction due to overgrown vegetation and the alignment of the carriageway.</p> <p>Sustainability: There is a bus stop at the junction of Holly Walk and Coventry Road.</p> <p>Conclusion: As access into the site is in between dwellings, there would be no room for the carriageways to be expanded. Also, visibility splays were poor due to the carriageway alignment and fencing at the back of adjacent land.</p> <p>Site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre .</p> <p>Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. However, the sites are likely to increase traffic on the A46/ A45 junction which according to the Transport Assessment (2012) experiences high traffic flows . Given the size of each individual allocation, there are only likely to be minor negative effects alone on traffic under SA Objective 2.</p>	Landfill site and land contamination. Odour from sewage works may be an issue

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Baginton	Site is either located on a major or minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality. BAG5*O is also located in a Groundwater Source Protection Zone (3) and development here would lead also lead to minor negative effects on water quality. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible.	W/13/0391 - Refusal - Erection of a free school together with 2 no. multi-use games areas; secondary school outdoor recreation space; primary school outdoor play area; 24 car parking spaces; landscaping and security fencing (outline application including details of access); W/01/1681 - Granted - Variation of condition 1 of p.p. W951297 (time limit) for the erection of a clubhouse with car parking; provision of 3 all-weather tennis courts and 2 bowling greens.; W/95/1297 - Refusal - Erection of a clubhouse with car parking; provision of 3 all-weather tennis courts and 4 bowling greens. W/92/1306 - Refusal - Erection of a clubhouse with car parking; provision of tennis courts, football pitch and bowling green (with a shelter). W/91/0068 - Granted - Approval of reserved matters for erection of a meeting room in compliance with conditions 1(c) (access arrangements) 17, (vehicular access improvements at the junction of Hall Drive) and 18 (right-hand turning lane improvements to Mill Hill) of pp. W900890.	Adjacent to the village and immediately south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Baginton	Former Landfill Site - extensive remediation required. Japanese knotweed. Significant trees and TPO on site - mixed woodland including Poplar, Sycamore and Cherry. Public footpath runs across the site in northerly direction.	Adjacent to Conservation Area and Baginton church which is listed. Adjacent to Scheduled Ancient Monument. Potential SINC. Minor infill opportunities only. Site of Baginton Hall.	Landfill issues would need to be resolved. Air pollution from sewage works. Remediation scheme approved in 2007.	Not suitable as a whole site due to impact on Conservation Area and Ancient Monument and air pollution from sewage works. May be suitable in part.	Available - the owners have expressed an interest in releasing the site for development.	Very limited development option. Any partial re-development of the area, would need to carefully consider built heritage issues and remediation.	2019/24

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Baginton	No employment use on the land.	Landfill site - not a preferred option.	Economy ? & = / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & -- / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Site is considered to be of medium to high landscape value and to play a substantial role in protecting the setting of Baginton Village and providing a green buffer to Coventry. Therefore development of the sites is considered to lead to major negative effects on landscape. Further work required on mitigating the potential effects on the historic environment. All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All sites are within 1 km North-west of a large sewage works which means there are likely to be major negative effects with regard to noise, odour, light and air quality on any new residential development. Located on historic landfill sites which could mean that there is potential for contaminants to be present which could lead to major negative effects on SA Objective 9.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Baginton	Mixed Green Belt parcel of high environmental value. Substantial role played in protecting the setting of Baginton Village and providing a green buffer to Coventry.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Baginton	Lies within LCP BA_05. The zone comprises a garden and rough ground. Good tree cover restricts views into the zone. In order to preserve the setting of Bagot's Castle, this zone is not considered suitable for development.	High	Japanese knotweed on site. Evidence of reptiles on site. Opportunities to improve the habitat range on site subject to a low density scheme. Large area with scope to work with the landscape.	Medium	Landfill site with tree coverage restricting development options. Recent history of refusal for planning permission of a new school. Potential impact on conservation area and scheduled ancient monument. High landscape value.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Barford	Barford JPC	BAR1*O / R15	R15	BAR 2	Land west of Wellesbourne Road	Updated SHLAA form required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Barford	Option discussed with PC.	0.17	0.17	0.17		5			5

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Barford	Site specific review required.	<p>The Proposals: 5 Dwellings</p> <p>Highway Observation:</p> <p>Access: There are currently 2 access points into the site which have a bellmouth 15.5 metres wide.</p> <p>Carriageway: Wellesbourne Road is 7.4 metres wide.</p> <p>Footway: The footway adjacent to the site is 1.8 metres wide with a verge fronting the site 3.3 metres wide.</p> <p>Speed Limits: The speed limit along Wellesbourne Road is 30mph becoming National Speed Limit (60mph) after the proposed site.</p> <p>Visibility Splays: "Y" distance of 70 metres can be achieved in both directions. 100 metres to the right of the site is a severe right hand bend.</p> <p>Sustainability: There are two bus stops within 200 metres of the site.</p> <p>Conclusion: Access into the proposed development is achievable.</p>	<p>Potential contaminated land issues associated with current and previous uses. The majority of the potential allocations are within 100 m of the A429 but there is already a large bank with young trees which will provide mitigation against possible negative effects with regard to noise, light and air quality on any new residential development. Therefore the magnitude of the negative effects is likely to be minor. Despite the presence of existing mitigation, it still would be recommended that suitable mitigation including appropriate noise attenuation resulting from a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Barford	The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Potential to link into reasonably new drainage and sewage infrastructure.	W/11/0629 - Granted - Retrospective consent for one flag pole with flag.; W/09/1287 - Granted - Construction of a security fence along road frontage - Retrospective; W/01/1565 - Withdrawn by Applicant - Erection of 7 dwellings with associated garaging and access.	Within Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Priority given to the re-use of previously developed land. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Barford	The site may contain the remnants of previous uses. Small site with slightly awkward layout.	Site is located near residential properties and an appropriate level of screening will be required.	Potential contaminated land issues associated with current and previous uses.	Potential suitable for small scale scheme in similar character to nearby dwellings.	The site is currently occupied by a car sales business, but the promoter suggests that the site could come available within 2 years.	Potentially achievable subject to resolving business relocation and addressing any site remediation issues.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Barford	Potential loss of garage sales site.	Potential a suitable small scale development site - might provide opportunities for building for cluster of dwellings for older residents. Concerns over the loss / relocation of the business.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2.	Not Applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Barford	Parcel plays a role in preserving the western open views from and setting for the village, but has lost its function as a key area for agricultural activities.	Low to Medium	A small triangular and largely brownfield site.	Low

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Barford	Not discussed in detail. Lower impact site due to its current use and configuration of nearby land uses.	Not surveyed	No major observations regarding habitats.	Low	The site is potentially suitable for a small scale housing scheme, subject to considering any abnormal costs associated with site remediation and clearance. Will also require business relocation. Rare brownfield site in a village location.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (2)	Barford	Barford JPC	BAR2*O / R16	R16	BAR 1	Sherbourne Nursery	SHLAA update complete. Need to double check paperwork has been submitted.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (2)	Barford	Option discussed with PC. New planning application submitted.	2.59	2.59	1.74		52			60

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (2)	Barford	60 on current application discussions for extended site.	<p>Highway Observation:</p> <p>Access:</p> <p>There are three possible access points into the site. Access points 1 and 2 are on Westham Lane and access point 3 is at 22 Wellesbourne Road.</p> <p>There is an existing access at point 1 which is 9.5 metres wide.</p> <p>At access point 2, there is also an existing access which is 3.05 metres wide.</p> <p>At access point 3, the existing access into the site is through the dwelling of 22 Wellesbourne Road which is 19.5 metres wide.</p> <p>Carriageway:</p> <p>Westham Lane varies in width from 2.7 metres at access point 1 to 3 metres wide at access point 2.</p> <p>Wellesbourne Road is 7.5 metres wide at access point 3.</p> <p>Footway:</p> <p>There are no footways along Westham Lane however; the verges along the carriageway were 1.8 metres.</p> <p>The footway along Wellesbourne Road is 1.8 metres wide.</p> <p>Speed Limits:</p> <p>The speed limit along Wellesbourne Road and Westham Lane is 30mph.</p> <p>Visibility Splays:</p> <p>"Y" distance of 43 metres could be achieved at access points 1 and 2 if vegetation is cut back or removed.</p> <p>At access point 3, "Y" distance of 70 metres can be achieved in both directions.</p> <p>Sustainability:</p> <p>There are two bus stops to the left of access point 3 on Wellesbourne Road.</p> <p>Conclusion:</p> <p>Access into the site can be achieved through 22 Wellesbourne Road.</p>	<p>The majority of the potential allocations are within 100 m of the A429 but there is already a large bank with young trees which will provide mitigation against possible negative effects with regard to noise, light and air quality on any new residential development. Therefore the magnitude of the negative effects is likely to be minor. Despite the presence of existing mitigation, it still would be recommended that suitable mitigation including appropriate noise attenuation resulting from a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects. Potential limited site contamination linked to previous use (evidence of a tank on site).</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (2)	Barford	The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Will require appropriate surface water sewage arrangements.	W/12/1083 - Refusal - Outline planning application, including detailed access (with all other matters reserved) for up to 60 dwellings with associated parking, public open space, including amenity area, balancing pond, and associated earthworks and other ancillary works. Demolition of 22 Wellesbourne Road and relocation of the decommissioned BT telephone box to provide new access on to Wellesbourne Road. W/12/1113/CA - Demolition of 22 Wellesbourne Road to provide a new highway and footpath access on to Wellesbourne Road from proposed residential development on land to rear of 22 Wellesbourne Road/north of Westham Lane. Developer is looking to submit new application in October / November 2013 for 60 units.	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement (VDS) resists further development of land between the village and bypass. Access would also punch through a strip of buildings in the designated conservation area. Emerging policy direction supporting limited new housing in the more sustainable village locations. The VDS indicates that large scale development would be inappropriate for the village.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (2)	Barford	The development of a suitable access to the site which is sensitive to conservation matters is critical. Local drainage and sewage infrastructure may also need to be enhanced.	Adjacent to the Barford Conservation Area which contains a number of listed buildings and as a result these sites have the potential to negatively effect the character and appearance of the conservation area and possibly the settings of the listed buildings. Will require a house to be removed from the Conservation Area.	No major issues - potential for limited site contamination due to previous use.	Potentially suitable in part subject to suitable access and overcoming concerns regarding impact on the Conservation Area.	Nursery no longer active on site and area has been cleared ready for development, subject to progress on planning application matters.	The settlement option is proposed at a reduced scale to the total SHLAA site to accommodate concerns about the scale of development previously proposed and proximity to bypass. Landowner is currently considering options.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (2)	Barford	Previous nursery use has ceased trading.	If progressed the PC would like to see a reduced scale scheme, which is mindful of site levels, conservation, and proximity to existing residential properties and also contains a mix of property including smaller family units and housing for older people, rather than larger family homes.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2. Will lead to the loss of best and most versatile agricultural land leading to major negative effects in the long-term.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (2)	Barford	Area plays a role in maintaining the open character of the village to the west, but is generally well located in relation to the village and could be enhanced significantly.	Low to Medium	The plant nursery site is largely contained by the A429 and properties along Wellesbourne Road and Westham Lane. The site could accommodate a village extension, within the proposed village boundary, with a modest impact on the fundamental aim, essential characteristics and purposes of the surrounding landscape.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (2)	Barford	<p>Lies within LCP BF_05.</p> <p>This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.</p> <p>Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.</p>	Medium	Preservation of existing hedgerows / trees important.	Low	The site is potentially suitable, subject to overcoming concerns regarding site access and conservation impact. A revised mix and type of housing would also be encouraged which better reflect the needs and aspirations of the Parish.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (3)	Barford	Barford JPC	BAR3*O / R89	R84	BAR 2	Land off Bremridge Close	New 2013 SHLAA entry submitted. Barton Willmore submitted SHLAA form on behalf of Taylor Wimpey UK Ltd.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (3)	Barford	Option discussed with PC.	0.62	0.62	0.42		12	17		15

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (3)	Barford	Discussions with PC indicated potentially higher dph in line with nearby new developments.	<p>Highway Observation:</p> <p>Access: There is currently an existing access point into site 3 at the end of Bremridge Close.</p> <p>Carriageway: Bremridge Close is 5.6 metres wide.</p> <p>Footway: The footway on Bremridge Close is 2.5 metres wide.</p> <p>Speed Limits: The speed limit around Bremridge Close is 30mph however; vehicle speeds are likely to be lower due to the carriageway alignment.</p> <p>Visibility Splays: Access into the site is at the end of Bremridge Close so visibility is unimpaired.</p> <p>Sustainability: There are 2 bus stops within 300 metres of the site.</p> <p>Conclusion: Access into the site is achievable through Bremridge Close.</p>	Impact of construction traffic. Impact of additional vehicle movements on existing residents. One vehicle access route serving a larger development. The majority of the potential allocations are within 100 m of the A429 but there is already a large bank with young trees which will provide mitigation against possible negative effects with regard to noise, light and air quality on any new residential development. Therefore the magnitude of the negative effects is likely to be minor. Despite the presence of existing mitigation, it still would be recommended that suitable mitigation including appropriate noise attenuation resulting from a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (3)	Barford	The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Will require suitable surface water sewage arrangements.	Permission for adjacent site for 64 dwellings (W/00/1196) November 2009.	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Access would be through the existing estate. Outside of defined settlement boundary.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (3)	Barford	Fairly long access to the site through an established residential area may limit site appeal and reduce residential amenity by increasing traffic levels.	Potential reduction in residential amenity.	None detailed - SHLAA mentions that trees are restricted to the site boundaries and therefore minimal losses would be anticipated as a result of the proposed development.	Potentially suitable subject to minimising residential impact on nearby scheme and the possible provision of a secondary pedestrian access to the site.	The promoter has indicated that the site is available for development.	Generally a level field with access through existing new estate.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (3)	Barford	The site is currently greenfield land.	Site originally identified by the PC and seen as a natural extension of the recent new estate. Overall fairly low impact compared to other sites.	Economy = & ?/ Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2. Will lead to the loss of best and most versatile agricultural land leading to major negative effects in the long-term.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (3)	Barford	Parcel plays a role in preserving the western open views from and setting for the village, but has lost its function as a key area for agricultural activities.	Low to Medium	Site contained by Bremridge Close and mature hedgerows, and could accommodate a village extension within the proposed village boundary, with a modest impact on the fundamental aim, essential characteristics and purposes of the surrounding landscape.	Low

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (3)	Barford	<p>Lies within LCP BF_05.</p> <p>This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.</p> <p>Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.</p>	High / Medium	It will be essential for mature vegetation to be preserved where possible.	Low	Looks like the site was left for a further stage of development and may provide options for a relatively small scale development. Consideration will also have to be given to development links to BAR04/ R91.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Barford	Barford JPC	BAR4*O / R88	R83	BAR 6	Land off Wasperton Lane Extended	New SHLAA submission required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (4)	Barford	Option discussed with PC. Landowner revised interest needs confirming.	1.31	1.31	0.88		26			25

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Barford		<p>Highway Observation:</p> <p>Access: Access into the site is on Wasperton Lane where there is currently no existing access into the site.</p> <p>Carriageway: Adjacent to the site, Wasperton Lane is 5.3 metres wide although the width varies along the carriageway.</p> <p>Footway: There is no footway adjacent to the site, only a verge which varies in width from 4.2 metres to 7.3 metres.</p> <p>Speed Limits: The speed limit along Wasperton Lane is 30mph but becomes National Speed Limit (60mph) to the right of the proposed site.</p> <p>Visibility Splays: "Y" distance of 70 metres can be achieved in both directions.</p> <p>Sustainability: There are two bus stops within 200 metres of the site.</p> <p>Conclusion: Access into the site is achievable however, the point at which the speed limit becomes National Speed Limit may need to be moved further along Wasperton Lane to help reduce speeds passed the proposed site access.</p>	Potentially a lower impact site on the edge of the settlement.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Barford	Some evidence of surface water flooding due to uneven field layout. Field acts as a soakaway for nearby housing. Development will necessitate the development of a new sewage line, through the side of the site.	No recent applications detailed.	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	The site was originally identified for a 11 unit affordable housing scheme. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Barford	Strong re-defined boundary required. Site may have options for extension subject to landownership and environmental considerations.	May encourage the further erosion of the field landscape in this area. High / medium landscape scoring.	Not major issues identified.	Concerns over erosion of the wider agricultural landscape. Very open landscape which may encourage spawl.	The landowner withdrew interest in an affordable housing project during 2012. No further discussions have taken place.	Open field landscape with reasonably good access onto Wasperton Road.	2019/2024

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Barford	The site is currently agricultural land (grade 2). Also large scale field which is being used commercially.	Site was originally identified for an affordable housing project and received considerable local opposition. Development would also increase the village envelope.	Economy = & ?/ Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2. Will lead to the loss of best and most versatile agricultural land leading to major negative effects in the long-term.	Grade 2 . Large scale field which is used commercially.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Barford	Significant Green Field area that plays a very important role in maintaining the open character and setting of the village.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Barford	Not surveyed, but forms part of a large commercial field and is a very open landscape. The limited hedgerow and mature tree planting could be enhanced to screen the development and provide a strong edge to any development. Potentially encourage further encroachment into the field.	Not surveyed in detail but assessed High / Medium based upon area knowledge.	No major observations - where possible mature vegetation and trees should be maintained.	Low	The site forms part of an open landscape view and the erosion of the field may encourage further development in due course, which is not supportive of a containment approach to development in a non-Green Belt village. Currently used for commercial agriculture.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Barford	Barford JPC	BAR5*O / R92	R86	BAR 1	Land north of Telephone Exchange	New SHLAA submission submitted.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (5)	Barford	Option originally identified by PC - discussed in outline terms with agents.	0.9	0.9	0.60		18			15

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Barford	Low density housing mix - space set aside for environmental screening and riverside access.	<p>Highway Observation:</p> <p>Access: There are two possible access points into the site. Access point 1 is on Bridge Street where there is currently an existing access point which is 7.3 metres wide. Access point 2 is on Mill Lane where there is currently an existing access point which is 4.5 metres wide.</p> <p>Carriageway: Bridge Street is 7 metres wide and Mill Lane is 4.5 metres wide.</p> <p>Footway: At access point 1, the footway adjacent to the site is 2.75 metres wide with a verge fronting the site 6.1 metres wide. The footway ends 18 metres to the left of the access point where there is a bridge. There is no footway around the access point.</p> <p>Speed Limits: The speed limit along Bridge Street is 30mph but is 50mph over the bridge. The speed limit along Mill Lane is 30mph.</p> <p>Visibility Splays: At access point 1, "Y" distance of 70 metres can be reached to the right of the access point but due to the crest of the bridge, only 30 metres can be reached to the left. Visibility exiting access point 2 is only required to the right which is poor due to overgrown vegetation.</p> <p>Sustainability: There are two bus stops within 200 metres of both access points.</p> <p>Conclusion: Due to the "Y" distance not being achieved at access point 1 and Mill Lane having a very narrow carriageway which cannot be expanded, access into the site is currently not considered achievable.</p>	<p>Elevated bypass nearby with potentially high noise issues. The majority of the potential allocations are within 100 m of the A429 but there is already a large bank with young trees which will provide mitigation against possible negative effects with regard to noise, light and air quality on any new residential development. Therefore the magnitude of the negative effects is likely to be minor. Despite the presence of existing mitigation, it still would be recommended that suitable mitigation including appropriate noise attenuation resulting from a noise assessment, an air quality assessment and an EMP (construction & occupation) including monitoring should be carried out to address the negative effects. Given its previous light industrial uses could have the potential for contaminants to be present.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Barford	Area at risk of flooding directly adjacent to potential option (Flood Zone 2 and Flood Zone 3). The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Will require suitable surface water sewage arrangements.	No recent applications detailed.	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Barford	Part of the SHLAA area is located within Flood Zone 2 and Flood Zone 3. Small part of the site fronting onto Bridge Street is located within the Barford Conservation Area. Highway access to the site is below standard.	Potential impact on conservation area and nearby residential amenity.	Potential high traffic noise levels from an elevated section of the Barford bypass.	Not suitable due to insufficient highways access, potential noise pollution and partial site flooding.	There are no ownership constraints. A promotional agreement has been entered into with the landowner.	The promoter believes that flood risk and conservation area constraints can be overcome. Highways access issues are unlikely to be overcome.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Barford	The site is currently greenfield land.	The site has been identified before for housing development - previously refused on the basis of insufficient highways access.	Economy = & ?/ Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Barford	Area plays a role in maintaining the open character of the village to the west, but is generally well located in relation to the village and could be enhanced significantly.	Low to Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Barford	<p>Lies within BF_05 - This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.</p> <p>Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.</p>	High	No major observations - site is located near a river corridor and has certain hedgerows and vegetation which will require protection.	Low	The site is unsuitable for development and has a number of constraints including insufficient highways access, partial flooding and also suffers from high traffic noise, due to a nearby elevated section of the Barford Bypass.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (6)	Barford	Barford JPC	BAR6*O / R10	R10	BAR 4	South of Barford House	SHLAA form update required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (6)	Barford	Option discussed in outline terms.	0.83	0.3	0.30		9			10

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (6)	Barford		Not reviewed - site discounted due to landscape and conservation impact.	Not reviewed - site discounted due to landscape and conservation impact.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (6)	Barford	The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible.	w/11/1533 - refusal - development of 58 houses and public park (also subject to a Planning Appeal). New planning application recently submitted for reduced scale scheme on part of the land surrounding Barford House.	Within Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Part of a locally listed park and garden. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (6)	Barford	Protected hedgerows and trees within Barford House Estate.	Impact on the setting of Listed Building - Barford House. Impact on Conservation Area. Impact on Historic Parkland / Garden.	Satisfactory	Not suitable due to impact on historic parkland / garden and setting of an important listed building.	Owner has expressed a willingness to bring forward the site for development along with RO9.	Achievable subject to overcoming the mitigation of impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (6)	Barford	The site is currently greenfield/ garden land.	Not discussed recently.	Economy = & ?/ Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2. BAR6*O is within the Conservation Area and important to the setting of Barford House a Grade II* Listed Building; therefore development has the potential for significant negative effects.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (6)	Barford	Large Green Field parcel with a significant role in preserving the open setting of the village and maintaining its character and separation from other areas.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (6)	Barford	Lies within LCP BF_04. This zone is highly sensitive to development because of its historic significance as former estate parkland with its belts of trees. Care should also be taken not to develop the field adjacent to the allotments, in zone BF_02, as this would completely sever the parkland landscape of BF_04 from the wider farmland setting.	High	No major observations. Although the estate has a diverse range of garden and other uses.	Low to Medium	Less major impact than developing the area around the main Barford House, but still would have a significant impact on the setting of the house and its curtilage. High landscape value.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (7)	Barford	Barford JPC	BAR7*O / BAR04 / R91	R85	BAR2	Land to the south of Westham Lane	SHLAA form update required.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (7)	Barford		Not reviewed in detail - concerns that the access road off Bremridge Close would be insufficient to serve a larger development	Impact of construction traffic. Impact of additional vehicle movements on existing residents. One vehicle access route serving a larger development.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (7)	Barford	The site is also on a minor aquifer which is of high vulnerability and therefore development could lead to minor negative effects on water quality which is considered under SA Objective 9. It is recommended that strong policies are developed to protect the water environment and the incorporation of SUDs into schemes should also be sought, where it is feasible. Will require suitable surface water sewage arrangements.	Recent outline application approved for small development on land fronting Westham Lane.	Adjacent to village envelope. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Access would be through the existing estate.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (7)	Barford	Fairly long access to the site through an established residential area may limit site appeal and reduce residential amenity by increasing traffic levels.	May encourage the knock through of an access road to a larger development area. The Granville Arms is currently on the market.	Satisfactory	Not suitable due to length of access to the site and potential to encourage a knock through in the current built form.	Owner has expressed a willingness to bring forward the site for development along with an adjacent parcel of land.	Consists generally of two fields with access off Westham Lane. Any new development would need to be linked to development off Bremridge Close.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (7)	Barford	The site is currently greenfield land.	Area originally identified by the PC, although it is recognised that there is a need to provide some type of environmental buffer between the houses and the bypass.	Economy = & ?/ Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - / Natural Environment and Landscape - / Built Environment + & - / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport . Therefore the site is there likely to be major positive effects on SA Objective 2.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (7)	Barford	Parcel plays a role in preserving the western open views from and setting for the village, but has lost its function as a key area for agricultural activities.	Low to Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (7)	Barford	<p>Lies within LCP BF_05.</p> <p>This zone is west of the settlement edge on Wellesbourne Road and is accessible off Westham Lane. It comprises a regular small / medium scale pastoral farmland currently managed as paddocks and a disused garden nursery. The perimeters of the fields of pasture have been redefined with post and rail fencing and subdivided by post and wire, although the hedgerow is still intact. Tree cover includes a line of Scots Pine to the north edge of the zone, which is showing signs of stress / dieback, and infrequent hedgerow trees to either side of Westham Lane and within the field boundaries south of the lane. The hedge structure is in good condition and trimmed with only one hedgerow line lost. The roadside hedge is overgrown. The zone is immediately adjacent to the settlement and the settlement edge is a very abrupt fenced line, particularly on the boundary of the former nursery, but softened in places by overhanging vegetation and intermittent garden hedges. A conifer hedge, which subdivided the former garden nursery, and the remaining greenhouse / polytunnel structures are detractors in this landscape. A replacement hedgeline / landscape buffer of more appropriate species along this line would maintain the current sense of scale.</p> <p>Residential development would be appropriate within the former garden nursery site providing the layout respects the current sense of scale and provides a landscape buffer between it and the existing houses. The remainder of the zone is high / high-medium sensitivity as it forms an important green wedge between the existing settlement and the A429 which should be retained.</p>	High	No major observations - certain hedgerows and vegetation which will require protection.	Low to Medium	The site suffers from poor / insufficient access and may encourage a new knock through access. .Not to be developed in isolation, consideration would need to be given as to how this area could be developed in conjunction with other parcels.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Bishop's Tachbrook	Bishop's Tachbrook PC	BT1*O / R02 (also R11)	R02	BT 4	South of School	SHLAA entry may require slight update.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Bishop's Tachbrook	Option discussed informally with NP working group and developer interests. Broadly supportive.	18.54	8.5	5.70		171			150

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Bishop's Tachbrook	Provision of suitable access arrangements and buffer to existing properties.	<p>Highway Observation:</p> <p>Access:</p> <p>There are three possible access points into the site. Access point 1 is on The Lees, a cul-de-sac off Holt Avenue. There is currently no existing access into the site but the width of the possible access point is 4.8 metres.</p> <p>Access point 2 is at the end of Holt Avenue. There is an existing access point into the site which is 5.4 metres wide.</p> <p>Access point 3 is along Oakley Wood Road where there is currently no existing access point. (At the time of inspection, there was nowhere safe to pull over to take measurements of the access point.)</p> <p>Carriageway:</p> <p>At access point 1, The Lees is 4.8 metres wide.</p> <p>At access point 2, Holt Avenue is 5.4 metres wide.</p> <p>Footway:</p> <p>The footway at access point 1 is 2.2 metres wide.</p> <p>The footway at access point 2 is 2 metres wide.</p> <p>There is no footway at access point 3 only a verge.</p> <p>Speed Limits:</p> <p>The speed limit on Holt Avenue is 30mph.</p> <p>The speed limit along Oakley Wood Road is 50mph.</p> <p>Visibility Splays:</p> <p>At access points 1 and 2, "Y" distance of 70 metres can be achieved in both directions. Along Oakley Wood Road, the "Y" distance of 160 metres could not be achieved due to the carriageway alignment. Design required for a suitable access - right turn lane to 50 mph standards. (environment not sufficient for 30 mph limit).</p> <p>Sustainability:</p> <p>There are two bus stops within 450 metres of access points 1 and 2. There are no bus stops within the required walking distance at access point 3.</p> <p>Conclusion:</p> <p>To gain access into the site at access point 3, a right turn ghost island is likely to be required to overcome possible forward visibility issues and vehicle speeds. Access into the site is achievable through access points 1 and 2 and due to the size of the proposed site, at least two access points would be required</p>	Potentially high levels of background noise from the motorway (detailed noise assessment required). The sensitive design and layout of the scheme will be required to take this into consideration, through screening and orientation of the buildings. Possible small quarry / pit at the south of the school playing fields will require further investigation. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Bishop's Tachbrook	Surface water run-off will need to be effectively managed. A suitable sewage / drainage system will be required to support the development and not add to any current localised problems. Generally a more elevated location with minor risk of flooding. SUD scheme required.	No recent applications detailed.	Edge of village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Bishop's Tachbrook	The roads in the current estate by the school are narrow and congested. Site access would need to come through a new connection off the main road. National Grid high pressure gas pipeline runs through southern part of the site.	Impact on the physical form of the village. Will need a masterplan to consider wider implications of any development on playing field and associated facilities. Landscape impact will need to be minimised.	Satisfactory.	Potential suitable subject to suitable access being identified and a suitable master plan being in place.	The site is available at an early stage in the plan process with provisional discussions undertaken with developer interests in 2012.	Development is achievable subject to establishing suitable access arrangements and the development of a masterplan to integrate the development and minimise landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Bishop's Tachbrook	Field landscape. - loss of agricultural land.	One of the more preferred development options due to its proximity with the primary school and links to leisure and community facilities nearby. Access will need to be made off the main road rather than through the congested estate. Best site for regenerative impact.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. , The site is considered to be of high / medium to landscape value and therefore there is potential for major long-term negative effects.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Bishop's Tachbrook	Generally a well connected parcel which plays an important role in preserving the open setting of the village from the south. Some potential for enhancement.	Medium	Site could accommodate a carefully designed village extension within the proposed village boundary, with a modest impact on the fundamental aim, essential characteristics and purposes of the surrounding landscape. However, there would need to be significant enhancement to establish a sensitive transition between the edge of village and the adjoining countryside	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Bishop's Tachbrook	Lies within LCP BT-05. Development should be restricted to the northern part of the zone and extend no further west than the existing settlement edge. It must be accompanied by tree / woodland planting to soften the edges and ensure it sits within the landscape. This would also enhance the Feldon Parklands character and help soften the existing settlement edge too. Roadside vegetation is to be retained and enhanced. Development on the prominent skyline must be avoided.	High / medium	Open commercial farmland - options for enhancement around field edges.	Low to medium	Requires new site access, but a relatively large scale development option, which could deliver significant benefits to the local area if managed effectively. Work on site masterplanning as part of the Neighbourhood Planning process would be beneficial.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Bishop's Tachbrook	Bishop's Tachbrook PC	BT2*O / R22	R22	BT 1	Land west of Bishop's Tachbrook	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Bishop's Tachbrook	Option discussed informally with NP working group. Land previous the subject of discussions regarding affordable housing.	2.41	2.41	1.61		48			48

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Bishop's Tachbrook		<p>Highway Observation:</p> <p>Access:</p> <p>There are two possible access points into the proposed site. Access point 1 is on Seven Acre Close where there is currently no existing access point.</p> <p>Access point 2 is on Mallory Road where there is an existing access point which is 4.1 metres wide and has a 1.9 metre verge.</p> <p>Carriageway:</p> <p>At access point 1, Seven Acre Close is 5.3 metres wide.</p> <p>At access point 2, Mallory Road is 4.9 metres wide</p> <p>Footway:</p> <p>At access point 1, the footway around Seven Acre Close is 2.5 metres wide with a verge 2 metres wide.</p> <p>There is no footway at access point 2, only a verge fronting the site which is 1.9 metres wide.</p> <p>Speed Limits:</p> <p>The speed limit in Seven Acre Close is 30mph.</p> <p>The speed limit along Mallory Road is 50mph at access point 2 but becomes 30mph before Seven Acre Close.</p> <p>Visibility Splays:</p> <p>At access point 1, "Y" distance of 43 metres can be achieved in both directions.</p> <p>At access point 2, "Y" distance of 70 metres can be achieved to the left but "Y" distance of 160 metres cannot be achieved to the right due to vegetation blocking visibility and the carriageway alignment.</p> <p>Sustainability:</p> <p>There are two bus stops within 300 metres of the site.</p> <p>Conclusion:</p> <p>If the speed limit along Mallory Road was decreased, then the recommended "Y" distance can be achieved for access point 2. The above would be required to be supported by a speed survey to determine whether a reduction in speed limit could be supported.</p> <p>Subject to the above and suitable conditions, access into the site can be achieved.</p>	<p>Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Bishop's Tachbrook	Surface water run-off will need to be effectively managed. A suitable sewage / drainage system will be required to support the development and not add to any current localised problems. Generally a more elevated location with minor risk of flooding.	No recent planning applications detailed.	Edge of village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Bishop's Tachbrook	An electricity line traverses the site	Northern part of the site would impact on views from southern edge of Warwick / Leamington. High landscape impact based upon recent survey work.	Satisfactory	Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for development.	The site is under the control of a single landowner who has confirmed that the site is available for development.	The site is capable of achieving development within 5 years, but will result in high landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Bishop's Tachbrook	Field landscape.	Historically part of the site was identified for a small scale affordable housing project. The site is located some distance from the main village hub and may therefore contribute less to supporting village sustainability.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. The site is considered to be of high landscape value and therefore there is potential for major long-term negative effects.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Bishop's Tachbrook	Significant Green Field parcel which plays a major role in preserving the setting of Bishop's Tachbrook and Leamington Spa. Good opportunities to enhance the use of the area.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Bishop's Tachbrook	<p>Lies within LCP BT_03.</p> <p>This zone lies on the western boundary of the settlement, to the north of Mallory Road and stretching as far as the A452 in the west. It comprises a regular small to medium scale field pattern of mixed farmland. Views from the higher ground near the settlement edge are extensive, especially to the north-west. There is an area of new tree planting / scrub adjacent to the settlement edge. Hedgerow condition is generally quite good although some are starting to decline and become gappy and an area of paddocks is divided by post and wire fencing. Hedgerow trees are insignificant. Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for development.</p>	High	Poor semi-improved grassland. Potential for enhancement / further review.	Medium	Sited some distance from local services. Considered of high landscape value and unsuitable for development. Western edge of settlement more rural in character.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Bishop's Tachbrook	Bishop's Tachbrook PC	BT3 *O/ R31	R31	BT 4	Land at Tachbrook Hill Farm	2012 entry requires update

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Bishop's Tachbrook	Based upon pre-application discussions.	There is a strong interest in a planning application for the site but no formal consultation has been undertaken with Highways. There are currently visibility issues which restrict access to the site and a speed survey will be required to be undertaken first.	Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring. Potentially some noise issues from the M40 - particularly in more elevated sections of the site.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Bishop's Tachbrook	Surface water run-off will need to be effectively managed. A suitable sewage / drainage system will be required to support the development and not add to any current localised problems. Generally a more elevated location with minor risk of flooding.	A planning application is expected very shortly.	Edge of Village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Bishop's Tachbrook	Field landscape (Grade 3 agricultural). Part of a functioning farm.	Area was seen as 'edge of Bishop's Tachbrook' and some distance from core village services and facilities. Not sure how development would help regenerate or sustain village services. Envisaged that there may be substantial opposition to development in this area, given its proximity and scale to nearby residential properties.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. , The site is considered to be of high landscape value and therefore there is potential for major long-term negative effects.	Grade 3

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Bishop's Tachbrook	Generally a well connected parcel which plays an important role in preserving the open setting of the village from the south. Some potential for enhancement.	Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Bishop's Tachbrook	<p>Lies within LCP BT_04.</p> <p>This zone lies to the west of the settlement, bordered by Mallory Road to the north, A452 Banbury Road to the west and the M40 to the south-west. It comprises a regular, medium to large field pattern of mixed farmland. Ground rises to a high point of 91m in the middle of the zone, giving rise to some distant views. There is one property within the zone – Tachbrook Hill Farm – which is a listed building. Hedgerow condition is mixed, with some internal hedgerows becoming gappy and very open at the base. There are few hedgerow trees within the zone, but roadside hedgerows have good tree cover and there are also small clusters of trees associated with several field ponds within the zone. PRoWs W106 and W109 run through the zone. The zone has a strong rural character and functions as part of the wider farmed landscape, providing a green buffer between the edge of the settlement and the Banbury Road.</p> <p>The existing settlement edge is very prominent in this zone and any further development would exacerbate this and erode the rural character of the zone and the setting of the listed building. Development on the higher ground would be particularly visible and should be avoided.</p>	High	Majority of the site operates as open commercial farmland - options for enhancement around field edges - hedgerows and trees.	Medium	Edge of village site with little or no major connectivity to the main village. Distinctly rural environment which would have a significant impact on landscape character if developed.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Burton Green	Burton Green PC	BG1*O /CO2	C02	BG 1	Land SW of Westwood Heath Road	2012 SHLAA requires update.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (5)	Burton Green	Potential landscape impact has halted option development.	2.44	2.44	1.64		49			49

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Burton Green	Density reflects the lower density development to be found along Cromwell Lane and Westwood Heath Road.	<p>Highway Observation:</p> <p>Access:</p> <p>Access into site 1 is on Westwood Heath Road where there is currently an existing access point which is 2.7 metres wide with a verge of 1.2 metres. Access into site 4 can also be achieved through site 1.</p> <p>Carriageway:</p> <p>Westwood Heath Road is 7.2 metres wide.</p> <p>Footway:</p> <p>There is no footway adjacent to the site only a verge 2.8 metres wide.</p> <p>Speed Limits:</p> <p>The speed limit along Westwood Heath Road is 30mph.</p> <p>Visibility Splays:</p> <p>"Y" distance of 70 metres can be achieved in both directions.</p> <p>Sustainability:</p> <p>There are 5 bus stops within 800 metres of the site.</p> <p>Conclusion:</p> <p>If the existing access into the site can be widened so that two vehicles can pass and a footway can be developed, access into the site can be achieved.</p>	Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Burton Green	Generally high ground water levels in the Burton Green area. No major flooding issues identified.	No recent planning applications detailed.	Within the north of Burton Green Parish almost adjacent to Westwood Heath, Coventry. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt . Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Burton Green	Potential site access issues which may be overcome, depending upon adjoining land or demolition of nearby properties.	Agricultural Land Classification Grade 2. Would widen built form and is bounded on two sides by residential development. Substantial landscape impact.	Satisfactory	Unsuitable due to major landscape impact. Also concerns over site access.	The owner has expressed a willingness to release the site for development.	Not achievable due to substantial landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Burton Green	Agricultural land.	Close to public transport connections, but not really part of Burton Green Village. Potentially high impact on local residents.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. There is also potential for the loss of best and most versatile agricultural land through development of this site. Major impact on landscape.	Agricultural Land Classification Grade 2.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Burton Green	Mixed character Green Belt parcel with a major role to play in maintaining the linear character of Burton Green. Also high potential environmental value.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Burton Green	<p>Lies within LCP BG_01.</p> <p>This zone is on sloping ground which falls eastwards from Cromwell Lane towards Lodge Farm, providing views of Coventry, and falls more gently southwards towards Kenilworth. The zone lies within the north western parish boundary of the settlement and can be viewed from PRoW W168. It comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. Large gardens / grounds and strong treed boundaries back onto the zone with the disused water tower presenting a striking feature in the landscape. The settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a semi-rural character. In the main, tree cover comprises infrequent hedgerow trees and possibly one or two emerging young field trees. Field boundaries have been replaced by post and wire fencing with relic hedgerow reverting to scrub. There are goal posts within one of the fields suggesting that it is, or was in the past, used for recreation at some point in the year. The trees around Lodge Farm and the small wood, Black Waste Wood, to the south help to frame the zone. Thus views are filtered by boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The zone is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for development.</p>	High	No major observations - certain hedgerows and vegetation which will require protection.	Medium	The site sits within a landscape zone which is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for development. Also concerns over site access.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (6)	Burton Green	Burton Green PC	BG2*O /CO5	CO5	BG 1	Land off Cromwell Lane, Burton Green	2012 SHLAA requires updates.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (6)	Burton Green	Potential landscape impact has halted option development.	3.21	3.21	2.15		65			65

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (6)	Burton Green	Density reflects the lower density development to be found along Cromwell Lane and Westwood Heath Road.	<p>Highway Observation:</p> <p>Access: Access into site 4 is on Cromwell Lane where there is currently an existing access which is 4.1 metres wide.</p> <p>Carriageway: Cromwell Lane is 6.3 metres wide.</p> <p>Footway: The footway adjacent to the site is 1.2 metres wide with a verge fronting the site of 5.6 metres.</p> <p>Speed Limits: The speed limit along Cromwell Lane is 40mph.</p> <p>Visibility Splays: "Y" distance of 120 metres can be achieved in both directions.</p> <p>Sustainability: There are 8 bus stops within 200 metres of the proposed site.</p> <p>Conclusion: Access into the site cannot be achieved due to the width of the access point into the site which cannot be expanded as it is in between two dwellings.</p>	Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (6)	Burton Green	Generally high ground water levels in the Burton Green area. No major flooding issues identified.	W/93/0783/TC - Granted - Erection of a replacement telecommunications tower.	Within the north of Burton Green Parish almost adjacent to Westwood Heath, Coventry. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Former sports pitch / playfield. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (6)	Burton Green	Inadequate access through land to the side and rear of existing properties.	Impact from traffic movements on existing access on adjacent properties. High landscape impact.	Satisfactory	Not suitable due to high landscape impact and insufficient site access.	The owners have expressed a willingness to release the site for development.	Not achievable due to landscape impact and insufficient vehicular access.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (6)	Burton Green	No major employment use.	Close to public transport connections, but not really part of Burton Green Village. Potentially high impact on local residents. Previous use as a cricket ground - now overgrown. Poor access.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Major impact on landscape.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (6)	Burton Green	Mixed character Green Belt parcel with a major role to play in maintaining the linear character of Burton Green. Also high potential environmental value.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (6)	Burton Green	<p>Lies within LCP BG_01.</p> <p>This zone is on sloping ground which falls eastwards from Cromwell Lane towards Lodge Farm, providing views of Coventry, and falls more gently southwards towards Kenilworth. The zone lies within the north western parish boundary of the settlement and can be viewed from PRoW W168. It comprises a geometric pattern of medium / large scale mixed farmland within the Arden Parklands landscape. Large gardens / grounds and strong treed boundaries back onto the zone with the disused water tower presenting a striking feature in the landscape. The settlement edge is blurred by mature vegetation within the long back gardens with only occasional glimpses of individual properties providing a semi-rural character. In the main, tree cover comprises infrequent hedgerow trees and possibly one or two emerging young field trees. Field boundaries have been replaced by post and wire fencing with relic hedgerow reverting to scrub. There are goal posts within one of the fields suggesting that it is, or was in the past, used for recreation at some point in the year. The trees around Lodge Farm and the small wood, Black Waste Wood, to the south help to frame the zone. Thus views are filtered by boundary vegetation although the zone is open internally providing views through to the adjoining zones and of Westwood Park, the University of Warwick and the built edge of Coventry. The zone has no relationship to the settlement and is part of the wider farmed landscape. The zone is on higher ground and as such is extremely visible from the surrounding area and therefore unsuitable for development.</p>	High	Some sensitivity about ancient woodland to the south of the site. Certain hedgerows and vegetation will also require protection.	Medium	Site with limited access and high scoring for landscape value. Not suitable.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (7)	Burton Green	Burton Green PC	BG3*O / R137	R89	BG 6	Land off Hodgetts Lane	New SHLAA entry - form needs to be completed

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (7)	Burton Green	Not progressed due to proximity to HS2 line.	2.18	2.18	1.46		44			44

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (7)	Burton Green		<p>Highway Observation: Conclusion:There is no obvious way to access the site as it is at the back of third party land and there is no vehicular access to the site.</p>	<p>Close proximity to HS2 line a substantial concern. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (7)	Burton Green	Generally high ground water levels in the Burton Green area.	W/13/1409 - General PD - Proposed single storey extension. W/06/0003 - Refusal - Erection of two storey side/rear extension. W/08/0773 - Duplication in Error - Conservatory to the Rear. W/06/0305 - Refusal - Erection of two storey side and rear extension. W/06/07/02 - Granted - Erection of two storey side/rear extension . W/08/0782 - Granted - Erection of rear conservatory . W/08/1461 - Granted - Erection of Rear Conservatory. W/97/0775 - Granted - Erection of a kitchen extension and reconstruction of porch.	Land to the rear of properties off Hodgetts Lane and Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (7)	Burton Green	The site relies upon HS2 coming forward within the plan period to provide land and and suitable access.	Impact on residential amenity.	Satisfactory	Not suitable at this stage due to lack of access and proximity / location in relation to HS2.	The owners have expressed a willingness to release the site for development.	Not suitable due to proximity / relationship to HS2.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (7)	Burton Green	Agricultural / garden uses.	PC is aware of option and relationship with HS, but not discussed in detail.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. , Site BG3*O is in close proximity to the proposed HS2 route, which could mean that in the future, new residential properties may be affected by noise, light and air pollution leading to major negative effect. No obvious highways access, as the site is located at the back of third party land and therefore development would not support SA Objective 2 leading to major negative effects	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (7)	Burton Green	This parcel plays an important role in maintaining the wider strategic Green Belt around Coventry and has a significant role to play in maintaining the open setting of Burton Green. It is however acknowledged that certain aspects of the parcel have been compromised by residential development.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (7)	Burton Green	Open landscape with some loss of character (incomplete hedgerow structures etc). Landscape could be enhanced significantly through a landscape enhancement programme.	Not surveyed in detail but assessed High / Medium based upon area knowledge.	No major observations - certain hedgerows and vegetation may require protection.	Low	Concerns over deliverability linked to HS2. Access needs to be resolved. Not suitable.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Burton Green	Burton Green PC	BG4*O/R149	R90	BG 3	Burrow Hill Nursery	New SHLAA entry

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Burton Green	Recent presentation from developer on design / layout ideas.	11.7	3.74	2.51		75	100		75

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Burton Green	May have scope to increase numbers depending upon density and final layout considerations.	<p>Highway Observation:</p> <p>Access: There are two possible access points into site 2. Access point 1 is on Red Lane where there is already an existing access into the site which is 5.7 metres wide. Access point 2 is on Hob Lane where there is also an existing access into the site which is 3.1 metres wide.</p> <p>Carriageway: Red Lane is 6.4 metres wide and Hob Lane is 5.3 metres wide.</p> <p>Footway: The footway adjacent to access point 1 is 1.2 metres wide with a verge fronting the site 1.8 metres wide. The footway adjacent to access point 2 is 1.1 metres wide with a verge fronting the site 2.4 metres wide.</p> <p>Speed Limits: The speed limit on Red Lane and Hob Lane is 40mph.</p> <p>Visibility Splays: At access point 1, the "Y" distance of 120 metres can be achieved to the left but only 70 metres to the right due to the carriageway alignment. At access point 2, the "Y" distance of 120 metres can be achieved to the right but not to the left due to the carriageway alignment.</p> <p>Sustainability: There are bus stops at the junction of Red Lane and Hob Lane / Cromwell Lane within 250 metres of the site.</p> <p>Conclusion: A speed survey would need to be submitted to allow WCC to consider whether a reduction in the required visibility splays would be acceptable to allow access to be supported.</p>	Potential land contamination will need to be investigated (associated with previous agricultural use). Potential noise issues linked to HS2 and adjacent fairly open field landscape. Detailed discussion required with HSE and utilities company about gas pipeline. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Burton Green	Generally high ground water levels in the Burton Green area. Potential to link discharges to existing water courses.	W/05/0304 - Granted - Change of use of building range from agriculture to equestrian use. W/05/2067 - Withdrawn (invalid) - Erection of replacement buildings. W/06/0053 - Refused - Conversion of one building into offices (B1) and erection of replacement buildings as offices (B1) and associated car parking area	Land located along northern edge of Red Lane and Hobb Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Burton Green	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Previous use and buildings on many parts of the site. Mature trees and hedgerows along frontage. Need to consider development relationship and access to dwellings not included in the potential development area. Long Meadow Farm Grade 2 listed building is immediately to the south of the site.	Significant change in landscape character. Potential loss of hedgerows and trees. May require closure / relocation of business. Landscape impact may be significant.	Need to effectively manage surface water run off / flows, given the site's slightly elevated position. BPA high pressure fuel pipeline cuts across the northern edge of the site. A 3 metre each side of the pipeline easement will be required. Detail approval process will need to be adhered to as part of site development considerations.	Some potential in part, subject to protection of landscape character and vegetation.	The owners have expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout and landscaping considerations.	2014/19 - but also subject to HS2 issues.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Burton Green	Commercial nursery site.	PC is aware of option. Near school. May provide a hub focus for the village, if able to integrate new village hall.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Potential for major long-term negative effect on the prudent use of land through the loss of Green belt land on the edge of the village. It has been identified that there is potential for contamination to be present on site BG4*O and as a result there could be major negative effects on SA Objective 9. , BG4*O is within 250 m pf HS2, which could mean that in the future, new residential properties may be affected by noise, light and air pollution leading to major negative effect.	

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Burton Green	Strategically important areas of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. Also have high environmental value.	High	The Sub-parcel is an existing nursery site on the edge of the village and contained by Hob Lane and Red Lane. The site has substantial areas of hardstanding and some built development. The review of the Green Belt boundary could be accommodated within the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Burton Green	<p>Lies within LCP BG_09.</p> <p>This zone is on sloping ground which rises to the north towards Hob Lane. It comprises a regular pattern of small / medium scale pastoral farmland within the Ancient Arden landscape. Development adjacent to the zone comprises the local primary school and individual properties set within large landscaped gardens / grounds on the edge of woodland. Tree cover comprises tree belts, overgrown hedgerows with dense tree cover including over mature oak and groups of field trees which may be part of former ancient woodland and as such should be safeguarded. Hedgerow management is varied, the structure is becoming gappy and has been replaced by post and rail fencing and a couple of hedgerow lines have been lost. There are two PRoWs in the western part of the zone – K4 and K6 which is not easily accessible and has part of the route blocked, impeding further progress. The zone is enclosed with only occasional glimpses of individual properties. The zone has no relationship to the settlement and is part of the wider farmed landscape. Northern corner (currently occupied by a garden nursery) would be suitable for development in order to link the two parts of the village which currently feel detached. Remainder of the zone is considered unsuitable due to the good condition of the Ancient Arden landscape, particularly the woodland and individual field trees.</p>	Medium	No major observations - current use on site - certain hedgerows, trees and vegetation may require protection.	Low	Potential for development in part subject to protection of landscape character and vegetation. Need to minimise erosion of Green Belt parcel Possible scope to increase option size and density. Provides an option to connect two parts of the village together.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Burton Green	Burton Green PC	BG5*O /R151	R91	BG 6	Land at the rear of Peeping Tom Pub	New SHLAA entry

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Burton Green	Not progressed due to poor site access.	1.18	1.18	0.79		24			20

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Burton Green		<p>Highway Observation:</p> <p>Conclusion:</p> <p>There is no obvious way to access the site as it is at the back of third party land and there is no vehicular access to the site.</p>	<p>Noise, light and odor associated with nearby public house. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Burton Green	Generally high ground water levels in the Burton Green area. No major flooding issues identified.	No recent planning applications detailed.	Land located to the rear of Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Burton Green	Access through Public House car park would be required. Relationship to public house for layout and design. Development would present an isolated finger of growth outside the linear corridor of Cromwell Lane.	Potential impact on nearby residential amenity. Physical layout not in keeping with nearby built form.	Satisfactory	Requires third party site access agreement. Relationship with the pub critical and may encourage further development, including the re-use of the pub.	The owner has expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout, access and landscaping considerations.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Burton Green	Agricultural use.	PC is aware of the option, but raised concerns about access to the site and configuration with the Cromwell Lane built form.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Potential for major long-term negative effect on the prudent use of land through the loss of Green belt land on the edge of the village. No obvious highways access as the site is located at the back of third party land and therefore development would not support SA Objective 2 leading to major negative effects	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Burton Green	This parcel plays an important role in maintaining the wider strategic Green Belt around Coventry and has a significant role to play in maintaining the open setting of Burton Green. It is however acknowledged that certain aspects of the parcel have been compromised by residential development.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Burton Green	Open landscape with some loss of character (incomplete hedgerow structures etc). Landscape could be enhanced significantly as part of a landscape improvement plan.	Not surveyed in detail but assessed High / Medium based upon area knowledge	No major observations - reinstatement of field patterns and boundaries may assist in habitat enhancement.	Low	Site access requires third party agreement. Development would be out of keeping with linear nature of nearby residential areas. Potentially difficult relationship with public house and could encourage the loss of facilities / further development in this area.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Burton Green	Burton Green PC	BG6*O / R104	R87	BG3	Red Lane to the south of New Farm	New SHLAA Entry - Form on the system.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Burton Green	Not progressed due to ribbon development potential and high landscape impact.	2.44	2.44	1.63		49			50

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Burton Green	Based upon SHLAA form.	Not reviewed in detail, but much of Red Lane has very limited opportunities for appropriate levels of site access, due to bends in the road and reasonably high vehicle speeds.	No major issues raised. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Burton Green	Generally high ground water levels in the Burton Green area. No major flooding issues identified.	No recent planning applications detailed.	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Burton Green	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	2014 / 2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Burton Green	Agricultural use.	Discussed in outline terms - but would encourage further ribbon development along Red Lane.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Potential for major long-term negative effect on the prudent use of land through the loss of Green belt land on the edge of the village. There is also potential for the loss of best and most versatile agricultural land through development of this site.	Grade 2

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Burton Green	Strategically important area of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. Also has high environmental value.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Burton Green	<p>Lies within LCP BG_07.</p> <p>This zone is immediately to the west of properties off Red Lane and is on sloping ground which rises to the north. It comprises a regular pattern of medium / large scale pasture within the Arden Parklands landscape. The settlement edge includes a small play area (accessible from the farm track to Long Meadow Barn Farm) which is set within a hedged boundary. This hedge continues northwards defining the edge of settlement and contributing to the local rural character. The settlement edge to the south of the play area is defined by garden boundaries, where mature garden vegetation is helping to soften what would otherwise be an abrupt urban edge. Tree cover comprises roadside hedgerow trees and those on or adjacent to the internal field boundaries and field ponds. Views into the zone are limited by roadside vegetation and the properties along Red Lane. The zone has no relationship to the settlement and is part of the wider farmed landscape. A very small amount of infill development may be appropriate but should be limited to the roadside at the northern end of the zone but care should be taken to avoid joining up with properties around the junction with Hob Lane.</p>	High / medium	Hedgerow boundaries are important local features - need to protect and enhance for habitat value.	Low	Significant impact on the character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development. High landscape impact.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Burton Green	Burton Green	BG7*O / R106	R88	BG3	Land North of The Small Holding, Red Lane, Burton Green	New SHLAA Entry - Requires form to be completed.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Burton Green		Not reviewed in detail, but much of Red Lane has very limited opportunities for appropriate levels of site access, due to bends in the road and reasonably high vehicle speeds.	No major issues raised. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Burton Green	Generally high ground water levels in the Burton Green area. No major flooding issues identified.	No recent planning applications detailed.	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Burton Green	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the landscape and character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Burton Green	Agricultural use.	Discussed in outline terms - but would encourage further ribbon development along Red Lane.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Potential for major long-term negative effect on the prudent use of land through the loss of Green belt land on the edge of the village. There is also potential for the loss of best and most versatile agricultural land through development of this site.	

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Burton Green	Strategically important area of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. Also has high environmental value.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Burton Green	Lies within LCP BG_07. This zone is immediately to the west of properties off Red Lane and is on sloping ground which rises to the north. It comprises a regular pattern of medium / large scale pasture within the Arden Parklands landscape. The settlement edge includes a small play area (accessible from the farm track to Long Meadow Barn Farm) which is set within a hedged boundary. This hedge continues northwards defining the edge of settlement and contributing to the local rural character. The settlement edge to the south of the play area is defined by garden boundaries, where mature garden vegetation is helping to soften what would otherwise be an abrupt urban edge. Tree cover comprises roadside hedgerow trees and those on or adjacent to the internal field boundaries and field ponds. Views into the zone are limited by roadside vegetation and the properties along Red Lane. The zone has no relationship to the settlement and is part of the wider farmed landscape. A very small amount of infill development may be appropriate but should be limited to the roadside at the northern end of the zone but care should be taken to avoid joining up with properties around the junction with Hob Lane.	High / medium	Hedgerow boundaries are important local features - need to protect and enhance for habitat value.	Low to medium	Significant impact on the character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development. High landscape impact.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (15)	Finham (Coventry)	Baginton PC (part) / Stoneleigh (Part)	COV1*O / CO4	C04	BAG 6	Land at Oak Lea, Howes Lane	SHLAA Update required

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (15)	Finham (Coventry)	20 units with areas left for screening and existing vegetation.	<p>Highway Observation:</p> <p>Access: There is currently limited access to the site off Howes Lane.</p> <p>Carriageway: Howes Lane is 5.6 metres wide.</p> <p>Footway: There is no footway adjacent to the site, only a verge which is 1.7 metres wide.</p> <p>Speed Limits: The speed limit on Howes Lane is 40mph.</p> <p>Visibility Splays: Measuring from the right hand side of the site opposite Jacklin Drive, "Y" distance of 120 metres can be achieved to the left of the site but not to the right towards Mill Hill, due to a right hand bend, so only 30 metres can be achieved.</p> <p>Sustainability: There are bus stops within 200 metres of the site.</p> <p>Conclusion: For the proposed development to be achievable, the speed limit along Howes Lane would need to be decreased to 30mph and the access point into the site would need to be as far south of the site, towards Leigh Avenue so that "Y" distances of 70 metres can be achieved.</p>	Noise issues from the A46 will need to be addressed as part of the development with a noise survey required.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (15)	Finham (Coventry)	Any scheme will have to manage its impact and avoid adding to local problems. No major issues identified although SA indicates some degree of flooding in part of the site.	W/94/1282 - Refused - Residential development with access road to Howes Lane.	Edge of Coventry urban area. Finham has a range of services and facilities and is well connected to the wider urban area.	The site is located within the Green Belt. The majority of the site is within the Stoneleigh and Ashow Neighbourhood Plan Area.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (15)	Finham (Coventry)	Large domestic property (Oak Lea Farm) on the site. Steep slope rising to south-east. Configuration of the site. Large number of significant trees on site.	Potential impact on nearby residential amenity.	Noise and air pollution from A46. Considerable noise pollution is notable from the site.	Potentially suitable in part, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary of the A46.	Available - the owner has expressed an interest in releasing the site for development.	Achievable subject to designing a suitable scheme to overcome the configuration of the site and appropriate tree and vegetation cover / buffering.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (15)	Finham (Coventry)	Former agricultural use.	Information has been provided to a neighbourhood plan contact for Stoneleigh and Ashow but no feedback to date.	Economy = / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) ? / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. The site is adjacent to the A46 which means that there are likely to be major negative effects with regard to noise, light and air quality. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land on the edge of the Coventry settlement.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (15)	Finham (Coventry)	Small triangular parcel which plays a minor Green Belt role and has a stronger function as part of the surrounding built-up landscape.	Low	A relatively small site tightly contained by residential development off Howes Lane and by the A46. The site has limited value in meeting the fundamental aim, essential characteristics and purposes of the Green Belt. However, the site and its natural assets may need to be protected for other greenspace reasons, through normal development management policies.	Low

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (15)	Finham (Coventry)	Well screened parcel of land which plays an important role in defining the urban / rural edge.	Not surveyed in detail but assessed medium based upon area knowledge.	Full habitat survey required in shrub / overgrown area of the site.	Medium	Potentially lower impact development - but benefits are more closely aligned to Coventry rather than Baginton.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Cubbington	Cubbington PC	CU1*O / L18	L18	CU 1	Allotment Land, Rugby Road, Cubbington	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Cubbington	Option discussed with PC and broadly supported subject to relocation of allotments and minimising environmental and residential impact.	1.70	1.70	1.14		34	46		35

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Cubbington	Requires sufficient site screening and softening of the development edge	<p>Highway Observation:</p> <p>Access: There is currently an existing access into site 1 which is 2.7 metres wide on Rugby Road.</p> <p>Carriageway: Rugby Road is 6.2 metres wide.</p> <p>Footway: The footway adjacent to the site is 1.4 metres wide with a verge fronting the site 4.5 metres wide.</p> <p>Speed Limits: The speed limit on Rugby Road is 50mph adjacent to the site but decreases to 30mph at the junction with Broadway.</p> <p>Visibility Splays: "Y" distances of 120 metres and 160 metres can be achieved.</p> <p>Sustainability: There is a bus stop on the opposite side of the carriageway.</p> <p>Conclusion: Access into the site can be achieved and could also provide access into nearby option site.</p>	No major issues identified.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Cubbington	Part of the land falls into a northern water catchment. Any scheme will have to manage its impact and avoid adding to local problems. Surface water management is important.	No recent planning applications detailed.	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt and allotment land. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Cubbington	Access issues would need to be resolved in conjunction with the wider development area. Allotments will need to be relocated.	Loss of allotment land - appropriate replacement space would need to be identified. Possible impact on nearby residential amenity. Need to minimise landscape impact.	Satisfactory	Site configuration and access restricts development options for this site in isolation. However opportunity to consider as part of a larger scheme which turns the Rugby Road / Coventry Road corner.	Landowner is willing to release land for development.	Only deliverable in conjunction with land outlined in CU2*O. Allotments would need to be relocated to another area, as part of the overall development option.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Cubbington	Loss of allotment land (although it would be relocated)	PC recognise opportunities to strengthen the Rugby Road frontage and consider the site of lower environmental impact than other possibilities. The timing and relocation of the allotments is crucial. Need to minimise environmental and residential impact.	Economy = & ?/ Sustainable Transport ++ & - -/ Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - -/ Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) - - & = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects.	Allotment land

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Cubbington	Highly visible open Green Belt parcel with some historic erosion around its southern fringes. Plays an important role in preserving the open setting of the village.	Medium to High	The Sub-parcel partly contained by the Rugby Road and Coventry Road, could accommodate a limited village extension, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, particular consideration will need to be given to ensuring that the boundaries fronting the open countryside are defined clearly, using existing physical features that are readily recognisable and likely to be permanent.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Cubbington	Lies within LCP CB_02. Majority of the zone is unsuitable for development as it provides a rural context to the settlement and connects to the wide farmland and has open views.. Potential for a small amount of development adjacent to the existing settlement edge around the Rugby Road / Coventry Road junction, providing it doesn't encroach further along the Coventry Road than the existing housing as defined in Zone CB_03.	Medium	Strong hedgerow features are notable in this area.	Low to Medium	Site would need to be linked to the development of land along the Coventry Road. May improve the visual appearance of part of the area, subject to a suitable site being found for the relocated allotments.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (2)	Cubbington	Cubbington PC	CU2*O / L19.	L18	CU 1	Land opposite Willow Sheet Meadow	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (2)	Cubbington	Option broadly supported - but need to minimise environmental and residential impact.	2.46	2.46	1.65		50	66		40

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (2)	Cubbington	Reduction in numbers to reflect small affordable housing scheme (7 units).	<p>Highway Observation:</p> <p>Access: There is currently no existing access into the site on Coventry Road.</p> <p>Carriageway: Coventry Road is 5.8 metres wide.</p> <p>Footway: There is no footway along Coventry Road adjacent to the site, only a verge 1 metre wide.</p> <p>Speed Limits: The speed limit along Coventry Road is 60mph becoming 30mph at the access into sites 2 and 4.</p> <p>Visibility Splays: "Y" distance of 215 metres can be achieved to the left if the access point was positioned to the South-East corner of the site. "Y" distance of 70 metres can be achieved to the right.</p> <p>Sustainability: There are three bus stops within 300 metres of the site.</p> <p>Conclusion: If the access point was positioned in the South-East corner of the site and a footway was developed, then the proposed development is achievable. Further technical work is required on demonstrating suitable site access.</p>	No major issues identified.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (2)	Cubbington	Part of the land falls into a northern water catchment. Any scheme will have to manage its impact and avoid adding to local problems. Surface water management is important.	W/97/0072 - Refused - Construction of a 15 space car park. W/07/1086 - Refused - Construction of a grasscrete hardstanding for parking of cars (revised application of W970072) including a new vehicle access.	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt. Some history as a possible site for a small affordable housing scheme. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (2)	Cubbington	<p>Suitable site access and internal road connections would need to be agreed that services both CU01 and CU02.</p> <p>Environmental screening will be required and the relocation of the allotments will need to be considered.</p>	Impact on open landscape character.	Satisfactory	Extremely large SHLAA area, which may have development potential at a small scale.	Landowner is willing to release land for development.	Comprehensive scheme required in conjunction with CU01. Relocation of allotments required as part of the wider scheme.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (2)	Cubbington	Loss of agricultural land.	A small section of the site has been subject to discussions about accommodating affordable housing units. Development in this area will have a major visual impact and will need to have sufficient environmental screening.	Economy = & ?/ Sustainable Transport ++ & - -/ Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - -/ Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) - - & = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (2)	Cubbington	Highly visible open Green Belt parcel with some historic erosion around its southern fringes. Plays an important role in preserving the open setting of the village.	Medium to High	The Sub-parcel partly contained by the Coventry Road, could accommodate a limited village extension, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, particular consideration will need to be given to ensuring that the boundaries fronting the open countryside are defined clearly, using existing physical features that are readily recognisable and likely to be permanent.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (2)	Cubbington	Lies within LCP CB_02. Majority of the zone is unsuitable for development as it provides a rural context to the settlement and connects to the wide farmland and has open views. Potential for a small amount of development adjacent to the existing settlement edge around the Rugby Road / Coventry Road junction, providing it doesn't encroach further along the Coventry Road than the existing housing as defined in Zone CB_03.	Medium	Strong hedgerow features are notable in this area and will require protection.	Medium	The site would be linked to the development of the allotment land nearby. It will require substantial environmental screening and high quality design.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Cubbington	Cubbington PC	CU3*O / L22	L22	CU 2	Allotment Gardens, Coventry Road	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Cubbington	Considered as a reserve option.	1.61	1.61	1.08		32			30

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Cubbington		<p>Highway Observation:</p> <p>Access: There is currently an existing access into sites 2 and 4 to the east of Coventry Road before Cotton Mill Spinney.</p> <p>Carriageway: The carriageway adjacent to the sites is 3.2 metres wide. There is also an existing carriageway in between the sites which is 2.4 metres wide.</p> <p>Footway: There is no footway at the sites, only a verge with a width of 1.8 metres.</p> <p>Speed Limits: The speed limit along Coventry Road is 60mph until the junction of the sites and then becomes 30mph.</p> <p>Visibility Splays: "Y" distance of 215 metres cannot be achieved to the right due to overgrown vegetation and carriageway alignment. "Y" distance of 70 metres can be achieved to the left of the access point.</p> <p>Sustainability: There is a bus stop within 400 metres of the proposed site, on Rugby Road.</p> <p>Conclusion: Access into the site cannot be achieved due to the "Y" distance not being achieved and a speed survey would need to be submitted to support any request to consider a reduced "Y" distance.</p>	Potential contamination linked to nearby previous Sawmill Use (wood contaminants).

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Cubbington	Part of the land falls into a northern water catchment. Any scheme will have to manage its impact and avoid adding to local problems. Surface water management is important.	W/01/0231 - Granted - Retrospective application for the removal of an earth mound and creation of new hardstanding.	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt and allotment land. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Cubbington	Insufficient visibility splays particularly in relation to current speed levels. Will require the relocation of the current allotment gardens.	Extending a ribbon of development into open countryside within an area of high landscape value.	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.	Not suitable due to insufficient access and potential landscape impact.	Landowner is willing to release land for development.	Not currently achievable, due to insufficient access and landscape impact.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Cubbington	Allotment land	<p>Considered initially as a potential option, but the PC is mindful of the combined impact along the Coventry Road of new housing development and preference is for development options CU1*O and CU2*O, which would have a more regenerative impact on the local area.</p>	<p>Economy = & ?/ Sustainable Transport ++ & - -/ Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --/ Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) - - & = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?</p>	<p>Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-terms negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of high value and therefore there is potential for major negative long term effects.</p>	Allotment land

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Cubbington	Large Green Belt parcel with major / strategic role in maintaining the setting of Leamington Spa, Cubbington village and the rural hinterland. Strong environmental value.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Cubbington	<p>Lies within LCP CB_03.</p> <p>This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchants. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge. This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for development.</p>	High	Hedgerow connections - some break-up in form. Ancient Woodlands nearby and very important local features. Some buffering.	Medium	Would result in a substantial ribbon of development into the Green Belt. Site currently has insufficient vehicle access and high landscape scoring.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Cubbington	Cubbington PC	CU4*O / L43	L43	CU 2	Waverley Equestrian Centre	2012 entry requires update
Confidential Option	Cubbington	Cubbington PC	Confidential Site				

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Cubbington		<p>Highway Observation:</p> <p>Access: There is currently an existing access into sites 2 and 4 to the east of Coventry Road before Cotton Mill Spinney.</p> <p>Carriageway: The carriageway adjacent to the sites is 3.2 metres wide. There is also an existing carriageway in between the sites which is 2.4 metres wide.</p> <p>Footway: There is no footway at the sites, only a verge with a width of 1.8 metres.</p> <p>Speed Limits: The speed limit along Coventry Road is 60mph until the junction of the sites and then becomes 30mph.</p> <p>Visibility Splays: "Y" distance of 215 metres cannot be achieved to the right due to overgrown vegetation and carriageway alignment. "Y" distance of 70 metres can be achieved to the left of the access point.</p> <p>Sustainability: There is a bus stop within 400 metres of the proposed site, on Rugby Road.</p> <p>Conclusion: Access into the site cannot be achieved due to the "Y" distance not being achieved and a speed survey would need to be submitted to support any request to consider a reduced "Y" distance.</p>	<p>Potential contamination linked to nearby previous Sawmill Use (wood contaminants).</p>
Confidential Option	Cubbington			

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Cubbington	Part of the land falls into a northern water catchment. Any scheme will have to manage its impact and avoid adding to local problems. Surface water management is important.	W/01/0231 - Granted - Retrospective application for the removal of an earth mound and creation of new hardstanding. W/97/0725 - Granted - Retention of additional parking area. W/04/0042 - Granted - Erection of a replacement dwelling.	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt land. Emerging policy direction supporting limited new housing in the more sustainable village locations.
Confidential Option	Cubbington				

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Cubbington	Insufficient visibility splays particularly in relation to current speed levels. Minerals consultation area.	Extending a ribbon of development into open countryside within an area of high landscape value. Site would need to come forward jointly with the allotment frontage site.	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.	Not suitable due to insufficient access and potential landscape impact.	Landowner is willing to release land for development.	Not currently achievable, due to insufficient access and landscape impact.	2014/19
Confidential Option	Cubbington							

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Cubbington	Equestrian Centre	Considered initially as a potential option, but the PC is mindful of the combined impact along the Coventry Road of new housing development and preference is for development options CU1*O and CU2*O, which would have a more regenerative impact on the local area.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) - - & = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of high value and therefore there is potential for major negative long term effects.	Equestrian Centre
Confidential Option	Cubbington					

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Cubbington	Large Green Belt parcel with major / strategic role in maintaining the setting of Leamington Spa, Cubbington village and the rural hinterland. Strong environmental value.	High	Not reassessed	Not reassessed
Confidential Option	Cubbington				

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Cubbington	Lies within LCP CB_03. This zone consists of gently sloping mainly arable farmland on the north side of Cubbington. It contains an equestrian centre and allotments. There may be small pockets of pasture immediately adjacent to the allotments but these were not possible to see from the PRoW. Ribbon development extends northwards along the Coventry Road and abuts the zone and on the eastern boundary is a timber / builders merchants. There is only occasional tree cover within the roadside hedgerows and scattered over mature hedgerow oaks to internal field boundaries. Local landform and woodland belts limit views to the north and east. There are no long distance views to the south due to the settlement edge. Large units were visible from within the zone, which are likely to have been connected with the equestrian centre and builders merchants. The proposed route of HS2 cuts through the middle of the zone, from south-east to north-west, and this may necessitate the need for a strong landscape buffer against the existing settlement edge. This zone provides a rural context to the settlement and connects with the wider farmed landscape. This, together with the open nature of views, rural landscape and proximity to ancient woodland makes this zone unsuitable for development.	High	Hedgerow connections - some break-up in form. Ancient Woodlands nearby are very important local features.	Medium	Would result in a substantial ribbon of development into the Green Belt. Site currently has insufficient vehicle access and high landscape scoring.
Confidential Option	Cubbington					

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Cubbington	Cubbington PC	CU7*O	L53	CU 3	North of Bungalow Farm	SHLAA form may not be required.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Cubbington	No recent planning applications detailed.	<p>Highway Observation:</p> <p>Access: There is currently no existing access into the site on Windmill Hill.</p> <p>Carriageway: Windmill Hill is 8.2 metres wide.</p> <p>Footway: The footway adjacent to the site is 1.2 metres wide with a verge fronting the site 8.2 metres wide.</p> <p>Speed Limits: The speed limit along Windmill Hill is 30mph.</p> <p>Visibility Splays: "Y" distance of 70 metres can be achieved in both directions if vegetation is cut back.</p> <p>Sustainability: There are two bus stops within 200 metres of the site.</p> <p>Conclusion: It is likely there would be gradient issues with access to the site and with the close proximity of the access to the Social Club and the junction with Stonehouse Close, WCC do not consider access to the site could be achieved.</p>	No major issues identified.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Cubbington	Surface water drain off may increase problems in the area.	Not reviewed in detail due to potentially significant landscape impact.	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Cubbington	Elevated site in a highly visible location. Proximity to sports and social club. Vehicle access likely to be difficult.	Surface water flow off site. High landscape impact.	Satisfactory	Not suitable due to insufficient access and potential landscape impact.	Not confirmed	Not achievable due to access difficulties.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Cubbington	Agricultural / garden land.	Suggested by the PC for initial evaluation but recognised the elevated nature of the site.	Economy = & ?/ Sustainable Transport ++ & - -/ Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --/ Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) - - & = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-terms negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Surface Water Drinking Water Protected Area and Surface Water Safeguarded Zone and therefore any development has the potential to lead to major negative effects on water use.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Cubbington	Strategically important area of Green Belt which maintains the separation of Lillington and Cubbington.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Cubbington	Lies within LCP CB_08. This zone is on steeply sloping ground between Lillington to the west and Cubbington to the north-west / north-east. It is part of the Dunsmore Plateau Fringe and comprises a sub-regular medium to large scale arable landscape. There are no woodland blocks and few hedgerow trees which makes the zone very open and visible. The settlement edges of Cubbington and Lillington are visible in all directions except to the south-east. Despite the visible settlement edges the zone has a strong rural feel and development should be avoided in order to preserve this character and maintain a physical and visual separation between Cubbington and Lillington.	High	Some strong hedgerow / edge of field features what are worth protecting.	Medium	Problems with site access and substantial landscape impact.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Hampton Magna	Budbrooke PC	HM1*O / R74	R74	HM 1	Land south of Arras Boulevard	General Update Required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Hampton Magna	Option discussed in detail with PC. Generally the 'preferred option' due to connectons to the existing settlement and minimised residential impact.	6.45	6.45	4.32		130			100

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Hampton Magna	Sufficient screening / environmental buffering required. Some options for community facility relocation.	<p>Highway Observation:</p> <p>Access: There are two possible access points into the site along Arras Boulevard. Access point 1 could go along the south of Arras Boulevard where there is currently no existing access point. Access point 2 is off Arras Boulevard, south of the junction to Curlieu Close where there is an existing field gate.</p> <p>Carriageway: Arras Boulevard is 6.7 metres wide. At access point 2, the bellmouth is 11.4 metres wide, narrowing to 4.5 metres at the existing gate.</p> <p>Footway: On Arras Boulevard there is no footway adjacent to the site only a verge 1.2 metres wide. The footway opposite the site is 2 metres wide. There is no footway at access point 2.</p> <p>Speed Limits: The speed limit around Arras Boulevard is 30mph however; vehicle speeds are likely to be slower due to the carriageway alignment.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved at access point 1 if the access point is developed in the south-east corner of Arras Boulevard due to the alignment of the carriageway. "Y" distance of 43 metres can be achieved in both directions at access point 2.</p> <p>Sustainability: There are four bus stops within 400 metres of access point 2.</p> <p>Conclusion: Access could be achieved prior to the bend of Arras Boulevard south of the junction with Clinton Avenue taking the carriageway straight into the site, so the required visibility can be attained. Access can also be achieved into the site at access point 2 however; the carriageway would need resurfacing and widening to allow two vehicles to pass and should include a footway.</p>	May be site contamination linked to previous military use.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	No recent planning applications detailed.	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Hampton Magna	Footpath traverses southern edge of the site. HBA Local wildlife site adjacent to the site in south west corner. Drainage and sewage infrastructure is limited locally.	Site is relatively prominent in the landscape with intervisibility with historic core of Warwick. Site levels will require addressing. Need to effectively manage on-site surface water. Relatively high landscape scoring.	Satisfactory	Some suitability subject to sufficient site screening and high quality layout sensitively positioned in relation to the existing settlement.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming landscape and site screening issues.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Hampton Magna	Agricultural land	The PC is not supportive of housing growth locally, but this site has some benefits above other options due to its proximity to the local school and recreation ground. Might be some options for enhancing community facilities locally.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Potential for major negative effects on traffic is all sites are taken forward. Could have the potential for major negative transport effects given that the site has capacity for over 100 dwellings.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Hampton Magna	Large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill.	High	The Sub-parcel could accommodate a sensitively designed village extension, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, particular consideration will need to be given to ensuring that the boundary fronting the open countryside is consistent with the proposed village inset boundary, and is clearly defined using permanent physical features that are readily recognisable.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Hampton Magna	<p>Lies within LCP HM_06.</p> <p>This zone covers a small number of fields that lie immediately south of Budbrooke Primary School's playing field. The zone comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings to Leasowes Farm a small copse and stream course. The zone is overlooked by the edge of the settlement of Hampton Magna, which is built on higher ground. It has retained its rural character; there is scattered tree cover to the field boundaries. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton Road and the buildings to Leasowes Farm. PRoW W84 crosses the middle of the zone. There is some scope for limited development adjacent to the existing settlement edge providing views from the existing settlement are respected and an appropriate landscape buffer is provided to the school playing fields.</p>	High / medium	Potential Local Wildlife Site within a corner of a field south of Hampton Magna. Consists of semi-natural grasslands and marsh.	Low to Medium	Large greenfield site which will need to be very carefully designed to minimise landscape impact. Masterplan required with full landscape proposals. Some scope to link the site to the wider village environment, including local school and community facilities.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Hampton Magna	Budbrooke PC	HM2*O / R99	R98	HM 1	Land to the east of Clinton Avenue / Gould Road	New SHLAA entry required

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Hampton Magna	Discussed with PC but not progressed, due to perceived higher impact of a scheme in this area.	5.62	5.62	3.77		113			113

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Hampton Magna		<p>Highway Observation:</p> <p>Access: Access into the site is at the end of Gould Road which has no existing access point.</p> <p>Carriageway: The width of Gould Road varies from 7.5 metres to 20.3 metres at the possible access point.</p> <p>Footway: There is a footway on either side of the carriageway which is 1.7 metres wide.</p> <p>Speed Limits: The speed limit along Gould Road is 30mph however; vehicle speeds are likely to be slower due to the carriageway alignment.</p> <p>Visibility Splays: The access point is at the end of a cul-de-sac so there are no visibility issues.</p> <p>Sustainability: There are four bus stops within 550 metres of the site.</p> <p>Conclusion: Access into the site is achievable however, due to the size of the proposed site, a new access may need to be created joining the site to Old Budbrooke Road.</p>	<p>May be site contamination linked to previous military use. A46 highways noise will need to be addressed. Proximity to sewage works.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	No recent planning applications detailed.	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Hampton Magna	A46 road corridor is within close proximity. Drainage and sewage infrastructure is limited locally. Proximity to sewage works.	High landscape impact in a very visible Green Belt location. Surface water drainage off from field.	Noise issues from the A46 will need to be tackled as will any odor from the sewage works.	Not suitable due to high landscape impact and proximity to A46 / sewage works.	Owner has expressed an interest in releasing the site for development.	Not achievable due to high landscape impact.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Hampton Magna	Agricultural land.	PC is concerned about high landscape impact and the development is quite peripheral to the main village services.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + + / Poverty and Social Exclusion + / Crime ?	Potential allocation adjacent to A46 means that there are likely to be major negative effects with regard to noise, light and air quality on any new residential development. Suitable mitigation will be required. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Potential for major negative effects on traffic if all sites are taken forward. Potential allocation HM2*O is also adjacent to the A46 and a sewage works which means there is the potential for major negative effects with regard to noise, odour, light and air quality on any new residential development. Could have the potential for major negative transport effects given that the site has capacity for over 100 dwellings.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Hampton Magna	Large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Hampton Magna	<p>Lies within LCP HM_05.</p> <p>This zone covers a small number of fields that abut the A46 corridor. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with the farm buildings of Stanks Farm, a sewage works and a service area accessible off the A46. The zone is overlooked by the edge of the settlement of Hampton Magna, which is built on higher ground. It has retained its rural character; there is good tree cover to the field boundaries and the road corridor and a tree belt that helps to screen the service area. However it is possible to pick out the rooflines of the buildings within the rugby / football club off the Hampton Road and the buildings to Leasowes Farm. There are three PRoWs that cross the zone (WB12, WB13 and W79). There is some potential for a very small amount of development in this zone providing that views towards Warwick from the existing settlement are preserved. Any new development should not extend beyond the current settlement edge to the east or south of PRoW WB12.</p>	High / Medium	The majority of the fields in the area are arable and improved grasslands. No major local habitat designations within or near the site.	Low to Medium	Very visible site which has medium to high landscape value. More peripheral edge of settlement location. Not supported by PC.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Hampton Magna	Budbrooke PC	HM3*O / R146	R95	HM 1	Land north of Montgomery Avenue	SHLAA form may not be required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Hampton Magna	Identified on initial site walkabout with PC. Not progressed in detail following highways feedback.	1.30	1.30	0.87		26			26

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Hampton Magna		<p>Highway Observation:</p> <p>Access: There is currently a small access point into the site on Old Budbrooke Road which is 3.6 metres wide.</p> <p>Carriageway: Old Budbrooke Road is 7.2 metres wide. Montgomery Avenue is very narrow and can only fit one vehicle on it at a time.</p> <p>Footway: There is no footway adjacent to the access point only a verge 1.7 metres wide.</p> <p>Speed Limits: The speed limit along Old Budbrooke Road is 40mph.</p> <p>Visibility Splays: The "Y" distance of 120 metres cannot be achieved in either direction due to the alignment of the carriageway.</p> <p>Sustainability: There are two bus stops within 250 metres of the site.</p> <p>Conclusion: Access into the site cannot be achieved as the "Y" distance cannot be achieved in either direction.</p>	<p>May be site contamination linked to previous military use.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	W/99/0960 - Granted - Erection of a stable and a haybarn/field shelter. W/00/0601 - Granted - Erection of 2 field shelters and 2 new stables. W/04/0910 - Granted - Erection of a horse box/tractor shelter and retention of stable nos. 4 and 5 (built to replace previously approved field shelter).	Edge of Hampton Magna and Hampton on the Hill villages. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Hampton Magna	Appropriate site access can not be achieved. Drainage and sewage infrastructure is limited locally. Trees / hedgerows are strong features.	Loss of sensitive frontage, coalescence of settlements	Satisfactory	Not suitable due to insufficient highways access and coalescence of settlements	Not assessed	Not achievable due to insufficient site access and potential impact on frontage.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Hampton Magna	Agricultural land.	Potential lower impact site although aware of the potential coalescence issue.	Economy ? / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Potential for major negative effects on traffic is all sites are taken forward.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Hampton Magna	Large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Hampton Magna	<p>Lies within LCP HM_01.</p> <p>This zone comprises a sub-regular pattern of small/medium scale pastoral farmland that lies to the back of residential development off the Hampton Road, Montgomery Avenue, Old Budbrooke Road and Chichester Lane. The zone is rural in character although there is a general decline in the structure of the hedgerows with the rise of fenced garden boundaries. The internal field pattern has become quite fragmented but its remnant wind swept sections and individual field trees are possibly indicative of older hedgerow lines. There is a series of non-uniform mounds across the top of the zone which might indicate ridge and furrow. From this hill top position there are views into adjacent residential development, adjoining zones, the A46 corridor and distant views towards Leek Wootton and an extensive area to the south / south east. PRoW 85 crosses straight through the southern edge of the zone although its route has become unclear to walkers. This zone is indicative of an older landscape, possibly Ancient Arden, owing to its small scale pastoral character and any development within the zone or immediately adjacent to it would completely destroy this.</p>	High	The majority of the fields in the area are arable and improved grasslands. No major local habitat designations within or near the site. Strong linear habitat features (treescapes and hedgerows).	Medium	Small site with insufficient access for vehicles. Potential high landscape impact. Also potentially significant loss of trees and hedgerow.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Hampton Magna	Budbrooke PC	HM4*O / R144	R94	HM1	Land west of Stanks Farm	New SHLAA entry required

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (4)	Hampton Magna	Discussed with PC but not progressed.	3.88	3.88	2.60		78			78

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Hampton Magna		<p>Highway Observation:</p> <p>Access: There are two possible access points into the site. Access point 1 is on the north of Arras Boulevard and access point 2 is on Old Budbrooke Road.</p> <p>Carriageway: Arras Boulevard is 6.7 metres wide and Old Budbrooke Road is 5.7 metres wide.</p> <p>Footway: The footway at access point 1 adjacent to the site is 2.1 metres wide with a large verge on the other side of the wall. The footway at access point 2 adjacent to the site is 2.6 metres wide with a 2 metre verge fronting the site.</p> <p>Speed Limits: The speed limit on Arras Boulevard is 30mph however; vehicle speeds are likely to be slower due to the carriageway alignment. The speed limit on Old Budbrooke Road is 40mph.</p> <p>Visibility Splays: At access point 1, required visibility splays can be achieved. At access point 2, the "Y" distance of 120 metres can be achieved to the left but not to the right due to vegetation and the carriageway alignment obstructing view.</p> <p>Sustainability: There are two bus stops within 200 metres of access point 1.</p> <p>Conclusion: Access into the site can be achieved at access point 1 but not at point 2 due to the "Y" distance not being attained.</p>	<p>May be site contamination linked to previous military use. Railway noise will need to be addressed.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	No recent planning applications detailed.	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Hampton Magna	Close proximity to railway line and station. Drainage and sewage infrastructure is limited locally.	Major eastwards extension of the settlement. Major impact on open field landscape.	Satisfactory subject to suitable noise alleviation connected to the railway line and station.	Some potential for development but would result in a major eastwards extension of Hampton Magna	Owner has expressed an interest in releasing the site for development.	Achievable to overcoming noise issues and minimising landscape impact.	2014/2019

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Hampton Magna	Agricultural land.	PC is opposed to an eastwards expansion of the village as this was seen as disconnected to the main settlement.	Economy ? / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + + / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Potential for major negative effects on traffic is all sites are taken forward. Potential major effect - noise / air pollution - within 100m of the railway line and less than 200m from the sewage works.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Hampton Magna	Large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Hampton Magna	<p>Lies within LCP HM_04.</p> <p>This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows. The zone also includes the site of the old Medieval village (to the north-east of the junction between Church Lane and Old Budbrooke Road). The majority of this zone is considered unsuitable for development, however there is potential for a small amount between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road and Stanks Farm. However, this would need to include a substantial landscape buffer in order to strengthen the green corridor along the railway and prevent any physical or visual link to Warwick. The railway and A46 give the feeling of separation and this should be heightened with tree planting which would enhance the Wooded Estatelands character and maintain biodiversity corridors.</p>	High / Medium	The majority of the fields in the area are arable and improved grasslands. No major local habitat designations within or near the site. Strong linear habitat features (treescapes and hedgerows), particularly towards the rear of the site.	Medium	Some sustainability benefits due to close proximity to the railway station. Site is however viewed as disconnected to the main Hampton Magna settlement. Slightly lower landscape impact scoring than many sites around Hampton Magna.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Hampton Magna	Budbrooke PC	HM5*O	R97	HM1	Land south of Lloyd Close	SHLAA form may not be required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (5)	Hampton Magna	Discussed with PC and potential developer.	5.32	5.32	3.56		107			100

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Hampton Magna		<p>Highway Observation:</p> <p>Access: There are three possible access points into the site which have no current existing access into the site. Access point 1 is at the end of Minster Close; access point 2 is at the end of Mayne Close; and access point 3 is on the south of Daly Avenue.</p> <p>Carriageway: The width of Minster Close varies from 4.7 metres to 12.1 metres at the site. The width of Chichester Lane is 5.7 metres. The width of Mayne Close varies from 5 metres to 15.5 metres. The width of Chichester Lane is 5.8 metres. The width of Daly Avenue is 6.7 metres.</p> <p>Footway: The footway along Minster Close is 1.8 metres wide with a verge fronting the site 4.5 metres wide. The footway adjacent to the site is 1 metre wide with a verge 2.3 metres wide. There is a footway on either side of Daly Avenue which is 1.8 metres wide with a verge 1.6 metres to the south.</p> <p>Speed Limits: The speed limit at all three access points is 30mph.</p> <p>Visibility Splays: At access points 1 and 2, the "Y" distance of 43 metres can be achieved in both directions. At access point 3, the "Y" distance of 43 metres could be achieved to the left but only 33 metres to the right.</p> <p>Sustainability: There are two bus stops within 200 metres of the site.</p> <p>Conclusion: Access into the site can be achieved at all of the access points and due to the size of the proposed development; at least two points of access would be preferable.</p>	<p>May be site contamination linked to previous military use. Nearby watertower may need further investigation.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	No recent planning applications detailed.	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Hampton Magna	Site levels could be problematic.	High residential impact. Major impact on open field landscape.	Satisfactory	Not suitable due to major impact on residential amenity. Initial developer interest has not progressed.	Not confirmed	Initial developer interest not progressed.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Hampton Magna	Agricultural land.	Major impact on residential amenity. The site levels require major re-engineering.	Economy ? / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Could have the potential for major negative transport effects given that the site has capacity for over 100 dwellings.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Hampton Magna	Large Green Belt area which provides a valuable role in maintaining the openness of the landscape and protects the character of Hampton Magna and Hampton on the Hill.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Hampton Magna	<p>Lies within LCP HM_07.</p> <p>This zone lies immediately to the south of Hampton Magna and is bordered by the Hampton Road to the south. It comprises a sub-regular large scale field pattern of arable farmland. The topography rises from east to west across the zone. Hedgerows are in mixed condition, with only occasional hedgerow oaks, giving rise to open views across the whole zone. These hedgerows frame the views, although there are limited more distant views towards Warwick and Sherbourne Church. The settlement edge is prominent. The zone could accommodate some small scale development adjacent to the existing settlement edge. This should be set within a landscape framework of native tree planting to tie in with the adjacent rural zones. No development should take place adjacent to zones HM_01 and HM_02 in order to preserve their character and views.</p>	High / Medium	The majority of the fields in the area are arable and improved grasslands. No major local habitat designations within or near the site.	Low to Medium	Highly visible Green Belt site which if developed may have a significant impact on nearby residential properties.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (6)	Hampton Magna	Budbrooke PC	HM6*O / R155	R96	HM 4	Maple Lodge	Recent SHLAA submission

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (6)	Hampton Magna	SHLAA form indicates higher numbers of housing.	Not assessed in detail. Restrictions on site access and visibility splays noted on nearby site.	May be site contamination linked to previous military use. Due to particular activities and storage facilities previously found on the land there may be some degree of lead pollution, which will require further analysis.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (6)	Hampton Magna	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. Effective surface water management essential to avoid knock on impacts further down the water courses.	W/99/1465 - Refused - Conversion of barn to dwelling and erection of stables, construction of dressage area. W/00/0946 - Granted - Erection of a stable block, location of mobile home on site and construction of a dressage area (after demolition of existing buildings). W/01/0893 - Granted - Erection of detached double garage. W/03/0332 - Refused - Erection of a stable block and access onto Woodway Lane. W/03/0477 - Withdrawn - Erection of a dwelling. W/03/1212 - Refused - Erection of a dwelling. W/04/0099 - Granted - Erection of dwelling. W/04/1511 - Refused - Erection of eight, six metre high floodlights to existing all weather arena and low level walkway lighting. W/06/0025 - Refused - Erection of no. 6 floodlights, each 4mtrs high. W/07/1967 - Refused Certificate of Lawfulness - Application for a certificate of lawfulness for the proposed use of temporary floodlights in existing riding area. W/12/0661 - Granted - erection of a single storage garage. W/12/0626 - Granted - Extension to the house to create separate dining room and separate downstairs WC.	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (6)	Hampton Magna	The site slopes downhill away from Old Budbrooke Road.	High landscape impact. May encourage further erosion of Green Belt to the west of Hampton Magna	Satisfactory subject to further research regarding any potential lead pollution.	Not suitable due to high landscape impact.	The site is in single ownership and can be delivered immediately.	Not achievable due to high landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (6)	Hampton Magna	Agricultural land.	Not supportive of any option to expand the settlement westwards. Site does not feel part of the main settlement.	Economy ? / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village. Landscape of medium to high value and therefore there is potential for major negative long term effects. Potential for major negative effects on traffic if all sites are taken forward. Could have the potential for major negative transport effects given that the site has capacity for over 100 dwellings.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (6)	Hampton Magna	Green Belt parcel plays an important role in preserving the setting and character of Hampton Magna in particular. Less 'strategic' role than eastern parcels.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (6)	Hampton Magna	<p>Part of LCP HM_04.</p> <p>This zone covers a wide area and includes the edge of the settlements of both Budbrooke and Hampton Magna. It comprises a gently undulating sub-regular pattern of open medium / large scale mixed farmland with Church Farm, a working farm and Listed Building towards its centre. The zone abuts the railway corridor to the north and the edge of settlement to the south and east and the road Woodway to the west. The land is rural in character with good tree / hedgerow cover alongside the stream courses and a small roadside wooded copse on Woodway. There is a small area of recent tree planting (possibly planted as an orchard) to the edge of one of the fields on Church Lane, otherwise tree cover is limited to scattered overmature oaks within generally trimmed roadside / internal hedgerows. The zone also includes the site of the old Medieval village (to the north-east of the junction between Church Lane and Old Budbrooke Road).</p> <p>The majority of this zone is considered unsuitable for development, however there is potential for a small amount between the existing settlement edge along Blandford Way / Arras Boulevard / Gould Road and Stanks Farm. However, this would need to include a substantial landscape buffer in order to strengthen the green corridor along the railway and prevent any physical or visual link to Warwick. The railway and A46 give the feeling of separation and this should be heightened with tree planting which would enhance the Wooded Estatelands character and maintain biodiversity corridors.</p>	High	The majority of the fields in the area are arable and improved grasslands. No major local habitat designations within or near the site. Strong linear habitat features (treescapes and hedgerows), particularly towards the south of the site.	Medium	The site is located within an area which has been highlighted of special importance in maintaining the quality of the hedgerows and field patterns. The PC is not supportive of any westward expansion of the village. Scores high for landscape value.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Hatton Park	Hatton PC	HP3*O / R115	R38	HP 4	Land north of Birmingham Road	New 2013 SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Hatton Park	Option area discussed but not generally supported by PC.	7.78	7.78	5.21		156			90

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Hatton Park	Requires substantial buffering from ancient woodland and sufficient attention to habitat replacement.	<p>Highway Observation:</p> <p>Access: There is an existing access point on Ugly Bridge Road which is 24 metres wide.</p> <p>Carriageway: Ugly Bridge Road is 6.5 metres wide however, the width of the road varies.</p> <p>Footway: The footway adjacent to the site is 2.5 metres wide.</p> <p>Speed Limits: The speed limit along Birmingham Road is 40mph</p> <p>Visibility Splays: "Y" distance of 120 metres can be achieved to the left but not to the right due to overgrown vegetation and the carriageway alignment. If the vegetation was cut back then a distance of 70 metres could possibly be achieved.</p> <p>Sustainability: There is a bus stop approximately 10 metres from the access point.</p> <p>Conclusion: As the current visibility splay is not sufficient to the right a speed survey would need to be submitted to support any request to consider a reduced "Y" distance. Ideally due to the size of the development the site needs a primary access off the Birmingham Road and a secondary access off Ebrington Drive.</p>	Moderate traffic levels but not on the scale of A46 for noise / volume. Desktop study will be required relating to nearby previous hospital use (mainly associated with chemical waste).

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Hatton Park	Potential for substantial flooding along the Birmingham Road. Problems potentially caused by the ineffective operation of the existing flood storage area next to this site. Development may necessitate the further expansion of the existing flood storage area. Detailed hydrology and site analysis required.	No recent planning applications detailed.	Edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Hatton Park	Smiths Covert potential LWS to the north of the site. Surface water flooding towards south of the site boundary associated with flood storage issues locally. Visibility splay is not sufficient to the right.	Loss of open field landscape. Potential loss of some high value linear landscape features (hedgerows primarily).	Satisfactory - moderate traffic levels and desk top study required regarding any site contamination from previous hospital use.	Potentially suitable subject to resolving site access and surface water issues.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming access and surface water flooding issues.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Hatton Park	Loss of agricultural land.	Development of the whole site is not supported. Might consider a small development option (20-30 units).	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Potential for major negative effects on traffic if all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. All the sites are adjacent to the A4177 and therefore there is potential for major negative effects with regard to noise, light and air quality. Could potentially be a major negative effects on traffic as the site has capacity for over 90 dwellings. Potentially high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Hatton Park	A mixed Green Belt parcel in keeping with similar parcels in the area – strong environmental value to the north with a role played in maintaining the open character of the area.	Medium to High	The sub-parcel is largely contained within the Birmingham Road (A4177) and Ugly Bridge Road and could accommodate a sensitively designed village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Hatton Park	<p>Lies within LCP HP_03.</p> <p>This zone comprises a sub-regular medium to large scale mixed field pattern and is part of the wider open landscape with its gently rolling topography allowing extensive views to the east. The zone is within the Arden Wooded Estatelands landscape, formerly a deer park although tree cover is now very limited. The decline in the hedgerow pattern has left thinly scattered mature hedgerow oaks and the remnants of a wooded copse adjacent to the former access to the old King Edward VII Memorial Sanatorium within the Hatton Park development. This former drive has a number of diseased / dying chestnut trees along it. This site may be appropriate for development, subject to the existing avenue of trees along this drive being retained and enhanced by replanting if necessary. A buffer of public open space should be retained between this avenue and any new development. It is also imperative that a landscape buffer of native trees, preferably the extent of one field, should be created to maintain a visual link and wildlife corridor between Smith's Covert and the wider countryside to the east. The strong vegetation along the Birmingham Road should also be retained.</p>	Medium	Smiths Covert potential Local Wildlife Site is to the north of the site. Some strong linear landscape features along the Birmingham Road frontage, within the site and Ugly Bridge Road.	Medium	Large open field site which has good connectivity to Hatton Park. Requires substantial environmental buffering to the north and east of the site and further work required on site access and localised surface water flooding.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Hatton Park	Hatton PC	HP1*O / R117	R99	HP 1	Land north of Grand Union Canal	New 2013 SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Hatton Park	Indicative scheme option developed.	4.72	4.72	3.16		95			95

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Hatton Park	Indicative block structures on file.	<p>Highway Observation:</p> <p>Access: There are two existing access points into the site. Access point 1 is on Ugly Bridge Road which is 13.4 metres wide. Access point 2 is on Birmingham Road which is 17 metres wide.</p> <p>Carriageway: Ugly Bridge Road is 4.7 metres wide and Birmingham Road is 7.4 metres wide.</p> <p>Footway: There is no footway on Ugly Bridge Road only a verge fronting the site 3.9 metres wide. There is no footway adjacent to the site only a verge 2.2 metres wide.</p> <p>Speed Limits: The speed limit along Ugly Bridge Road is National Speed Limit 60mph. The speed limit along Birmingham Road is 40mph.</p> <p>Visibility Splays: At access point 1, "Y" distance of 215 metres cannot be achieved in either direction as to the right, the junction on to Birmingham Road is only 5 metres away and to the left, there is a bridge with a crest 20 metres away. At access point 2, "Y" distance of 120 metres can be achieved in both directions if the vegetation is cut back.</p> <p>Sustainability: There is a bus stop on the opposite side of carriageway to access point 2.</p> <p>Conclusion: Access into the site can be achieved at access point 2. Access point 1 could possibly be used as an alternative route out of the site for a low number of vehicles. Also discussions about a new roundabout, which WCC Highways may broadly support.</p>	Not assessed in detail.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Hatton Park	Not assessed in detail.	W/92/0365 - Withdrawn - Conversion and extension of existing offices to provide visitor centre, including refreshment facilities; relocation and upgrading of car parking and landscape. Restoration and conversion of existing laboratory/office/stores and workshops to lettable units for pub/restaurant/workshops/ associated office and retail usage.	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Hatton Park	Hatton Hill Fields potential LWS borders the eastern edge of the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS.	Substantial landscape impact. Potential impact on LWS areas. Development site is separated slightly from main built up area. Could be perceived as ribbon development in parts.	Satisfactory	Not suitable due to landscape impact, potential impact on LWS's and partial separation from main built up form of Hatton Park, leading to ribbon development.	Owner has expressed an interest in releasing the site for development.	Not assessed.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Hatton Park	Woodland / pasture / scrubland.	Some benefits due to the distance of the site to the main Hatton park settlement. Proximity to canal noted.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Potential for major negative effects on traffic is all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. All the sites are adjacent to the A4177 and therefore there is potential for major negative effects with regard to noise, light and air quality. Could potentially have a major effect on traffic as the site has capacity for over 90 dwellings. Potentially high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Hatton Park	Typically mixed character Green Belt parcel for this area. Providing a valuable role in restricting ribbon development and potentially of high environmental value.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Hatton Park	<p>LCP HP_06.</p> <p>This zone comprises a single field lying between the A4177, Grand Union Canal and Canal Lane. It currently appears to be a grass field used for overflow car parking for the nearby Hatton Arms pub, although in the past the land has been used for arable farming. There is good tree cover around the majority of the perimeter, especially alongside the canal. This tree belt forms an important setting for the canal and its flight of locks, which is a major tourist attraction within Warwickshire, and the whole zone provides an important green link between the canal and the wider countryside to the north of the A4177. This zone forms the setting to the canal and is an important green corridor and is therefore considered unsuitable for development.</p>	High	Close proximity of the site to Hatton Hill Fields potential LWS - semi-natural grassland and marsh; Hatton Locks Meadows LWS and the wider Grand Union Canal potential LWS.	Medium to High	Site has high landscape impact and potential impact on Local Wildlife Sites. It also appears slightly separated from the main built up area of Hatton Park, leading to potential ribbon development along Hatton Hill.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Hatton Park	Hatton PC	HP2*O / R124	R101	HP 1	Land north-west of Severn Trent Treatment Works	SHLAA form may not be required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Hatton Park	Option discussed with Hatton Estates agent and PC.	1.24	1.24	0.83		25			25

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Hatton Park		<p>Highway Observation:</p> <p>Access: There is an existing access point into both sites on Birmingham Road 5.3 metres wide and has a 49 metre bellmouth.</p> <p>Carriageway: Birmingham Road is 9.9 metres wide with a pedestrian refuge and a ghost island.</p> <p>Footway: There is a footway leading up to the access point but ends at the access point. The verge fronting the site is 6.4 metres wide.</p> <p>Speed Limits: The speed limit along Birmingham Road is 40mph</p> <p>Visibility Splays: "Y" distance of 120 metres can be achieved to the right of the access point but only 50 metres can be reached to the left due to overgrown vegetation and the carriageway alignment.</p> <p>Sustainability: There is a bus stop to the right of the current access point.</p> <p>Conclusion: Access into the sites can be achieved subject to the vegetation being cut down to increase visibility.</p>	Not assessed in detail.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Hatton Park	Not assessed in detail.	No recent planning applications detailed.	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Hatton Park	Hatton Hill Fields potential LWS covers the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS.	Loss of potential LWS. Impact on other LWS areas. Adjacent to Hatton House which is a listed building, part of the site may also be a locally listed park and garden.	Close proximity to Severn Trent Water Treatment works.	Not suitable due to loss of a potential LWS.	Availability has not been confirmed.	Marketability may be a factor given its proximity to the treatment works.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Hatton Park	Loss of agricultural land.	Not discussed in detail.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - / Built Environment + / Historic Environment - &? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Potential for major negative effects on traffic is all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. All the sites are adjacent to the A4177 and therefore there is potential for major negative effects with regard to noise, light and air quality. Potentially high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Hatton Park	Typically mixed character Green Belt parcel for this area. Providing a valuable role in restricting ribbon development and potentially of high environmental value.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Hatton Park	<p>Lies within LCP HP_05.</p> <p>This zone is a small area to the west of Middle Lock Lane, between the A4177 and Grand Union Canal. It comprises a Severn Trent Water Treatment Works, two individual dwellings, two small fields and some small tree belts. The western boundary of the site is formed by a stream with strong vegetation cover. It is a small scale landscape, enclosed by trees, with limited views in or out.</p> <p>In order to retain the canal setting and to avoid ribbon development along the A4177 this zone is considered unsuitable for development.</p>	High	Development would result in a significant reduction in Hatton Hill Fields potential LWS - semi-natural grassland and marsh.	High	Significant loss of a potential LWS. High landscape value - particularly along the frontage. May encourage further ribbon development. Not suitable.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Hatton Park	Budbrooke PC	HP01 / R75 / HP4*O	R75	HP2	407 Birmingham Road and land to West	SHLAA entry requires update.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (4)	Hatton Park	Option not developed in detail.	1.15	1.15	0.77		23			23

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Hatton Park	Suggested use options for senior citizen housing.	Not assessed in detail.	Not assessed in detail.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Hatton Park	Not assessed in detail.	W/92/1296 - Granted - Use of livery stable as a riding school. W/03/1603 - Refused - Erection of a two storey side extension. W/06/0875 - Granted - Erection of a detached garage. W/06/909/LB - Permission not Required - Erection of a detached garage.	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt and listed buildings . Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Hatton Park	Appropriate access would be required onto a busy main road. Listed Lock House, close to western boundary. Canal border along south edge.	Potential impact on Grand Union Canal potential LWS. Listed lock house close to western boundary. Consultation required with Canal and River Trust regarding potential impact on adjacent Hatton Locks. Aspects of the site are of high and medium landscape value. Potential ribbon development impact. Historic earthworks noted.	Satisfactory	Not suitable due to impact on potential LWS, canal corridor and area of high landscape value.	Owner has expressed an interest in releasing the site for development.	Not assessed.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Hatton Park	Loss of agricultural land.	Discussed briefly with the PC - generally a preferred location for some development although this will need to be carefully designed.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - / Built Environment + / Historic Environment - &? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Potential for major negative effects on traffic if all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. All the sites are adjacent to the A4177 and therefore there is potential for major negative effects with regard to noise, light and air quality. Potentially high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Hatton Park	Relatively small Green belt parcel which plays a limited role in preserving the setting of Hatton Park.	Low to Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Hatton Park	<p>Lies within LCP HP_04.</p> <p>This zone comprises a thin strip sandwiched between the A4177 Birmingham Road and the Grand Union Canal with its flight of locks. The zone stretches from Middle Lock Lane in the west to Oaklands Farm in the east and comprises some linear development along the A4177 (Hatton Terrace and other individual properties) and a few small paddocks. There is one Grade II listed building, Lock House, a typical Canal Company cottage. At the extreme western end there is a small copse and a larger area of scrub / trees lies between the A4177 and the canal by the roundabout onto Hatton Park. Despite much of the zone being occupied by a number of properties and their gardens it still has a rural feel to it. This is helped by the presence of the paddocks and good vegetation / tree cover. This rural feel only starts to become lessened at the eastern end of the zone, with the petrol station and development around Oaklands Farm, including mown verges, post and rail fencing and conifer hedgerows.</p> <p>In order to retain the rural setting of the canal, for the benefit of both visitors and wildlife, this zone should not be developed</p>	High	Site has a potential impact on adjoining local wildlife site / local site of importance for nature conservation. The hedgerow and trees would require protection and enhancement.	Medium	Impact on potential LWS, wider canal corridor and located in an area of high landscape value. Potential ribbon development impact. Not suitable.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (5)	Hatton Park	Budbrooke PC	HP02 / R125 / HP5*O	R100	HP2	Land south of Charingworth Drive/ Birmingham Road Roundabout	New SHLAA listing required.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (5)	Hatton Park		Not assessed in detail.	Not assessed in detail.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (5)	Hatton Park	Not assessed in detail.	W/95/0142 - Withdrawn - Residential development, spine road, access and provision of public open space (84 acres in total) including conversion of retained buildings. W/95/0143/LB - Withdrawn - Demolition of Highfield House; demolition of parts and conversion of central building, Leigh House and ancillary buildings; demolition of walls at entrance (and rebuilding).	Edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt and listed buildings . Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (5)	Hatton Park	Appropriate access would be required onto a busy main road. Listed Lock House, close to eastern boundary. Canal border along south edge.	Potential impact on Grand Union Canal potential LWS. Listed lock house close to eastern boundary. Consultation required with Canal and River Trust regarding potential impact on adjacent Hatton Locks. Aspects of the site are of high and medium landscape value.	Satisfactory	Not suitable due to impact on potential LWS, canal corridor and area of high landscape value.	Availability has not been confirmed.	Hedgerow and tree fronted site which may hold significant environmental benefits which could reduce deliverability.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (5)	Hatton Park	Woodland / scrubland.	Initially highlighted by the PC as having some potential, although in very outline terms.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Potential for major negative effects on traffic is all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. All the sites are adjacent to the A4177 and therefore there is potential for major negative effects with regard to noise, light and air quality. Potentially high landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (5)	Hatton Park	Relatively small Green belt parcel which plays a limited role in preserving the setting of Hatton Park.	Low to Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (5)	Hatton Park	<p>Lies within LCP HP_04.</p> <p>This zone comprises a thin strip sandwiched between the A4177 Birmingham Road and the Grand Union Canal with its flight of locks. The zone stretches from Middle Lock Lane in the west to Oaklands Farm in the east and comprises some linear development along the A4177 (Hatton Terrace and other individual properties) and a few small paddocks. There is one Grade II listed building, Lock House, a typical Canal Company cottage. At the extreme western end there is a small copse and a larger area of scrub / trees lies between the A4177 and the canal by the roundabout onto Hatton Park. Despite much of the zone being occupied by a number of properties and their gardens it still has a rural feel to it. This is helped by the presence of the paddocks and good vegetation / tree cover. This rural feel only starts to become lessened at the eastern end of the zone, with the petrol station and development around Oaklands Farm, including mown verges, post and rail fencing and conifer hedgerows.</p> <p>In order to retain the rural setting of the canal, for the benefit of both visitors and wildlife, this zone should not be developed</p>	High	Site has a potential impact on adjoining local wildlife site / local site of importance for nature conservation. The hedgerow and trees would require protection and enhancement.	Medium	Impact on potential LWS, wider canal corridor and located in an area of high landscape value. Potential ribbon development impact. Not suitable.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Hatton Station	Shrewley PC	HS2*O / R71	R71	HS 6	West of Station Road	SHLAA on system - slight update required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Hatton Station	Option discussed with PC and outline plans discussed with landowner / agent.	1.20	1.20	0.80	24	20			20

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Hatton Station		<p>Highway Observation:</p> <p>Access: There are two existing access points into the site. Access point 1 is along a side road off Station Road 3.6 metres wide. Access point 2 is on Station Road which is 5.2 metres wide.</p> <p>Carriageway: At access point 1, the carriageway is 3.3 metres wide. At access point 2, Station Road is 5.7 metres wide.</p> <p>Footway: There is no footway along Station Road or the slip road.</p> <p>Speed Limits: The speed limit along Station Road is 40mph.</p> <p>Visibility Splays: "Y" distance of 120 metres at access point 1 can be achieved to the left but not to the right due to overgrown vegetation and the carriageway alignment. If the vegetation was cut down, then possibly a "Y" distance of 70 metres could be achieved. At access point 2, the "Y" distance of 120 metres could not be achieved in both directions due to overgrown vegetation and the carriageway alignment.</p> <p>Sustainability: There are two bus stops within 500 metres of the site.</p> <p>Conclusion: Access into the site cannot be achieved as the "Y" distances cannot be achieved and the carriageway on the side road is not wide enough for two vehicles to pass each other.</p>	Close proximity to road network. High levels of ambient traffic noise.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Hatton Station	It is recognised that the sewage and drainage systems in Hatton Station are at capacity and any new scheme will have to manage its impact and avoid adding to local problems.	No recent planning applications detailed.	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Hatton Station	Access into the site can not be achieved. Carriageway on the side road is not wide enough for two vehicles to pass each other. Configuration of the site - particularly at northern end where the narrowest part of the site is bounded on two sides by roads.	High landscape impact.	Close proximity to road network. High levels of ambient traffic noise.	Not suitable due to site access problems and landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to insufficient site access.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Hatton Station	Woodland / scrubland.	Site designs show very little integration with the village. Impact on nearby residential properties may be significant. Any scheme will need to effectively manage drainage and sewage issues, and where possible improve infrastructure locally.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & =/ Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Adjacent to M40 which means that there is likely to be major negative effects with regard to noise, light and air quality. Major positive impact with regard to public transport, due to close proximity to Hatton Railway Station. Potential for major negative effects on traffic if all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Hatton Station	Well defined Green Belt parcel showing some characteristics of lower value, but with important biodiversity features.	Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Hatton Station	<p>Lies within LCP HS_06.</p> <p>This zone lies either side of Station Road and is bordered by the M40 motorway along the south-eastern edge. It is adjacent to the southern edge of the settlement. It has a contrasting character, with a medium to large scale arable field to the east of Station Road and a small scale enclosed field pattern to the west. The latter includes a field of marshy grassland and a wooded copse adjacent to the M40 corridor. Views into the eastern part of the zone are more open, whereas those into the western part are much more restricted due to vegetation / tree cover.</p> <p>Any new development should be restricted to the west of Station Road and the existing roadside vegetation / trees should be retained for screening and landscape structure.</p>	Medium	Wet grassland - potential limitation. Originally high bio-diversity potential before site clearance. Potential links to wider habitat corridors.	Medium	Not a preferred option. Major problems with insufficient site access. Also significant impact on nearby residential amenity.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Hatton Station	Shrewley PC	HS1*O / R77	R77	HS 7	Former Storage Depot, Oakdene Crescent	SHLAA on system

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Hatton Station	Discussed in detail with PC and potential site developers.	1.16	1.16	0.78		23			20

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Hatton Station	Layout plans show higher density development (30-35 dwellings). Environmental buffering and habitat protection reduces site options.	<p>Highway Observation:</p> <p>Access: The existing access point into the site on Oakdene Crescent is 5.4 metres wide.</p> <p>Carriageway: Oakdene Crescent is a cul-de-sac which is 6.7 metres wide.</p> <p>Footway: The footway to the left of the access point is 1.9 metres wide with a verge 1.35 metres wide.</p> <p>Speed Limits: The speed limit on Oakdene Crescent is 30mph however vehicle speeds are likely to be slower due to the carriageway alignment.</p> <p>Visibility Splays: As the proposed site is at the end of Oakdene Crescent, there are no visibility issues to the left however to the right, "Y" distance of 43 metres can only be achieved across third party land.</p> <p>Sustainability: There are two bus stops within 250 metres of the site.</p> <p>Conclusion: Access into the site can be achieved by taking Oakdene Crescent carriageway straight into the site and possibly erecting a 'Give Way' sign on the junction with Antrobus Close.</p>	Noise issues associated with the railway line and potential site contamination associated with nearby railway use and previous use on site.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Hatton Station	Appropriate green corridor required for the brook, which may reduce some of the site development capacity. It is recognised that the sewage and drainage systems in Hatton Station are at capacity and any new scheme will have to manage its impact and avoid adding to local problems.	No recent planning applications detailed.	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Hatton Station	Narrow site access. Close proximity to railway corridor. Brook corridor around edge of site. Potential site contamination from previous use. Evidence of protected species on site.	Close proximity to existing residential properties. Loss of informal recreational open space. High landscape value.	Potential site contamination associated with nearby railway use and previous use on site.	Potentially suitable in part subject to overcoming physical constraints and appropriate provision of habitat for protected species.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming site constraints, on site species issues and a full viability evaluation.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Hatton Station	Former employment use on the site and now demolished.	Good connections with existing built form. Potential impact on residential amenity. Not sure there is sufficient site access or ability to service the properties. Any scheme will need to effectively manage drainage and sewage issues, and where possible improve infrastructure locally.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Adjacent to railway corridor which means that there is likely to be major negative effects with regard to noise, light and air quality. Major positive impact with regard to public transport, due to close proximity to Hatton Railway Station. Potential for major negative effects on traffic if all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt.	Brownfield use

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Hatton Station	Large parcel with strong role in preserving the open character of the Green Belt and contributing to the setting and character of Hatton Station. Some erosion of character towards the north western fringe of the parcel.	High	The sub-parcel adjoins Hatton Park Station and railway line and meets the fundamental aim and purposes of the Green Belt, which may be compromised by removing the parcel from the Green Belt. However, it is a potentially sustainable location, particularly with the site being in close proximity to the railway station. Any village inset boundary would need to be consistent with the Green Belt boundary.	Low

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Hatton Station	<p>Lies within LCP HS_05b.</p> <p>This zone comprises a sub- regular pattern of small to medium scale pastoral farmland including an area of regenerating scrub with garden escapes (buddleia, damson) and self seeded young trees including oak, birch, hawthorn and willow, the northern edge forming part of Hatton Country World's 'Watery Stroll'. Generally tree cover to the stream course is good. The short section of roadside hedgerow is smothered in bramble while field boundaries have become outgrown. This small area lies to the east of recent infill residential development that has no clear pattern and an abrupt fenced boundary softened in parts by overgrown garden vegetation. The zone has medium tranquillity due to proximity of the railway and constant background road noise and is on the edge of the main developed part of the settlement. It forms a semi rural backdrop with links to wider farmland to the east.</p> <p>The area of scrub is an important reptile habitat and therefore should not be developed, however the zone could accommodate small scale development in the three small fields to the south of the zone. If these three fields were developed a landscape buffer should be created along the stream to ensure there is a wildlife corridor connecting the area of scrub with the wider farmland.</p>	High	Evidence of protected species on site may require substantial mitigation and compensation and affect the viability assessment associated in taking this site forward. River Alne Local Wildlife Site is to be found on the eastern border of the site.	Medium to High	Potentially suitable in part subject to overcoming physical constraints and appropriate provision of habitat for protected species. Strong connection with existing built form. Further technical and survey work will be required on habitat / species matters.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (2)	Hatton Station	Revised capacity to reflect proximity to motorway.	Small scale development of up to 6 dwellings will not require formal access requirements.	Very close proximity to motorway. High levels of ambient traffic noise.
Preferred Option (1)	Hill Wootton	Revised down figure due to land owner concern about over development	No detailed feedback - development level less than formal access requirements. Site access could come off small village road rather than than the Hill Wootton Road, which would maintain the strong hedgerow frontage.	Potential railway noise. Nearby area also has a number of filled in ponds, with potential for gas build-up.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (2)	Hatton Station	It is recognised that the sewage and drainage systems in Hatton Station are at capacity and any new scheme will have to manage its impact and avoid adding to local problems.	Site has been subject to pre-application discussions.	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.
Preferred Option (1)	Hill Wootton	Will require the appropriate management of surface water flows.	No recent planning applications detailed.	Edge of village location. Hill Wootton is a very small village / hamlet with no major services / facilities, although it is situated within close proximity to Leek Wootton	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (2)	Hatton Station	Very close proximity to motorway corridor. Only suitable for small scale linear development.	Loss of agricultural land. Medium landscape value.	Very close proximity to motorway. High levels of ambient traffic noise.	Some limited potential subject to suitable environmental screening and noise abatement.	Owner has expressed an interest in releasing the site for development.	Will require a review of viability given the size of the scheme and requirements for environmental screening and noise alleviation.	2014/19
Preferred Option (1)	Hill Wootton	Close proximity to existing farmhouse and barn / storage units to the south of the site. Mature trees and hedgerow will limit site access points.	Hill Wootton Farmhouse is listed (Grade 2) and opposite the site - any development will need to carefully consider its relationship to this building. High Green Belt scoring this area.	Satisfactory	Concerns over the impact on the Green Belt and open landscape in this area. Any development will need to be very carefully developed.	Landowner recognises that the site may have development potential in the future, but is in no immediate hurry to dispose of the site.	Potentially achievable, subject to further discussions with landowner regarding disposal timescale.	2019+

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (2)	Hatton Station	Agricultural land	Initial scheme for 10 dwellings is probably over ambitious. High noise levels and quite small properties. Any scheme will need to effectively manage drainage and sewage issues, and where possible improve infrastructure locally.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Adjacent to M40 which means that there is likely to be major negative effects with regard to noise, light and air quality. Major positive impact with regard to public transport, due to close proximity to Hatton Railway Station. Potential for major negative effects on traffic is all sites are taken forward. Also need to be aware of cumulative effects on A46/A4177/A425 junction if all the sites are developed in Hampton Magna, Hatton Park, Hatton Station and Shrewley Common.	Not assessed
Preferred Option (1)	Hill Wootton	Agricultural land	Small field which could form part of the village envelope / built form for Hill Wootton.	Economy = / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - & - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities - / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	The potential allocation is likely to lead to major positive long-term effects on housing needs as the site makes provision for housing. With regard to travel and transport, the site has excellent access to public transport with a bus stop within 0 - 400 m and there is potential for a pavement to be incorporated to provide safe access for pedestrians into the village centre and to the bus stop. Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (2)	Hatton Station	Well defined Green Belt parcel showing some characteristics of lower value, but with important biodiversity features.	Medium	The triangular sub-parcel of land adjoining the M40 could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, the Green Belt boundary would need to be consistent with the village inset and there may be other sustainable development constraints.	Low
Preferred Option (1)	Hill Wootton	Important Green Belt parcel which fulfils a very valuable role in maintaining the open space between larger settlements and preserving the setting of Hill Wootton and Blackdown villages.	High	The 'open character' of Hill Wootton currently makes an important contribution to the openness of the Green Belt. The Sub-parcel could not easily accommodate a limited infill, without compromising this essential open character, and the fundamental aim and purposes of the Green Belt.	High

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (2)	Hatton Station	Lies within LCP HS_06. This zone lies either side of Station Road and is bordered by the M40 motorway along the south-eastern edge. It is adjacent to the southern edge of the settlement. It has a contrasting character, with a medium to large scale arable field to the east of Station Road and a small scale enclosed field pattern to the west. The latter includes a field of marshy grassland and a wooded copse adjacent to the M40 corridor. Views into the eastern part of the zone are more open, whereas those into the western part are much more restricted due to vegetation / tree cover. Any new development should be restricted to the west of Station Road and the existing roadside vegetation / trees should be retained for screening and landscape structure.	Medium	Any hedgerow and trees would require protection and enhancement.	Low	Lower impact site which might have issues over deliverability due to proximity to the motorway corridor.
Preferred Option (1)	Hill Wootton	Open field landscape with well defined edges. Close proximity to existing farmhouse building. Village has a strong connection with the surrounding agricultural landscape and this field forms part of this character.	Not surveyed in detail but assessed High/Medium based upon area knowledge.	Hedgerows and mature trees will need to be protected around the field edge.	Low to Medium	Some very limited potential subject to further discussions with landowner and further work on site access and minimising impact.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (14)	Hockley Heath	Lapworth PC	HOC1*O / R154	R104	HOCK1	Former Aylesbury House Hotel and Surrounds	SHLAA form submitted

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (14)	Hockley Heath	16 on site plus subdivision of hotel (4 units)	<p>Highway Observation:</p> <p>Access: There is currently an existing access point into the site on Aylesbury Road which is 3.4 metres wide.</p> <p>Carriageway: Aylesbury Road is 5.9 metres wide.</p> <p>Footway: The footway adjacent to the site is 1.2 metres wide with a verge fronting the site 18 metres wide.</p> <p>Speed Limits: The speed limit along Aylesbury Road is 40mph.</p> <p>Visibility Splays: "Y" distance of 120 metres cannot be achieved in either direction. A maximum of 93 metres can be achieved to the right of the access point and only 78 metres can be achieved to the left.</p> <p>Sustainability: There is a bus stop approximately 250 metres to the right of the site.</p> <p>Conclusion: Access into the site cannot be achieved due to the "Y" distance not being achieved</p>	Any potential demolition works will need to be managed for asbestos.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (14)	Hockley Heath	No major observations.	W/00/1623/TC - Permitted Development - Erection of a 15 metre monopole and equipment cabin W/92/1324 - Granted - Insertion of windows W/92/1325/LB - Granted - Insertion of windows W/95/0888/LB - Granted - Positioning of a UHF 6dB broadband aerial (3m high).	Edge of village location. Hockley Heath has a wide range of local service and facilities.	Green Belt and listed building policies.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (14)	Hockley Heath	Former hotel	A preferred option for a small level of growth. But the linked advantages are clearly linked to Hockley Heath (in Solihull), rather than Warwick District.	Economy = / Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment -- & ? / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	The potential allocation is likely to lead to major positive long-term effects on housing needs as the site makes provision for housing. With regard to travel and transport, the site has excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on access to public transport under SA Objective 2. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land on the edge of the village and in addition the site is also in a Surface Water Safeguarded Zone and a Groundwater Drinking Water Protected Area which is 'probably at risk'.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (14)	Hockley Heath	Strategically important Green Belt parcel which fulfils a very valuable role in maintaining the open space between Hockley Heath and Dorridge.	High	The former hotel site includes some substantial built development and hardstanding, within extensive open and wooded grounds. The Sub-parcel could accommodate a limited village extension, while accepting some compromise on the fundamental aim, essential characteristics and purposes of the Green Belt. However, particular consideration would need to be given to any proposals for development, that would be conspicuous from the Green Belt and which might be visually detrimental by reason of siting, materials and design. Clearly, important natural assets, including mature wooded areas, trees and hedgerows would also need to be safeguarded	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (14)	Hockley Heath	Sensitive landscape both in terms of the listed building and its curtilage but also the wider landscape. Any development will need to be very carefully managed to minimise landscape impact, including the establishment of suitable levels of landscaping.	Not surveyed in detail but assessed High/Medium based upon area knowledge.	Hedgerows and mature trees will require enhancement and protection. Important cluster of trees towards the entrance to the site. Habitat enhancement works will need to be built into any masterplan with supporting landscape strategy.	Medium	Potentially suitable in part subject to establishing a clear policy position on development in these types of locations / circumstances, suitable access arrangements being established to the site, further work on scheme viability and a quality masterplan being developed in conjunction with the planning authority.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred option (1)	Kingswood	Rowington PC	KW1*O / R82 (integrating RO4)	R108	KW09	Meadow House, Kingswood - near the edge of settlement location within the main built-up form of Kingswood settlement	Updated SHLAA submission required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred option (1)	Kingswood	Awaiting detailed feedback from Environmental Health, Flooding, Highways and Landscape / Ecology reviews.	2.32	2.13	1.43		43			20

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred option (1)	Kingswood	Numbers restricted to reflect potential environmental restrictions.	<p>Highway Observation:</p> <p>Access: There is an existing access on both proposed sites. The first is opposite the private drive, the second existing access is in the private drive – The Meadow House.</p> <p>Carriageway: The carriageway on Old Warwick Road measures 6.6metres.</p> <p>Footway: A footway measuring 1.3metres is sited on the access opposite the private drive.</p> <p>Speed Limits: The speed limit at the proposed access point is 30mph.</p> <p>Visibility Splays: The first potential access achieves visibility splays left and right meaning that 70metres is to be achieved in a 30mph zone. The second access if visibility was able to be measured to the middle of the carriageway, then visibility would be able to be achieved.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: Access into all sites can be achieved.</p>	Possible contamination linked to land uses. Also potential for site contamination due to proximity to nearby railway line. Noise issues from railway line.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred option (1)	Kingswood	The Old Warwick Road and the area around the garage and bridge has a history of flooding. The bridge acts as a 'pinch-point' for a significant flow of water from the north. The area should be subject to detailed hydrology modelling.	W/90/0863 - Granted conversion of shop to office, erection of a glasshouse and awning as a retail centre. W/90/0005 - Erection of sectional timber and aluminium building as a display for retail purposes. W/99/0390 - Siting of a portable cabin. W/02/1601 (withdrawn appeal) - Erection of 11 dwellings and construction of a new vehicular access. Erection of garage for Kingswood Farm. W/09/0226 - Application for a lawful development certificate for the continued residential use of the dwelling known as The Meadow House unencumbered by an agricultural occupancy condition imposed on planning application W86/1182.	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred option (1)	Kingswood	SFRA - Areas Susceptible to surface water flooding less and more. / River Alne Local Wildlife Site (LWS) runs along the western edge of the site. SFRA - Minor Rivers down the middle of the site.	Neighbouring Kingswood Farm is Grade 2 listed. / 1-5 Old Warwick Road opposite the site is Grade 2 listed. Development may have an adverse impact on surface water drainage in the locality. Adjacent to listed waterways and listed locks.	Part of the site may be subject to surface water flooding.	May be suitable in part subject to detailed assessment of surface water flooding issues and suitable protection of local wildlife corridor.	Development option available within 2 years.	Potentially achievable development level (20 units) , subject to accommodating local surface water flooding issues.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred option (1)	Kingswood	Previous retail use for part of the site. The business has ceased trading from this location.	Site has been subject to several PC discussions. Scale of development is very low density to reflect landowner's aspiration to build small complex for older peoples to meet local need. Identified as potential option site.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. Site is directly adjacent the main railway line so there are also likely to be major negative effects with regard to noise and light. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred option (1)	Kingswood	Small Green Belt Parcel which has been eroded over the years by primarily residential development. Some limited options for enhancement.	Low - Medium	Small Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, important natural assets should be protected and enhanced	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred option (1)	Kingswood	<p>Lies within LCP KW_31.</p> <p>This zone is a small triangular plot that abuts the railway and canal corridors with an area of wet woodland to the south that is sunk beneath the level of the canal. It is almost completely screened from view and comprises small fields of pasture and a garden nursery that are hidden behind mature back gardens and garages and Severn Trent's property. Tree cover along the canal corridor is good, permitting only occasional glimpsed views into gardens / fields. The zone is generally tranquil with little road noise and occasional trains and attracts only a small number of walkers and canal boat users. The zone is physically separate from the wider farmed landscape because of the canal and railway corridors and the mature vegetation / fenced boundaries that restrict views into it.</p> <p>The zone could accommodate new development which should complement the local character and respect the canal setting. The strong perimeter vegetation must be retained and enhanced to ensure adequate screening from the canals and railway.</p>	Medium	Canal corridor scoring reasonable high for ecology value.	Medium	Suitable in part subject to detailed accessment of surface water flooding issues and suitable protection of local wildlife corridor.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred option (2)	Kingswood	Rowington PC	KW2*O / R83	R109	KW09	Kingswood Farm, Old Warwick Road - edge of settlement location, within the main built-up form of Kingswood Settlement	New SHLAA submission required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred option (2)	Kingswood	Awaiting detailed feedback from Environmental Health, Flooding Highways and Landscape / Ecology reviews.	1.25	0.81	0.54		16			10

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred option (2)	Kingswood	Requires substantial netting down and screening due to canal corridor and listed building	<p>Highway Observation:</p> <p>Access: There is an existing access on both proposed sites. The first is opposite the private drive, the second existing access is in the private drive – The Meadow House.</p> <p>Carriageway: The carriageway on Old Warwick Road measures 6.6metres.</p> <p>Footway: A footway measuring 1.3metres is sited on the access opposite the private drive.</p> <p>Speed Limits: The speed limit at the proposed access point is 30mph.</p> <p>Visibility Splays: The first potential access achieves visibility splays left and right meaning that 70metres is to be achieved in a 30mph zone. The second access if visibility was able to be measured to the middle of the carriageway, then visibility would be able to be achieved.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: Access into all sites can be achieved.</p>	No major issues detailed.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred option (2)	Kingswood	The Old Warwick Road and the area around the garage and bridge has a history of flooding. The bridge acts as a 'pinch-point' for a significant flow of water from the north. The area should be subject to detailed hydrology modelling.	W/92/1342/LB – Granted - Erection of a gabled dormer window at rear. W/04/0030LB – Granted - Erection of a rear conservatory and construction of pitched roof. W/04/0029 – Granted - Erection of a rear conservatory and construction of pitched roof. W/12/1100 – Granted - Erection of extension to existing rear dormer to form a bathroom and construction of a pitched roof above existing single storey rear flat roof extension. W/12/0752LB – Granted - Erection of dormer window and replacement of existing windows.	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred option (2)	Kingswood	Grand Union Canal Potential SINC towards the eastern boundary of the site. Access to the site needs to be resolved.	Kingswood Farm is a grade 2 listed building within the north western section of the site. Adjacent to listed waterways and listed locks.	Satisfactory	Potentially suitable in part subject to resolving site access and protecting the Kingswood Farm listed building.	Available for development subject to discussion with neighbour over timescales.	Potentially achievable for small scale development - subject to resolving primarily site access issues.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred option (2)	Kingswood	Small loss of agricultural / garden land.	No major issues raised by the PC. Need for a comprehensive scheme if both sites come forward. Site is within Rowington Parish.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred option (2)	Kingswood	Small Green Belt Parcel which has been eroded over the years by primarily residential development. Some limited options for enhancement.	Low - Medium	The Green Belt parcel could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. The Grand Union Canal would provide a permanent defensible boundary. However, important natural assets should be protected and enhanced, particularly in proximity to the canal; a provisional Local Wildlife Site (LWS).	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred option (2)	Kingswood	<p>Lies within LCP KW_31.</p> <p>This zone is a small triangular plot that abuts the railway and canal corridors with an area of wet woodland to the south that is sunk beneath the level of the canal. It is almost completely screened from view and comprises small fields of pasture and a garden nursery that are hidden behind mature back gardens and garages and Severn Trent's property. Tree cover along the canal corridor is good, permitting only occasional glimpsed views into gardens / fields. The zone is generally tranquil with little road noise and occasional trains and attracts only a small number of walkers and canal boat users. The zone is physically separate from the wider farmed landscape because of the canal and railway corridors and the mature vegetation / fenced boundaries that restrict views into it.</p> <p>The zone could accommodate new development which should complement the local character and respect the canal setting. The strong perimeter vegetation must be retained and enhanced to ensure adequate screening from the canals and railway.</p>	Medium	Canal corridor scoring reasonable high for ecology value.	Medium	Suitable in part, subject to being taken forward jointly with KW1*O to provide an appropriate site access and addressing any localised flooding issues.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (8)	Kingswood	Lapworth PC	KW3*O / R84	R110	KW1	Land south of Kingswood Close - Potential linear infill location within Kingswood Settlement	New SHLAA submission required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (8)	Kingswood	Discussed with PC and subject to considerable local resident feedback opposing development.	10.06	0.64	0.43		13			13

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (8)	Kingswood		<p>Highway Observation:</p> <p>Access: There is no existing access, however the access point measured from was south of the Church.</p> <p>Carriageway: The carriageway is 5.9 metres wide.</p> <p>Footway: No footway existing and no verge.</p> <p>Speed Limits: The speed limit is 30mph.</p> <p>Visibility Splays: Visibility splays to the right you can achieve 19 metres, in order to achieve any increase would require the removal of 3 mature trees. Visibility to the left is severely restricted and to achieve any suitable splay would also require the removal of mature trees.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: Due to the lack of visibility, access cannot be achieved.</p>	No major issues raised.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (8)	Kingswood	Land to the east of Station Lane, can be subject to substantial flooding.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (8)	Kingswood	Number of tree preservation orders along the frontage of the site. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.	Listed building towards the south east of the site - potentially significant impact on setting. Significant impact on landscape character.	Satisfactory	Not suitable due to impact on tree frontage and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to environmental impact.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (8)	Kingswood	Agricultural land.	Reduced scale option discussed as part of early site assessment work. Recognition of substantial local opposition to development.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Major negative long-term effect on landscape. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (8)	Kingswood	Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.	Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (8)	Kingswood	<p>Lies within LCP KW_17.</p> <p>This zone is defined by the railway, canal, parish boundary and Rising Lane to the north. It contains one farm which is a Listed Building of timber framed construction (Kingswood Farm) with a regular small scale pastoral field pattern including wet, marshy grassland with a feeder river. Views of the zone are heavily filtered by the high density of development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. There is a small area of unofficial open space next to the canal. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a narrow river with scattered trees alongside, field pond(s) and small blocks of woodland that together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.</p> <p>This zone has a high sensitivity because of the older permanent pasture and could only accommodate low density roadside development as long as it is not directly adjacent to the Listed Building and its curtilage, i.e. the small scale meadows surrounding the building. Views of the listed building and its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground.</p>	High	Reasonably high habitat scores for the canal corridor area and marshy grassland.	Medium to High	Not suitable due to substantial impact on tree frontage to achieve access and major impact on landscape character.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (9)	Kingswood	Lapworth PC	KW4*O / R85	R111	KW1	Station Lane, Opposite Gowen Bank	New SHLAA submission required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (9)	Kingswood	Discussed with PC and subject to considerable local resident feedback opposing development.	6.5	0.6	0.4		12			12

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (9)	Kingswood		<p>Highway Observation:</p> <p>Access: No existing access, proposed access has been considered opposite 155 Station Lane.</p> <p>Carriageway: The carriageway is 5.6 metres in width.</p> <p>Footway: No footway present, however there is a verge of 1.5metres.</p> <p>Speed Limits: The speed limit is 30mph</p> <p>Visibility Splays: Visibility splays are restricted to the left and right. Left measures 11.5 metres and right 27.5 metres. If the fronting hedgerow was removed or replanted visibility could possibly be achieved; including the possible removal of 3 mature trees.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: Due to the lack of visibility, access into the site cannot currently be achieved.</p>	No major issues raised.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (9)	Kingswood	Land to the east of Station Lane, can be subject to substantial flooding.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (9)	Kingswood	Small number of tree preservation orders along site frontage. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.	Significant impact on landscape character. Access will require removal of tree frontage.	Satisfactory	Not suitable due to impact on tree frontage and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to environmental impact.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (9)	Kingswood	Agricultural land.	Reduced scale option discussed as part of early site assessment work. Recognition of substantial local opposition to development.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Major negative long-term effect on landscape. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (9)	Kingswood	Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.	Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (9)	Kingswood	<p>Lies within LCP KW_17.</p> <p>This zone is defined by the railway, canal, parish boundary and Rising Lane to the north. It contains one farm which is a Listed Building of timber framed construction (Kingswood Farm) with a regular small scale pastoral field pattern including wet, marshy grassland with a feeder river. Views of the zone are heavily filtered by the high density of development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. There is a small area of unofficial open space next to the canal. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a narrow river with scattered trees alongside, field pond(s) and small blocks of woodland that together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.</p> <p>This zone has a high sensitivity because of the older permanent pasture and could only accommodate low density roadside development as long as it is not directly adjacent to the Listed Building and its curtilage, i.e. the small scale meadows surrounding the building. Views of the listed building and its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground.</p>	High	Reasonably high habitat scores for the canal corridor area and marshy grassland.	Medium to High	Not suitable due to substantial impact on tree frontage to achieve access and major impact on landscape character.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred option (3)	Kingswood	Lapworth PC	KW5*O / R87	R113	KW 1	Land south of the Stables, Station Lane	New SHLAA submitted

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred option (3)	Kingswood	Discussed with the PC.	0.55	0.55	0.37		11			6

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred option (3)	Kingswood	Limited by highways access.	<p>Highway Observation:</p> <p>Access: There is no existing access on Station Lane. The proposed access was considered to be measured opposite the station.</p> <p>Carriageway: The carriageway is 6.1 metres in width..</p> <p>Footway: The footway is less than the recommended width of 2 metres, measuring 1.3 metres.</p> <p>Speed Limits: The speed limit is 30mph</p> <p>Visibility Splays: Visibility could be achievable to the left if the hedge is trimmed back. However visibility to the right is further restricted.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: If a speed survey is undertaken to support achievable visibility splays, then access into the site could be acceptable. Only acceptable on a development level up to 6 dwellings.</p>	Previous use may result in land contamination issues - desk top study required.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred option (3)	Kingswood	Land to the east of Station Lane, can be subject to substantial flooding.	W/11/0545 - Withdrawn Invalid - Wall and gates to entrance of property. W/11/1481 - Withdrawn Invalid - Modification of existing entrance, with entrance walls and security gates. W/11/0852 - Withdrawn Invalid - New entrance to the property with gates.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred option (3)	Kingswood	Access very limited and would have to be made off existing driveway. Substantial number of tree preservation orders. In an area of medium to high landscape value.	Potential impact on landscape character - but the site is also well screened.	Satisfactory	Some limited potential but restricted by very poor site access.	Owner has expressed an interest in releasing the site for development.	Achievable subject to minimising landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred option (3)	Kingswood	Agricultural land / previously used land.	No major observations - perceived to be one of the better development options due to the screened nature of the site.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred option (3)	Kingswood	Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.	Medium	Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, important natural assets should be protected and enhanced.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred option (3)	Kingswood	<p>Lies within LCP KW_17.</p> <p>This zone is defined by the railway, canal, parish boundary and Rising Lane to the north. It contains one farm which is a Listed Building of timber framed construction (Kingswood Farm) with a regular small scale pastoral field pattern including wet, marshy grassland with a feeder river. Views of the zone are heavily filtered by the high density of development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. There is a small area of unofficial open space next to the canal. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a narrow river with scattered trees alongside, field pond(s) and small blocks of woodland that together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.</p> <p>This zone has a high sensitivity because of the older permanent pasture and could only accommodate low density roadside development as long as it is not directly adjacent to the Listed Building and its curtilage, i.e. the small scale meadows surrounding the building. Views of the listed building and its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground. Land to the south of The Stables is slightly less sensitive to housing, and shows evidence of a previous use on some parts of the site.</p>	High / Medium	Reasonably high habitat scores for the canal corridor area.	Medium to High	Some very limited development potential subject to the provision of suitable site screening.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (10)	Kingswood	Lapworth PC	KW6*O / R107	R114	KW1	Land to the South of Rising Lane, Kingswood	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (10)	Kingswood	Discussed with the PC.	1.82	0.18	0.18		5			

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (10)	Kingswood		<p>Highway Observation:</p> <p>Access: There is no existing access</p> <p>Carriageway: The width of the carriageway on Rising Lane measure 5.2 metres, at the access point chosen.</p> <p>Footway: No footway present at the access point.</p> <p>Speed Limits: The speed limit is 60mph</p> <p>Visibility Splays: Visibility splays to the left measures 9 metres and to the right measures 15 metres, moving the access could potentially improve visibility, however it is still unlikely the required splays could be achieved.</p> <p>Sustainability:</p> <p>Conclusion: Due to the lack of visibility, access into the site cannot be achieved.</p>	No major issues raised.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (10)	Kingswood	Land to the east of Station Lane, can be subject to substantial flooding.	No recent planning applications detailed.	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (10)	Kingswood	Insufficient site access. Proximity to listed building. In a corridor of high landscape value.	Significant impact on landscape character.	Satisfactory	Not suitable due to insufficient site access and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to insufficient access.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (10)	Kingswood	Agricultural land	Reduced scale option discussed as part of early site assessment work.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Major negative long-term effect on landscape. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (10)	Kingswood	Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.	Medium	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (10)	Kingswood	<p>Lies within LCP KW_17.</p> <p>This zone is defined by the railway, canal, parish boundary and Rising Lane to the north. It contains one farm which is a Listed Building of timber framed construction (Kingswood Farm) with a regular small scale pastoral field pattern including wet, marshy grassland with a feeder river. Views of the zone are heavily filtered by the high density of development on Station Lane / Rising Lane and recent infill development which has encroached onto the field pattern, boundary vegetation and fencing and vegetation to the edge of the canal corridor. There is a small area of unofficial open space next to the canal. The condition of the internal field boundaries is generally poor with the remaining structure outgrown, although the small/medium scale field pattern is still readable. The fields are still managed for pasture with cattle grazing giving a very strong rural character. There is a narrow river with scattered trees alongside, field pond(s) and small blocks of woodland that together with the small scale field pattern provide the landscape setting to the Listed Building. The settlement edge is well screened by mature planting within the gardens and is not visible from the canal corridor.</p> <p>This zone has a high sensitivity because of the older permanent pasture and could only accommodate low density roadside development as long as it is not directly adjacent to the Listed Building and its curtilage, i.e. the small scale meadows surrounding the building. Views of the listed building and its setting from the canal should be protected. A landscape buffer of at least the width of one field needs to be provided along both the stream course and canal in order to retain their rural character. Smaller blocks of native planting will also be required to mitigate against the visual impact of any new development, especially on higher ground.</p>	High	Reasonably high habitat scores for the canal corridor area.	Medium to High	Insufficient vehicle access and significant impact on landscape character.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (4)	Kingswood	Lapworth PC	KW7*O / R108	R115	KW 14	Rear of Brome Hall Lane	

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (4)	Kingswood		0.57	0.57	0.38		11			11

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (4)	Kingswood		<p>Highway Observation:</p> <p>Access: Access into the site is to the left off Old Warwick Road after Lapworth Village Hall entrance and before Mill Lane.</p> <p>Carriageway: The carriageway to the site varies in width from 2.8 metres at the junction to Old Warwick Road to 4.7 metres at the site.</p> <p>Footway: There is no footway in the cul-de-sac.</p> <p>Speed Limits: The speed limit in the cul-de-sac is 30mph however; vehicle speeds are likely to be lower due to the carriageway alignment.</p> <p>Visibility Splays: The proposed development is at the end of the cul-de-sac so there will be no visibility issues.</p> <p>Sustainability: There is a bus stop within 300 metres of the site.</p> <p>Conclusion: Access into the site will need to be improved for an additional 11 dwellings in the area</p>	No major issued raised.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (4)	Kingswood	No major observations.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (4)	Kingswood	Improved site access required. Tree preservation orders on northern edge of the site.	Close relationship to open field landscape which will need to be protected.	Satisfactory	Suitable for small scale development subject to access improvements and sufficient site screening.	Awaiting confirmation of landowner interest.	Achievable subject to landowner interest.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (4)	Kingswood	Gardenland.	Site initially proposed as an option by the PC.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Major negative long-term effect on landscape. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Gardenland

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (4)	Kingswood	Relatively small Green Belt parcel which has witnessed an erosion in its open character due primarily to residential development.	Low to Medium	Green Belt OVA (Low – Medium) is a reflection that the fundamental aim, essential characteristics and purposes of the Green Belt have been compromised in this parcel.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (4)	Kingswood	<p>Lies within LCP KW_20.</p> <p>This zone comprises a small regular pastoral field pattern including some grazed wet grassland, and a number of individual dwellings as well as roadside properties. The Stratford-Upon-Avon Canal lies to the north with the canal basin in the adjacent zone to the east. To the south is an old earth bank (Green Lane) which is a potential wildlife site. The B4439 cuts through the zone from east to west. The zone contains low/medium density linear mixed development decreasing in density and becoming purely residential as you move to the west, two Listed Buildings, several small copses and two areas of public open space. Tree cover is good, screening the canal basin car park from the road and along the old earth bank. Roadside hedgerows are trimmed, with scattered trees including mature conifers. Recent hedge laying is apparent although breaks in the hedgerows are being gapped up with varieties of conifers or replaced with close board timber fencing creating an urban environment. Internal field boundaries are outgrown and open, with livestock wandering from field to field. Conifers are becoming increasingly common within garden / roadside boundaries, copses and along the canal boundary. Another urban feature is the use of domestic solar panels which are visible from the lane. Views are generally contained with large individual houses glimpsed in gaps in roadside vegetation and an arable field within adjacent zone KW_19 is visible from the canal.</p> <p>A small number of additional properties could be incorporated within this zone but attention should be given to retention of field boundaries, respecting the local character and retaining a landscape buffer to the canal.</p>	High / medium	Need to protect hedgerows and trees to maintain habitate value.	Low to medium	Potential small scale housing option subject. Site owned by developer interests but requires final landowner confirmation.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (5)	Kingswood	Lapworth PC	KW8*O / R109	R116	KW 4	East of Lensana, Warwick Road	

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (5)	Kingswood		0.15	0.15	0.15		5			5

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (5)	Kingswood		<p>Highway Observation:</p> <p>Access: There is currently an existing access point into the site 3.3 metres wide.</p> <p>Carriageway: Old Warwick Road is 6.4 metres wide.</p> <p>Footway: The footway adjacent to the site is 1 metre wide.</p> <p>Speed Limits: The speed limit on Old Warwick Road is 40mph.</p> <p>Visibility Splays: "Y" distance of 120 metres cannot be achieved in either direction due to overgrown vegetation. There is also a viaduct to the left of the site blocking visibility and to the right, there is a bridge with a crest 91.3 metres away.</p> <p>Sustainability: There are three bus stops within 200 metres of the site.</p> <p>Conclusion: Due to poor visibility, access into the site cannot be achieved.</p>	<p>Very close proximity to the railway line - protection from noise may be an issue.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (5)	Kingswood	No major observations.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (5)	Kingswood	Very close proximity to railway line and bridge. Very limited site access, but lower traffic speeds. Only suitable for small terrace scheme.	Loss of informal parking area.	Satisfactory	Suitable subject to resolving site design issues.	Confirmation of multiple landownership interest required.	Subject to confirmation of landowner interest.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (5)	Kingswood	Previous use as a Scout Hut (now demolished).	Generally supportive of a small scale housing scheme - subject to previous discussions.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape -- & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality -- Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Site is directly adjacent to the main railway line so there are likely to be major negative effects with regard to noise and light. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (5)	Kingswood	Large Green Belt parcel which plays an importance role preserving the setting to the Old Warwick Road and western boundary of Kingswood. Strong open field views.	High	The Green Belt parcel is partially bounded by the main railway line and Old Warwick Road. It could potentially accommodate a sensitively designed small scale development, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt. However, important natural assets would need to be protected, particularly the mature trees.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (5)	Kingswood	<p>Lies within LCP KW_31b.</p> <p>This zone takes in the canal basin on the Stratford-Upon-Avon Canal at Kingswood Junction. It abuts the rail corridor to the east, canal to the north, the wider farmed landscape to the south and edge of settlement to the west. It comprises several listed buildings (former lock keepers cottages) a mooring area, canal locks, a PRoW, small scale fields of pasture with glimpsed views of the canal basin, wet woodland (alder) and, to the north of the B4439, a small area of enclosed wasteland with mature trees adjacent to the railway. Management of roadside hedgerows is a combination of overgrown / trimmed with scattered hedgerow trees, predominantly ash with very few mature oak. Tree cover along the canal corridor is good, screening the car park and neighbouring properties from view, in marked contrast to the gardens of the listed buildings within the zone. The zone is generally tranquil with little road noise and occasional trains and attracts a number of visitors, fishermen, walkers and canal boat users. Because of its very nature the canal basin is physically separated from the wider settlement with only a few cottages adjacent to the locks. However, the adjoining pockets of pasture read as part of the wider farmed landscape to the west and south of the parcel and help to provide the landscape setting to the canal.</p> <p>In order to retain the setting of the canal, respect the curtilage of listed buildings and structures, and protect the alder woodland any new development should be restricted to the area of wasteland to the north of the B4439. Development here should retain the mature oak and ash.</p>	High / Medium	Some limited habitat value associated with frontages and hedgerows.	Low to medium	Potential small scale housing option, possibly mirroring the terraced houses opposite the site.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (11)	Kingswood	Lapworth PC	KW9*O / R110	R117	KW 2	Priory Farm	Possibly no requirement for SHLAA submission.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (11)	Kingswood	Discussed with PC.	0.4	0.4	0.4		12			12

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (11)	Kingswood		<p>Highway Observation:</p> <p>Access: There is no existing access present.</p> <p>Carriageway: The carriageway is 5.6 metres wide.</p> <p>Footway: There is no footway, however there is a verge measuring 2.</p> <p>Speed Limits: The speed limit is 60mph at this access point.</p> <p>Visibility Splays: Visibility to the right extends to the existing bridge which is below the required standard for the posted speed limit of the road, however, due to the restrictions the bridge imposes it is considered the achievable splay is acceptable. To the r left of the access visibility currently measures 53 metres, due to the presence of a hedge that would need to be removed to achieve an acceptable splay. The distance from the access to the hedge is 38 metres.</p> <p>Sustainability:</p> <p>Conclusion: Due to the lack of visibility to the left of the site, a speed survey would need to support a reduced visibility splay requirement</p>	Satisfactory

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (11)	Kingswood	This site is subject to flooding due to a small brook on a fairly frequent basis. Not suitable for residential development.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (11)	Kingswood	Regular site flooding linked to nearby brook.	Loss of agricultural land.	Localised flooding	Not suitable due to localised flooding.	No confirmation of landowner interest.	Not achievable due to flooding and uncertainty about landowner interest.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (11)	Kingswood	Agricultural land	Sites located some distance from main centre of the village.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (11)	Kingswood	Important Green Belt parcel to the north of Kingswood which plays a key role in maintaining the separation of settlements and open green belt views.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (11)	Kingswood	<p>Lies within LCP KW_16.</p> <p>This zone comprises an Equestrian Centre with the fields managed as pasture for horse grazing and riding activities. Field pattern is regular on a small to medium scale. There is a significant group of mature field trees adjacent to the railway line and Rising Lane. Generally hedgerows are in good condition but some internal hedgerows are absent and have been replaced by post and rail fencing, particularly around the immediate area of the Centre buildings. The hedge line that runs parallel to the PROW is higher and screens views from the east and there are scattered hedge trees and thin wooded strips adjacent to the canal. There is a risk of flooding along the eastern boundary. The settlement within the adjacent zone is visible on the southern edge of this zone.</p> <p>This zone is of high - medium sensitivity and could only accommodate low density development in the northern part of the zone as an extension to the existing cluster of dwellings in KW_15. A landscape buffer of native trees, a minimum width of 10m, needs to be provided to the edge of the canal to retain its rural character.</p>	High / medium	Habitat value mainly related to hedgerows.	Low to medium	Not suitable due to frequent localised flooding. Landowner interest also not confirmed.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (12)	Kingswood	Lapworth PC	KW10*O / R111	R105	KW 2	Swallowfield Stud	Possibly no requirement for SHLAA submission.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (12)	Kingswood	Discussed with PC.	0.25	0.25	0.25		8			8

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (12)	Kingswood		<p>Highway Observation:</p> <p>Access: The existing access width at the gate measures 5.1 metres.</p> <p>Carriageway: The Carriageway has no road markings on and measures 5.4 metres.</p> <p>Footway: No footway present, however the verge is 1.5 metres, which is less than the recommended 2 metres.</p> <p>Speed Limits: The speed limit is 60mph</p> <p>Visibility Splays: Visibility o the right is in excess of 200 metres, and to the left is 21 metres, however if the hedge was cut back there is a possibility that 100+metres could be achieved.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: If the hedge is cut back to the left and a speed survey carried out to support a reduction in visibility requirements, then the proposed access would be accepted.</p>	Satisfactory

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (12)	Kingswood	This site is subject to flooding due to a small brook on a fairly frequent basis. Not suitable for residential development.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (12)	Kingswood	Regular site flooding linked to nearby brook.	Loss of equestrian land.	Localised flooding	Not suitable due to localised flooding.	No confirmation of landowner interest.	Not achievable due to flooding and uncertainty about landowner interest.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (12)	Kingswood	Equestrian land	Sites located some distance from main centre of the village.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (12)	Kingswood	Important Green Belt parcel to the north of Kingswood which plays a key role in maintaining the separation of settlements and open green belt views.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (12)	Kingswood	<p>Lies within LCP KW_16.</p> <p>This zone comprises an Equestrian Centre with the fields managed as pasture for horse grazing and riding activities. Field pattern is regular on a small to medium scale. There is a significant group of mature field trees adjacent to the railway line and Rising Lane. Generally hedgerows are in good condition but some internal hedgerows are absent and have been replaced by post and rail fencing, particularly around the immediate area of the Centre buildings. The hedge line that runs parallel to the PROW is higher and screens views from the east and there are scattered hedge trees and thin wooded strips adjacent to the canal. There is a risk of flooding along the eastern boundary. The settlement within the adjacent zone is visible on the southern edge of this zone.</p> <p>This zone is of high - medium sensitivity and could only accommodate low density development in the northern part of the zone as an extension to the existing cluster of dwellings in KW_15. A landscape buffer of native trees, a minimum width of 10m, needs to be provided to the edge of the canal to retain its rural character.</p>	High / medium	Habitat value mainly related to hedgerows.	Low to medium	Not suitable due to frequent localised flooding. Landowner interest also not confirmed.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (13)	Kingswood	Lapworth PC	KW11* / R86	R86	KW 3	Land Off Brome Hall Lane	

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (13)	Kingswood	Site discussed with PC	0.55	0.55	0.37		11			

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (13)	Kingswood		<p>Highway Observation:</p> <p>Access: There is currently an existing access into the site 3.2 metres wide which is at the end of the cul-de-sac.</p> <p>Carriageway: At the access point, Browne Hall Lane is 3.9 metres but varies in width to 4.9 metres.</p> <p>Footway: There is no footway adjacent to the site only a verge 2.5 metres wide.</p> <p>Speed Limits: The speed limit along Browne Hall Lane is 40mph however; speeds are likely to be lower due to the width and vehicles parking on the carriageway.</p> <p>Visibility Splays: "Y" distance of 90 metres cannot be achieved in either direction due to overgrown vegetation. If vegetation is cut back, possibly 50 metres can be achieved to the left and to the right, visibility to the main Browne Hall Lane carriageway might be possible which is 46.2 metres away.</p> <p>Sustainability: There are three bus stops within 450 metres of the site.</p> <p>Conclusion: It is recommended that a speed survey be carried out to get a more accurate measure of the speed vehicles travel on Browne Hill Lane so that the "Y" distance can be reduced and achieved. The carriageway into the site would also need improving and a footway created for acceptable access into the site.</p>	Satisfactory

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (13)	Kingswood	Not discussed in detail.	W/95/0316 - Granted - Construction of vehicular and pedestrian access to provide access to the lock, canal and cottages.	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (13)	Kingswood	Stratford Upon Avon canal potential LWS borders the south eastern edge of the site. Site is slightly separated from the main built up form and would have a significant impact on landscape character.	Listed building located near the north of the site. Isolated development.	Not assessed.	Not suitable due to high landscape impact and separation from the main settlement.	Not assessed.	Not assessed.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (13)	Kingswood	Agricultural land	Suggested as a possible option for consideration.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health. Major landscape impact.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (13)	Kingswood	Important Green Belt parcel to the north of Kingswood which plays a key role in maintaining the separation of settlements and open green belt views. Some minor erosion of character.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (13)	Kingswood	<p>Lies within LCP KW_31b.</p> <p>This zone takes in the canal basin on the Stratford-Upon-Avon Canal at Kingswood Junction. It abuts the rail corridor to the east, canal to the north, the wider farmed landscape to the south and edge of settlement to the west. It comprises several listed buildings (former lock keepers cottages) a mooring area, canal locks, a PRoW, small scale fields of pasture with glimpsed views of the canal basin, wet woodland (alder) and, to the north of the B4439, a small area of enclosed wasteland with mature trees adjacent to the railway. Management of roadside hedgerows is a combination of overgrown / trimmed with scattered hedgerow trees, predominantly ash with very few mature oak. Tree cover along the canal corridor is good, screening the car park and neighbouring properties from view, in marked contrast to the gardens of the listed buildings within the zone. The zone is generally tranquil with little road noise and occasional trains and attracts a number of visitors, fishermen, walkers and canal boat users. Because of its very nature the canal basin is physically separated from the wider settlement with only a few cottages adjacent to the locks. However, the adjoining pockets of pasture read as part of the wider farmed landscape to the west and south of the parcel and help to provide the landscape setting to the canal.</p> <p>In order to retain the setting of the canal, respect the curtilage of listed buildings and structures, and protect the alder woodland any new development should be restricted to the area of wasteland to the north of the B4439. Development here should retain the mature oak and ash.</p>	High / Medium	Canal corridor is scoring high for habitat value.	High	High landscape value site situated near potential LWS. Site located outside the main 'village envelope'.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred option (6)	Kingswood	Rowington PC	KW12*	R126	KW 1	Land to the rear of Kingswood Cottages	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred option (6)	Kingswood	Discussed with PC.	0.48	0.48	0.24		7			5

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred option (6)	Kingswood	Development will need to provide substantial screening from nearby properties.	<p>Highway Observation:</p> <p>Access: There is an existing access on both proposed sites. The first is opposite the private drive, the second existing access is in the private drive – The Meadow House.</p> <p>Carriageway: The carriageway on Old Warwick Road measures 6.6metres.</p> <p>Footway: A footway measuring 1.3metres is sited on the access opposite the private drive.</p> <p>Speed Limits: The speed limit at the proposed access point is 30mph.</p> <p>Visibility Splays: The first potential access achieves visibility splays left and right meaning that 70metres is to be achieved in a 30mph zone. The second access if visibility was able to be measured to the middle of the carriageway, then visibility would be able to be achieved.</p> <p>Sustainability: Access to bus routes is within recommended distance for walking.</p> <p>Conclusion: Access into all sites can be achieved.</p>	No major observations

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred option (6)	Kingswood	The Old Warwick Road and the area around the garage and bridge has a history of flooding. The bridge acts as a 'pinch-point' for a significant flow of water from the north. The area should be subject to detailed hydrology modelling. Access to this site may be subject to flooding at certain peak flow periods.	No recent planning applications detailed.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred option (6)	Kingswood	Entrance to the site is subject to flooding. Temporary TPO covers the site. Substantial environmental screening required to protect nearby residential amenity.	Listed properties on Old Warwick Road. Close proximity to other properties near brook.	Site flooding near entrance.	Suitable in part, subject to detailed design and attention to addressing flooding and environmental screening.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming various site constraints.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred option (6)	Kingswood	Scrub land	Site clearance had caused substantial local interest / unrest. Development needs to protect nearby residential properties.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land. GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred option (6)	Kingswood	Complex Green Belt parcel area which has been eroded by residential development. Provides an important open field landscape from Station Lane. Some opportunities for enhancement.	Medium	A sensitive Green Belt parcel that is partially bounded by the Grand Union Canal, and helps to contain and naturally screen the adjoining built development of the village from the open countryside. The parcel could only accommodate a very limited extension to the village without significantly impacting on the fundamental aim, essential characteristics and purposes of the Green Belt. Important natural assets on the site, particularly the mature trees and hedges, and the rural Green Belt and wildlife corridor of the canal, would need to be protected.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred option (6)	Kingswood	<p>Lies within LCP KW_23</p> <p>This zone is on the southern edge of the Kingswood settlement and comprises a mixed farmland landscape and individual roadside dwellings. It stretches across both sides of the B4439, Old Warwick Road with farmland to the north, south and east. The field pattern is sub-regular medium / large, with a combination of managed roadside hedgerow and hedgerow trees and fenced boundaries. Internal field boundaries have become gappy and outgrown and are generally redundant, having been replaced by post and rail fencing. There are scattered hedgerow trees within both roadside and internal hedgerows but the landscape is more open with views to a treed horizon and individual residential properties either side of the B4439 and from within the unit. This zone forms a rural backdrop to the settlement and its open nature means it would not easily absorb further residential development. There are a number of large individual dwellings along the B4439 and additional development would only serve to further connect the settlements of Kingswood and Rowington. Only a small amount of development would be acceptable in this zone, e.g. 2-3 dwellings, and these should be sited adjacent to Kingswood at the north-western edge of the zone.</p>	High / Medium	Canal and brook corridor is scoring high for habitat value. Temporary TPO covering the site.	Medium	Potential suitable in small part only - subject to overcoming site constraints, including potential flooding at the entrance to the site.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (7)	Kingswood	Lapworth PC	KW13*	R133	KW10	Land to the west of Mill Lane	New entry required.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (7)	Kingswood	Previous schemes were seen as over-development.	No observation made to date.	Not discussed in detail.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (7)	Kingswood	Not discussed in detail.	W/99/0778 - Refused - Erection of a dwelling. W/00/0401 - Granted - Change of use to offices (Class B1) and use of land for staff car park (retrospective). W/07/0268 - Granted - Erection of external timber staircase and door with side panels off landing. W/11/1111 - Granted - Change of use of ground floor from offices to pilates studio (no alteration to internal layout). W/12/1018 - On System - Erection of 8 dwellings following partial demolition of one existing building.	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (7)	Kingswood	Very close proximity to canal potential LWS. Site access is constrained. Buildings on site.	Recent scheme has been subject to over-development.	Potential site contamination linked to previous uses.	Suitable in part for a small scale housing development.	Site is currently subject to a revised planning application.	Achievable subject to agreeing a suitable development layout.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (7)	Kingswood	Current employment use on site.	Site proposed by the PC as having potential.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --& - / Natural Environment and Landscape - - & ? / Built Environment + / Historic Environment - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = & - / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being ++ / Poverty and Social Exclusion + / Crime ?	GP facilities within Kingswood which means all sites have good access to healthcare leading to major positive effects on health. Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt land.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (7)	Kingswood	Small Green Belt Parcel which has been eroded over the years by development. Part of the village envelope.	Low to Medium	A small sub-parcel bounded by Mill Lane, Old Warwick Road and the Stratford-upon-Avon Canal that could accommodate a sensitively designed canal-side development, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (7)	Kingswood	<p>Lies within LCP KW_20.</p> <p>This zone comprises a small regular pastoral field pattern including some grazed wet grassland, and a number of individual dwellings as well as roadside properties. The Stratford-Upon-Avon Canal lies to the north with the canal basin in the adjacent zone to the east. To the south is an old earth bank (Green Lane) which is a potential wildlife site. The B4439 cuts through the zone from east to west. The zone contains low/medium density linear mixed development decreasing in density and becoming purely residential as you move to the west, two Listed Buildings, several small copses and two areas of public open space. Tree cover is good, screening the canal basin car park from the road and along the old earth bank. Roadside hedgerows are trimmed, with scattered trees including mature conifers. Recent hedge laying is apparent although breaks in the hedgerows are being gapped up with varieties of conifers or replaced with close board timber fencing creating an urban environment. Internal field boundaries are outgrown and open, with livestock wandering from field to field. Conifers are becoming increasingly common within garden / roadside boundaries, copses and along the canal boundary. Another urban feature is the use of domestic solar panels which are visible from the lane. Views are generally contained with large individual houses glimpsed in gaps in roadside vegetation and an arable field within adjacent zone KW_19 is visible from the canal.</p> <p>A small number of additional properties could be incorporated within this zone but attention should be given to retention of field boundaries, respecting the local character and retaining a landscape buffer to the canal.</p>	High / Medium	Habitat value linked to canal corridor.	Low to medium	Brownfield site with potential for small scale development. Currently subject to revised planning application discussions.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW1*O / R95	R120	LW 4	The Paddock, Warwickshire Police HQ	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Leek Wootton	Option discussed with PC - generally considered one of the lower impact development options for Leek Wootton	2.26	2.26	1.51		45			35

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Leek Wootton	Need to protect setting of the listed house.	<p>Highway Observation:</p> <p>Access: There is no existing access point into the site on Woodcote Lane.</p> <p>Carriageway: Woodcote Lane is 4.7 metres wide.</p> <p>Footway: The footway opposite the site is 1 metre wide but there is no footway adjacent to the site, only a verge 3.5 metres wide.</p> <p>Speed Limits: The speed limit along Woodcote Lane starts at 60 mph, and then decreases to 30 mph between Quarry Close and Waller Close and then increase to 60mph again after Waller Close.</p> <p>Visibility Splays: Measured from the centre of the proposed site, "Y" distance of 70 metres can be achieved to the right but only 50 metres to the left due to overgrown vegetation and the carriageway alignment.</p> <p>Sustainability: There are bus stops within 400 and 550 metres from the site.</p> <p>Conclusion: Access into the site cannot be achieved due to the "Y" distance not being achieved to the left of the site.</p>	No major issues raised

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/04/1806/LB - Granted - Alterations to form disabled access / W/06/1104 - Refused - (comprehensive development project) / W/06/1057/LB - Granted - Demolition of existing modern extension and stables/out buildings to Woodcote and erection of office extension to the north end of building / W/07/1294/LB - Granted - Installation of fire alarm system and sensors. W/08/0935 - Granted - Redevelopment of Warwickshire Police HQ.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Leek Wootton	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site. North eastern edge of the site borders Cattle Brook pLWS.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Leek Wootton	Part of an employment site.	Consider the former Warwickshire Police HQ site the lower impact option for development. The junction at the end of Woodcote Lane is a serious constraint.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	The Green Belt parcel could accommodate a limited village extension as part of the proposed village inset, to help promote a sustainable pattern of development. However, this would need to be balanced against the potential impact that the development would clearly have on the fundamental aim, essential characteristics and purposes of the Green Belt. Important natural assets would also need to be protected and enhanced.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Leek Wootton	<p>Lies within LCP LW_05.</p> <p>This zone comprises one triangular field of pasture between Woodcote Lane, Woodcote Drive and the sports field of the Warwickshire Police HQ. There is good tree cover along the two roadside boundaries, predominantly oak and ash, but only scant scrubby vegetation along the boundary with the sports field. There are a few individual field trees, one of which is dead and the whole zone is covered by a TPO. The south-east tip of the zone falls within the edge of the conservation area. There is no public access within the zone and good vegetation cover along Woodcote Lane restricts views into the zone from this direction. The zone bears little relationship to its surroundings and is surrounded by the existing settlement on two sides, and the Police HQ on the third. Therefore it is considered suitable for development providing the strong boundary vegetation and TPO trees are retained and unaffected.</p>	Medium	Mature trees are subject to a TPO and will need preservation. Ecology and habitat issues need to be considered as part of the wider masterplan for the site.	Medium	Potentially suitable as part of a low-density development. Will require comprehensive masterplanning and a sensitive approach to development, which takes into consideration environmental issues and the proximity of the site the Woodcote House and other properties.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (2)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW2*O / R96	R121	LW 4	Land north of main entrance, Warwickshire Police HQ	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (2)	Leek Wootton	Option discussed with PC - small scale development option of lower impact.	0.32	0.32	0.32		10			10

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (2)	Leek Wootton	Attention needs to be paid to minimising impact on nearby residential properties.	<p>Highway Observation:</p> <p>Access: Access into site 2 can be achieved along Woodcote Drive. The existing access point is 3.6 metres wide.</p> <p>Carriageway: The carriageway adjacent to the site is 4.5 metres wide with speed humps along the carriageway.</p> <p>Footway: There is no footway along Woodcote Drive. The verge adjacent to the site is 2.8 metres wide.</p> <p>Speed Limits: The speed limit along Woodcote Drive is 10mph.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved to the right of the site but not to the left due to overgrown vegetation.</p> <p>Sustainability: There are bus stops approximately 350 metres from the site.</p> <p>Conclusion: Access into the site can be achieved if vegetation is cut back to increase visibility.</p>	No major issues raised

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (2)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/04/1806/LB - Granted - Alterations to form disabled access W/06/1104 - Refused - (comprehensive development project). W/06/1057/LB - Granted - Demolition of existing modern extension and stables/out buildings to Woodcote and erection of office extension to the north end of building. W/07/1294/LB - Granted - Installation of fire alarm system and sensors. W/08/0905 - Granted - Redevelopment of Warwickshire Police HQ.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (2)	Leek Wootton	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (2)	Leek Wootton	Part of an employment site.	Consider the former Warwickshire Police HQ site the lower impact option for development. The junction at the end of Woodcote Lane is a serious constraint.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m . There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (2)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	The Green Belt parcel could accommodate a limited village extension as part of the proposed village inset, to help promote a sustainable pattern of development. However, this would need to be balanced against the potential impact that the development would clearly have on the fundamental aim, essential characteristics and purposes of the Green Belt. Important natural assets would also need to be protected and enhanced.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (2)	Leek Wootton	<p>Lies within LCP LW_05.</p> <p>This zone comprises one triangular field of pasture between Woodcote Lane, Woodcote Drive and the sports field of the Warwickshire Police HQ. There is good tree cover along the two roadside boundaries, predominantly oak and ash, but only scant scrubby vegetation along the boundary with the sports field. There are a few individual field trees, one of which is dead and the whole zone is covered by a TPO. The south-east tip of the zone falls within the edge of the conservation area. There is no public access within the zone and good vegetation cover along Woodcote Lane restricts views into the zone from this direction. The zone bears little relationship to its surroundings and is surrounded by the existing settlement on two sides, and the Police HQ on the third. Therefore it is considered suitable for development providing the strong boundary vegetation and TPO trees are retained and unaffected.</p>	Medium	Mature trees are subject to a TPO and will need preservation. Ecology and habitat issues need to be considered as part of the wider masterplan for the site.	Medium	Potentially suitable as part of a low-density development. Will require comprehensive masterplanning and a sensitive approach to development, which takes into consideration environmental issues and the proximity of the site the Woodcote House and other properties.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (3)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW3*O / R98	R92	LW 4	Former Tennis Courts, Warwickshire Police HQ	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (3)	Leek Wootton	Option discussed with PC - could continue built form along the driveway. Generally viewed as lower impact.	0.57	0.57	0.38		11			10

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (3)	Leek Wootton		<p>Highway Observation:</p> <p>Access: Access into site 3 is on Woodcote Drive and there is currently no existing access point.</p> <p>Carriageway: The width of the carriageway adjacent to the site is 4.6 metres. There are speed humps along Woodcote Drive.</p> <p>Footway: There is no footway along Woodcote Drive. The verge adjacent to the site is 8.1 metres wide and the verge opposite the site is 6.5 metres wide.</p> <p>Speed Limits: The speed limit along Woodcote Drive is 10 mph.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved in both directions.</p> <p>Sustainability: Access to bus stops is approximately 600 metres from the site.</p> <p>Conclusion: Even though the carriageway width is not the recommended 5 metres, there is room for widening so access into the site can be achieved.</p>	No major issues raised

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (3)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/04/1806/LB - Granted - Alterations to form disabled access W/06/1104 - Refused - (comprehensive development project).W/06/1057/LB - Granted - Demolition of existing modern extension and stables/out buildings to Woodcote and erection of office extension to the north end of building. W/07/1294/LB - Granted - Installation of fire alarm system and sensors. W/08/0905 - Granted - Redevelopment of Warwickshire Police HQ.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (3)	Leek Wootton	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (3)	Leek Wootton	Part of an employment site.	Consider the former Warwickshire Police HQ site the lower impact option for development. The junction at the end of Woodcote Lane is a serious constraint.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'.	Not applicable - car park and previous sports use.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (3)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (3)	Leek Wootton	<p>Lies within LCP LW_07.</p> <p>This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The area of grass adjacent to the entrance drive is used by the school and club members for sport. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.</p> <p>Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of linear development could be accommodated along the Warwick Road adjacent to the golf club entrance but this should not extend further west than the current building line of properties along the Warwick Road. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW_01 and the golf course. A small area within the Police HQ site (former tennis courts area), may also have some capacity for development.</p>	Medium	Mature trees are subject to a TPO and will need preservation. Ecology and habitat issues need to be considered as part of the wider masterplan for the site.	Medium	Potentially suitable as part of a low-density development. Will require comprehensive masterplanning and a sensitive approach to development, which takes into consideration environmental issues and the proximity of the site the Woodcote House and other properties.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (6)	Leek Wootton	Leek Wootton and Guys Cliffe PC	R97 / LW9*O	R123		Warwickshire Police HQ - Northern Lodge	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (6)	Leek Wootton	Option discussed with PC but increasing distant from the main village 'envelope'	0.81	0.81	0.54		16			8

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (6)	Leek Wootton		Not included in highways assessment due to peripheral location.	No major issues raised

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (6)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/04/1806/LB - Granted - Alterations to form disabled access. W/06/1104 - Refused - (comprehensive development project). W/06/1057/LB - Granted - Demolition of existing modern extension and stables/out buildings to Woodcote and erection of office extension to the north end of building. W/07/1294/LB - Granted - Installation of fire alarm system and sensors. W/08/0905 - Granted - Redevelopment of Warwickshire Police HQ.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (6)	Leek Wootton	Site located near an existing building. Existing access may not support higher housing numbers. Gas Pipeline Consultation Zone (outer Zone). Police HQ Sportsground Use	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (6)	Leek Wootton	Part of an employment site.	Consider the former Warwickshire Police HQ site the lower impact option for development. The junction at the end of Woodcote Lane is a serious constraint. This site is not seen as part of the main development area, due to its distance from the village settlement.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'.	Not applicable - sports ground

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (6)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (6)	Leek Wootton	<p>Lies within LCP LW-06.</p> <p>This zone comprises the Warwickshire Police Headquarters: the grade II listed building of Woodcote, ancillary buildings, sports field and landscaped grounds with a lake and many mature trees. The trees are all covered by a TPO and include cedars said to be over 300 years old. The listed building with its mature landscape framework is complementary to the Arden Parklands setting. Views into the zone are limited to LW_05 and a small section of the boundary with LW_07.</p> <p>Any development in this zone must respect the setting of the listed building and its grounds as well as protect the trees covered by TPOs. Planting in the form of small copses should be carried out to screen development from LW_07 and to maintain a green corridor between the golf course and woodland on Woodcote Lane.</p>	Medium	Mature trees are subject to a TPO and will need preservation. Ecology and habitat issues need to be considered as part of the wider masterplan for the site.	Medium	Not considered an option due to its separation from the built form of the village.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (5)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW4*O / R102	R125	LW 4	Informal Car Park, Warwickshire Golf and Country Club	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (5)	Leek Wootton	Option discussed with PC - lower impact than some areas and near school.	0.32	0.32	0.32		10			5

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (5)	Leek Wootton		<p>Highway Observation:</p> <p>Access: Access into Site 4 is through The Warwickshire Golf & Country Club entrance along Deansway Road. The bellmouth into The Warwickshire Golf & Country Club is 24.6 metres wide and has a pedestrian refuge in the centre. There is an existing access into the site which is 6.5 metres wide.</p> <p>Carriageway: Deansway Road is 5.4 metres wide.</p> <p>Footway: There is no footway along Deansway.</p> <p>Speed Limits: The speed limit along Deansway is 30mph however vehicle speeds are likely to be lower due to the alignment of the carriageway. The speed limit along Warwickshire Road is 60mph to the right and 30mph to the left.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved to the left and visibility is clear to the junction to the right which is 28.5 metres from the access point.</p> <p>Sustainability: There is a bus stop on Warwick Road within 500 metres of the entrance to The Warwickshire Golf & Country Club.</p> <p>Conclusion: Access into the site can be achieved however; a footway should be developed from the site to the entrance of The Warwickshire Golf & Country Club.</p>	No major issues raised

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (5)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/96/1464 - Granted - Variations of conditions 2 and 3 of W900436 to extend the period for submission of reserved matters and the period for implementation for a further 2 years for change of use of agricultural land to two 18 hole golf courses and practice facilities; construction of golf club house and ancillary offices; expansion of existing hotel, conference facilities and sports/leisure club to 150 bedrooms.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations. Other status issues - see existing local plan.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (5)	Leek Wootton	Site may require investigation for previous uses. TPO's near the rear of the site.	Loss of a well used local car park.	Satisfactory	Potentially suitable as small scale development option.	Representation made during PO stage that a large area, including this site is available for development.	Deliverable subject to quality design and landscaping.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (5)	Leek Wootton	Part of the sports and golf club site.	The site has been subject to PC discussion in the past. Broadly acceptable subject to quality scheme and no further development on adjacent large field site.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'.	N/A - car park use

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (5)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (5)	Leek Wootton	<p>Lies within LCP LW_07.</p> <p>This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The area of grass adjacent to the entrance drive is used by the school and club members for sport. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.</p> <p>Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of linear development could be accommodated along the Warwick Road adjacent to the golf club entrance but this should not extend further west than the current building line of properties along the Warwick Road. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW_01 and the golf course. A small area within the Police HQ site (former tennis courts area), may also have some capacity for development.</p>	High	Need to protect existing trees / hedgerows where applicable.	Low	Small scale development option which could provide a limited degree of housing near the school.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (7)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW5*O / R101	R127	LW 4	Open Field, Warwickshire Golf and Country Club	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (7)	Leek Wootton	Not supported by PC and potentially an option to be withdrawn	5.12	5.12	3.43		103			103

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (7)	Leek Wootton		<p>Highway Observation:</p> <p>Access: Access into Site 5 is through The Warwickshire Golf & Country Club entrance along Deansway Road. There is no existing access into the site and the land has a very steep vertical alignment.</p> <p>Carriageway: Deansway Road is 7.3 metres wide with speed humps.</p> <p>Footway: There is no footway along Deansway Road. The verge into the site is 2.9 metres wide.</p> <p>Speed Limits: The speed limit along Deansway Road is 30mph however, vehicle speeds are likely to be lower as there are speed humps.</p> <p>Visibility Splays: "Y" distance of 43 metres can be achieved in both directions.</p> <p>Sustainability: There is a bus stop on Warwick Road within 500 metres of the entrance to The Warwickshire Golf & Country Club.</p> <p>Conclusion: Due to gradient issues access to the site is likely to be problematical.</p>	Questioned where the site was deliverable given the differences in gradient.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (7)	Leek Wootton	Elevated site - surface water flow-off may be a major issue.	W/96/1464 - Granted - Variations of conditions 2 and 3 of W900436 to extend the period for submission of reserved matters and the period for implementation for a further 2 years for change of use of agricultural land to two 18 hole golf courses and practice facilities; construction of golf club house and ancillary offices; expansion of existing hotel, conference facilities and sports/leisure club to 150 bedrooms.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and Outdoor Sport Facility Use

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (7)	Leek Wootton	Site slopes steeply from east to west. High/Medium landscape scoring.	Significant impact on gateway / entrance to the village. Surface water issues will need to be effectively managed.	Satisfactory	Not suitable as a large scale development option.	Representation made during PO stage that a large area, including this site is available for development.	Not achievable on scale envisaged.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (7)	Leek Wootton	Part of the sports and golf club site.	Any development in this area would significant change the character and entrance to the village. Not supported.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'.	Golf club site.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (7)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (7)	Leek Wootton	<p>Lies within LCP LW-07.</p> <p>This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The area of grass adjacent to the entrance drive is used by the school and club members for sport. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.</p> <p>Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of linear development could be accommodated along the Warwick Road adjacent to the golf club entrance but this should not extend further west than the current building line of properties along the Warwick Road. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW_01 and the golf course. A small area within the Police HQ site (former tennis courts area), may also have some capacity for development.</p>	High / Medium	No major issues identified.	Low	Not a preferred option due to scale of the site and potential negative impact on the gateway to the village.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (8)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW6*O / R54	R54	LW 2	Land North of Hill Wootton Road	SHLLA entry requires update.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (8)	Leek Wootton	Not supported by PC and potentially an option to withdrawn	1.85	1.85	1.24		37			35

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (8)	Leek Wootton		<p>Highway Observation:</p> <p>Access: Access into sites 6 and 7 is on Hill Wootton Road. There are currently existing field gate access points into each site.</p> <p>Carriageway: Hill Wootton Road is 4.7 metres wide.</p> <p>Footway: The footway adjacent to site 6 is 1.2 metres wide with a verge fronting the site 1.7 metres wide. There is no footway adjacent to site 7 only a verge which is 3 metres wide.</p> <p>Speed Limits: The speed limit along Hill Wootton Road is 30mph becoming National Speed Limit (60mph) at the proposed sites.</p> <p>Visibility Splays: "Y" distance of 215 metres to the east of both sites towards the A46 cannot be achieved due to the A46 viaduct blocking visibility. Only a distance of 150 metres could be achieved. "Y" distance of 70 metres can be achieved to the west of both sites.</p> <p>Sustainability: There is a bus stop approximately 400 metres from both sites.</p> <p>Conclusion: A speed survey would need to be submitted to support a reduction in the required visibility splays.</p>	<p>Potentially substantial road noise, which will need to be addressed. The area looks like it may have been left historically to create an environmental buffer between the village and the A46.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (8)	Leek Wootton	No major observations.	No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (8)	Leek Wootton	Nosie from A46. Works on access and visibility splays may require the removal of trees on frontage. Narrow development site.	Wootton Spinneys pLWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46.	Owner has expressed an interest in releasing the site for development.	Potentially achievable but may result in a loss of the tree corridor.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (8)	Leek Wootton	Agricultural use.	Not a preferred option due to impact on nearby residential properties, proximity to A46 and potential loss of tree lined gateway to the village.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (8)	Leek Wootton	Strategically important linear Green Belt parcel – major role to play in maintaining the separation of Leek Wootton from Kenilworth and the open setting of both locations.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (8)	Leek Wootton	Lies within LCP LW_03. This zone is sandwiched between the settlement edge and the A46 corridor. It comprises small scale pasture managed as paddocks. Views into the zone are obtained from Hill Wootton Road and from the back of properties on The Hamlet, but any views from the settlement are likely to be filtered by intervening boundary vegetation. Traffic on the A46 road bridge is visible, noise levels are high and the bridge itself is a very hard urban design. The zone provides a rural context to the edge of the settlement. The zone has minimal functional or visual relationship with the surrounding area and would be suitable for development providing noise impact from the adjacent A46 could be reduced. A strong landscape buffer should be retained and extended in width along the A46 to maintain connectivity with the wider area and a green corridor. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.	Medium	Situated next to a Wootton Spinneys pLWS. Will require a retention and ideally expansion of this LWS as part of any development in this area.	Low to Medium	Not a preferred option due to potential loss of tree cover and a valuable environmental buffer.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (9)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW7*O / R140	R118	LW 1	Land South of Hill Wootton Road	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (9)	Leek Wootton	Not supported by PC and potentially an option to withdrawn	7.56	7.56	5.07		152			152

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (9)	Leek Wootton		<p>Highway Observation:</p> <p>Access: Access into sites 6 and 7 is on Hill Wootton Road. There are currently existing field gate access points into each site.</p> <p>Carriageway: Hill Wootton Road is 4.7 metres wide.</p> <p>Footway: The footway adjacent to site 6 is 1.2 metres wide with a verge fronting the site 1.7 metres wide. There is no footway adjacent to site 7 only a verge which is 3 metres wide.</p> <p>Speed Limits: The speed limit along Hill Wootton Road is 30mph becoming National Speed Limit (60mph) at the proposed sites.</p> <p>Visibility Splays: "Y" distance of 215 metres to the east of both sites towards the A46 cannot be achieved due to the A46 viaduct blocking visibility. Only a distance of 150 metres could be achieved. "Y" distance of 70 metres can be achieved to the west of both sites.</p> <p>Sustainability: There is a bus stop approximately 400 metres from both sites.</p> <p>Conclusion: A speed survey would need to be submitted to support a reduction in the required visibility splays.</p>	<p>Potentially substantial road noise, which will need to be addressed. The area looks like it may have been left historically to create an environmental buffer between the village and the A46.</p>

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (9)	Leek Wootton	No major observations.	No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (9)	Leek Wootton	Nosie from A46. Works on access and visibility splays may require the removal of trees on frontage.	Wootton Spinneys pLWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46. Major loss of open landscape.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46.	Owner has expressed an interest in releasing the site for development.	Potentially achievable but may result in a loss of the tree corridor.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (9)	Leek Wootton	Agricultural use.	Not a preferred option due to impact on nearby residential properties and the scale of development is substantial for this part of the village.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (9)	Leek Wootton	Relatively small parcel but of significant importance to maintaining the open entrance to the Leek Wootton settlement and protecting the corridor between Leek Wootton and Warwick from further urbanisation.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (9)	Leek Wootton	<p>Lies within LCPs LW_02 and LW_10.</p> <p>A large scale open landscape with high visibility. Poor hedgerows give a slightly degraded feel. Views are extensive, especially to the east.</p> <p>Due to this open nature of views any development in this zone would need to be very minimal and should avoid 'joining up', either physically or visually, with Old Milverton and Guy's Cliffe. In order to achieve this, development should be restricted to the northern part of the zone, going no further south than the school and no further east than the existing building line along Hill Wootton Road. The roundabout entrance to The Warwickshire Golf Club forms a 'gateway' to the village and any development south of this should be avoided. In addition, the area to the east beyond this zone, between the A46 and B4115, should also be protected from development in order to retain a green buffer between neighbouring settlements. Any development of LW_10 should be used to help restore the Arden Parkland landscape characteristics and a landscape buffer should be provided adjacent to the new development. The avenue of trees along Hill Wootton Road is a strong feature and should be retained and protected by a TPO.</p>	High / Medium and Medium	Situated next to a Wootton Spinneys pLWS. Will require a retention and ideally expansion of this LWS as part of any development in this area.	Low to medium	Major loss of open field landscape. Potential of tree lined corridor. Loss of environmental buffer.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (10)	Leek Wootton	Leek Wootton and Guys Cliffe PC	LW10*	R130	LW4	Land off Home Farm, Leek Wootton	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (10)	Leek Wootton	Late submission option - not discussed in detail with the parish.	5.78	5.78	3.87		116			30

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (10)	Leek Wootton	SHLAA form suggests minimum of 10 units and maximum of 30-35 units depending upon access requirements	Not assessed in detail although it is acknowledged that access to the site may be inadequate.	No major issues identified.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (10)	Leek Wootton	No major observations.	No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (10)	Leek Wootton	Poor / inappropriate site access off Home Farm - would only support modest development.	Holly Cottage listed building next to the site. Also Wootton Paddock listed building near the site as is All Saints Church and Leek Wootton Conservation area. High landscape impact. Important Green Belt parcel.	Satisfactory	Not suitable due to high impact on landscape and built heritage character. Access is also insufficient to support a larger scale development.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (10)	Leek Wootton	Agricultural use.	Not discussed formally.	Economy = & ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - & - / Built Environment + / Historic Environment - - & ? / Air, Water & Soil Quality - - Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land.	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (10)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (10)	Leek Wootton	<p>Lies within LCP LW_07.</p> <p>This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters. The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The area of grass adjacent to the entrance drive is used by the school and club members for sport. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond.</p> <p>Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of linear development could be accommodated along the Warwick Road adjacent to the golf club entrance but this should not extend further west than the current building line of properties along the Warwick Road. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW_01 and the golf course. A small area within the Police HQ site (former tennis courts area), may also have some capacity for development.</p>	High	Need to protect existing trees / hedgerows where applicable.	Low	Not suitable due to high impact on landscape and built heritage character. Access is also insufficient to support a larger scale development.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (11)	Leek Wootton	Leek Wootton and Guys Cliffe PC	R53 / LW11*	R53	LW2	Rear of the Hamlet	SHLAA entry requires update.
Discounted Option (12)	Leek Wootton	Leek Wootton and Guys Cliffe PC	R62 / LW12*	R62	LW3	Land off Warwick Road	SHLAA entry requires update.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (11)	Leek Wootton	Not progressed - close proximity to nature conservation areas.	3.25	3.25	2.18		65			65
Discounted Option (12)	Leek Wootton	Not progressed - strong PC opposition to any development north of the village.	4.59	4.59	3.08		92			92

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (11)	Leek Wootton		Could only be accessed through a kncok through from The Hamlet or by developing the adjoining site to the south.	Potentially substantial road noise, which will need to be addressed.
Discounted Option (12)	Leek Wootton		Not assessed in detail due to high initial landscape impact assessment.	None detailed

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (11)	Leek Wootton	No major observations.	No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.
Discounted Option (12)	Leek Wootton	No major observations.	No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (11)	Leek Wootton	Would require third party access agreement. Site borders protected Ancient Woodland to the north and west of the site. Noise from A46. A gas pipeline traverses the site.	Potential SINC along A46 corridor to the east. Ancient Woodland to the north and east. Inappropriate northern extension to limits of the village. High landscape scoring.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to access and environmental impacts.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.
Discounted Option (12)	Leek Wootton	Relationship of the site to the rest of the village - only the south eastern corner is adjacent to the built up area of the village. A gas pipeline traverses the site.	Protected woodland and potential SINC immediately to the west of the site. High landscape scoring.	Satisfactory, but not well related to the village.	Not suitable due to relationship to the settlement and high landscape scoring.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (11)	Leek Wootton	Agricultural use.	PC is strongly opposed to any northern extension of the village to avoid coalescence with Kenilworth.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment -- & ? / Air, Water & Soil Quality -- Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'	Not assessed
Discounted Option (12)	Leek Wootton	Agricultural use.	PC is strongly opposed to any northern extension of the village to avoid coalescence with Kenilworth.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment -- & ? / Air, Water & Soil Quality -- Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (11)	Leek Wootton	Strategically important linear Green Belt parcel – major role to play in maintaining the separation of Leek Wootton from Kenilworth and the open setting of both locations.	High	Not reassessed	Not reassessed
Discounted Option (12)	Leek Wootton	Strategically important Green Belt parcel – major role to play in maintaining the separation of Leek Wootton from Kenilworth and the open setting of both locations.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (11)	Leek Wootton	Lies within LCP LW-09 This is a small zone comprising just a single field of pasture sitting between the north-eastern edge of the settlement and the A46. It is bordered by a strip of ancient woodland to the north and west, a tree belt along the A46 to the east and zone LW_03 and the edge of the settlement to the south. The ground rises in this zone from LW_03 to the south, making it more prominent in views from Hill Wootton Road and the adjacent settlement. Due to its proximity to ancient woodland, detachment from the settlement and more prominent skyline this zone is not considered suitable for development.	High	Close proximity to SINC and Ancient Woodland. The northern edge of Leek Wootton is a very important corridor for habitat and wildlife and should be enhanced.	High	Not suitable due to access and environmental impacts.
Discounted Option (12)	Leek Wootton	Lies within LCP LW_08 This is a large zone to the north of the settlement which is characterised as Arden Parklands. The old 'Park Pale' marking the boundary between the old Warwick and Kenilworth Castles' estates lies just outside the zone. The zone stretches from Goodrest Cottages in the west to the A46 in the east and comprises large scale arable farmland. It is dissected by Woodcote Lane and the Warwick Road and a very short section of PROW W222 leading from woodland known as The Lunch to Rouncil Lane. The Lunch was designated as a Local Wildlife Site in 2012, and forms part of a larger block of woodland associated with the Warwickshire Police HQ and covered by a TPO. Another block of woodland, Black Spinney, lies to the east of the Warwick Road and is designated ancient woodland. These woodland blocks mark the northern edge of the village. The zone is very rural in character and currently contains no residential properties. In order to maintain the Arden Parklands character and both a visual and physical separation from Kenilworth, this zone is considered highly sensitive to development.	High	Close proximity to protected woodland and potential SINC.	Medium to High	Not suitable due to landscape impact and undesirable northern extension of the village.

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (13)	Leek Wootton		Not assessed in detail due to high initial landscape impact assessment.	None detailed
Preferred Option (4)	Leek Wootton	8 units at main house plus 12 units in surrounds - possibly lower impact - awaiting detailed conservation feedback (10 units)	Access into the site would be along Woodcote Drive. Existing car parking and access arrangements are in place.	Any potential demolition works will need to be managed for asbestos.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (13)	Leek Wootton		No recent planning applications detailed.	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.
Preferred Option (4)	Leek Wootton	Higher ground area - potential impact on surface water flow. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/04/1806/LB - Granted - Alterations to form disabled access / W/06/1104 - Refused - (comprehensive development project) / W/06/1057/LB - Granted - Demolition of existing modern extension and stables/out buildings to Woodcote and erection of office extension to the north end of building / W/07/1294/LB - Granted - Installation of fire alarm system and sensors. W/08/0935 - Granted - Redevelopment of Warwickshire Police HQ. W/10/0550 - Granted - Installation of High Integrity Telecommunications System (HITS) (120cm satellite dish on Communications Building). W/11/1166 - Granted - Outline application for the planning permission for the redevelopment of the Warwickshire Police Headquarters site to provide a Continuing Care Retirement Community (Use Class C2). W/12/0688 - Granted - Proposed car parking, fencing, gates and hard landscaping to Communications Building	Outside the main village but part of the main Woodcote House estate. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations. Listed building. Outline permission for retirement home.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (13)	Leek Wootton	Agricultural use.	PC is strongly opposed to any northern extension of the village to avoid coalescence with Kenilworth. Also concerned about inadequate site access.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment -- & ? / Air, Water & Soil Quality -- Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. excellent access to public transport with a bus stop within 0 - 400 m. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land.	Not assessed
Preferred Option (4)	Leek Wootton	Former police HQ site. Outline planning permission for care retirement community use.	Recognise that the building use needs to be addressed within the context of a wider comprehensive masterplan for the site.	Economy = & ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources -- / Natural Environment and Landscape -- & - / Built Environment + / Historic Environment -- & ? / Air, Water & Soil Quality -- Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. There is the potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt Land. Groundwater Drinking Water Protected Area which is 'at risk'. Impact on listed building.	Not applicable

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (13)	Leek Wootton	Strategically important linear Green Belt parcel – major role to play in maintaining the separation of Leek Wootton from Kenilworth and the open setting of both locations.	High	Not reassessed	Not reassessed
Preferred Option (4)	Leek Wootton	Strategically significant Green Belt parcel which fulfils a very valuable role in maintaining the open space between settlements – also contains a number of areas of environmental importance.	High	Predominantly a brownfield site occupied by substantial buildings and hardstanding that are well screened by wooded areas, mature trees and natural vegetation. Any development that extends beyond the brownfield footprint of the site, may prejudice the fundamental aim, essential characteristics and purposes of the Green Belt.	Medium to High

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (13)	Leek Wootton	Lies within LCP LW_04. This zone is a small triangular area of pasture fields, used for horse grazing, on the northern edge of the settlement. It is surrounded by spinnies (ancient woodland) on two sides and a large arable field on the third, though views in this direction are also contained by Bullimore / Thickthorn Woods on the edge of Kenilworth. The northern limit of the conservation area borders the zone. Due to the proximity of ancient woodland, the conservation area and to prevent the encroachment of the village boundary towards Kenilworth, this zone is not considered suitable for development.	High	Close proximity to SINC and Ancient Woodland. The northern edge of Leek Wootton is a very important corridor for habitat and wildlife and should be enhanced.	High	Not suitable due to landscape and environmental impacts.
Preferred Option (4)	Leek Wootton	Lies within LCP LW-06. This zone comprises the Warwickshire Police Headquarters: the grade II listed building of Woodcote, ancillary buildings, sports field and landscaped grounds with a lake and many mature trees. The trees are all covered by a TPO and include cedars said to be over 300 years old. The listed building with its mature landscape framework is complementary to the Arden Parklands setting. Views into the zone are limited to LW_05 and a small section of the boundary with LW_07. Any development in this zone must respect the setting of the listed building and its grounds as well as protect the trees covered by TPOs. Planting in the form of small copses should be carried out to screen development from LW_07 and to maintain a green corridor between the golf course and woodland on Woodcote Lane.	Medium	Cattle Brook pLWS borders the site to the north. Development along the northern edge of the site will need to be carefully managed. Land to the north of Leek Wootton is a very important landscape / habitat corridor.	Low to Medium	Predominantly a brownfield site which has potential for limited residential conversion / development subject to detailed conservation matters and integration within a wider site masterplan.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Radford Semele	Radford Semele PC	RS1*O / R41	R41	RS 3	Land south of Southam Road	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Radford Semele	Discussed with PC - option supported for frontage development only (12-20 properties).	6.2	6.2	4.15		125			125

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Radford Semele		<p>Highway Observation:</p> <p>Access: There are no existing access points to either of the sites. Access into the sites is on Southam Road (A425).</p> <p>Carriageway: Southam Road is 7 metres wide.</p> <p>Footway: There is no footway adjacent to either of the sites.</p> <p>Speed Limits: The speed limit along Southam Road is 50mph becoming 30mph when entering Radford Semele.</p> <p>Visibility Splays: For both sites, "Y" distance of 160 metres is unachievable in both directions due to the carriageway alignment.</p> <p>Sustainability: There are two bus stops within 250 metres of the sites.</p> <p>Conclusion: Due to the "Y" distance not being achieved, access into the sites cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.</p>	Small sand and clay quarry nearby.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Radford Semele	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	No recent planning applications detailed.	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Radford Semele	Footpath runs east to west through the site. Buffer required along the brook to the south for surface water drainage. South eastern part of the site is within Gas Pipeline Consultation Zone. Vehicle access into the site is unlikely to be achievable due to insufficient visibility splays.	Development may have potential to worsen drainage along the valley of the brook to the south of the village. Major impact on high value open landscape character.	Satisfactory - small sand and clay quarry nearby.	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed a willingness to bring the site forward for development.	Not achievable due to poor vehicle access.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Radford Semele	Loss of agricultural land (grade 3).	Not the preferred option for Radford Semele as it may have a substantial impact on residential amenity. Prefer only a small ribbon development along road frontage.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - -& - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? & - / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All the potential allocations have excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Given existing traffic flows there is the potential for a major negative cumulative effect against SA Objective 2 if all sites were taken forward. Potential for a major negative traffic effect if taken alone as the site has capacity for 100 dwellings or more. All sites are located in a Surface Water Safeguarded Zone - potential for major negative effects. All of the sites are considered to have either medium to high or high landscape value ; therefore, there is potential for major negative long-term effects on landscape.	Grade 3

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Radford Semele	Very large Green Field parcel which plays a major role in preserving the setting of the village and also the openness of the landscape from Whitnash.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Radford Semele	<p>Lies within LCP RS_04.</p> <p>This zone is bounded by the A425 Southam Road, the B4455 Fosse Way, PRoW W122a leading onto Crown Hill, contours and the edge of settlement off Lewis Road . It comprises a sub-regular large scale cropping landscape which is out of character with the surrounding medium scale field pattern of adjacent zones. Topography is undulating, with a trig point on Crown Hill at 101m. There is an abrupt settlement edge on the north western boundary of the zone and a small group of large properties within large gardens /grounds off the Southam Road that have treed / hedged boundaries. The roadside hedgerows on the Fosse Way and Southam Road are generally trimmed allowing views into the zone of arable farmland. Tree cover is limited to a small block around a field pond, two TPO areas and scattered hedgerow trees creating a relatively open landscape. Internal hedgerows are trimmed but becoming gappy and some have been lost altogether. A gas pipeline crosses the site. The zone reads as part of the wider farmed landscape and views are large scale and open in nature. Due to these open, rural views this zone is considered unsuitable for development.</p>	High	Generally arable farmland with the main habitat features around hedgerows and clusters of trees.	Low	High visual impact location with severe limitations regarding visibility spays. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (2)	Radford Semele	Radford Semele PC	R41 expanded	R129	RS3	Land south of Southam Road	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (2)	Radford Semele	Extended SHLAA area discussed informally with site promoter.	13.49	6.2	4.15		125			125

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (2)	Radford Semele		<p>Highway Observation:</p> <p>Access: There are no existing access points to either of the sites. Access into the sites is on Southam Road (A425).</p> <p>Carriageway: Southam Road is 7 metres wide.</p> <p>Footway: There is no footway adjacent to either of the sites.</p> <p>Speed Limits: The speed limit along Southam Road is 50mph becoming 30mph when entering Radford Semele.</p> <p>Visibility Splays: For both sites, "Y" distance of 160 metres is unachievable in both directions due to the carriageway alignment.</p> <p>Sustainability: There are two bus stops within 250 metres of the sites.</p> <p>Conclusion: Due to the "Y" distance not being achieved, access into the sites cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.</p>	Small sand and clay quarry nearby.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (2)	Radford Semele	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	No recent planning applications detailed.	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (2)	Radford Semele	Footpath runs east to west through the site. Buffer required along the brook to the south for surface water drainage. South eastern part of the site is within Gas Pipeline Consultation Zone. Vehicle access into the site is unlikely to be achievable due to insufficient visibility splays.	Development may have potential to worsen drainage along the valley of the brook to the south of the village. Major impact on the open landscape character of the area.	Satisfactory - small sand and clay quarry nearby.	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed a willingness to bring the site forward for development.	Not achievable due to poor vehicle access.	2014/21

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (2)	Radford Semele	Loss of agricultural land (grade 3).	Not the preferred option for Radford Semele as it may have a substantial impact on residential amenity. Prefer only a small ribbon development along road frontage.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? & - / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All the potential allocations have excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Given existing traffic flows there is the potential for a major negative cumulative effect against SA Objective 2 if all sites were taken forward. All sites are located in a Surface Water Safeguarded Zone - potential for major negative effects. All of the sites are considered to have either medium to high or high landscape value; therefore, there is potential for major negative long-term effects on landscape.	Grade 3

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (2)	Radford Semele	Very large Green Field parcel which plays a major role in preserving the setting of the village and also the openness of the landscape from Whitnash.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (2)	Radford Semele	<p>Lies within LCP RS_04.</p> <p>This zone is bounded by the A425 Southam Road, the B4455 Fosse Way, PRoW W122a leading onto Crown Hill, contours and the edge of settlement off Lewis Road . It comprises a sub-regular large scale cropping landscape which is out of character with the surrounding medium scale field pattern of adjacent zones. Topography is undulating, with a trig point on Crown Hill at 101m. There is an abrupt settlement edge on the north western boundary of the zone and a small group of large properties within large gardens /grounds off the Southam Road that have treed / hedged boundaries. The roadside hedgerows on the Fosse Way and Southam Road are generally trimmed allowing views into the zone of arable farmland. Tree cover is limited to a small block around a field pond, two TPO areas and scattered hedgerow trees creating a relatively open landscape. Internal hedgerows are trimmed but becoming gappy and some have been lost altogether. A gas pipeline crosses the site. The zone reads as part of the wider farmed landscape and views are large scale and open in nature. Due to these open, rural views this zone is considered unsuitable for development.</p>	High	Generally arable farmland with the main habitat features around hedgerows and clusters of trees.	Low	High visual impact location with severe limitations regarding visibility spays. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (3)	Radford Semele	Radford Semele PC	RS2*O / R67	R67	RS 2	Land north of Southam Road	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (3)	Radford Semele	PC preferred option due to its reduced impact on residential amenity.	3.38	1.54	1.03		31			30

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (3)	Radford Semele		<p>Highway Observation:</p> <p>Access: There are no existing access points to either of the sites. Access into the sites is on Southam Road (A425).</p> <p>Carriageway: Southam Road is 7 metres wide.</p> <p>Footway: There is no footway adjacent to either of the sites.</p> <p>Speed Limits: The speed limit along Southam Road is 50mph becoming 30mph when entering Radford Semele.</p> <p>Visibility Splays: For both sites, "Y" distance of 160 metres is unachievable in both directions due to the carriageway alignment.</p> <p>Sustainability: There are two bus stops within 250 metres of the sites.</p> <p>Conclusion: Due to the "Y" distance not being achieved, access into the sites cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.</p>	No major observations.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (3)	Radford Semele	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	No recent planning applications detailed.	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (3)	Radford Semele	Access into the sites cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements. Eastern part of the site is within a Gas Pipeline Consultation Zone.	Development of this site would lead to an inappropriate eastern protrusion into open countryside with loss of hedgerows. Area of high landscape value.	Satisfactory	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to poor vehicle access.	Not assessed.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (3)	Radford Semele	Loss of agricultural land (grade 3).	Generally the preferred option for Radford Semele. It would have a lower level of impact on residential amenity and deliver a small number of housing units.	Economy ? / Sustainable Transport ++ & -- / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - & - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? & - / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All the potential allocations have excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Given existing traffic flows there is the potential for a major negative cumulative effect against SA Objective 2 if all sites were taken forward. All sites are located in a Surface Water Safeguarded Zone - potential for major negative effects. All of the sites are considered to have either medium to high or high landscape value; therefore, there is potential for major negative long-term effects on landscape.	Grade 3

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (3)	Radford Semele	Parcel plays an important role in maintaining the open corridor settling to Radford Semele and Leamington Spa. High environmental value.	Medium to High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (3)	Radford Semele	<p>Lies within LCP RS_03.</p> <p>This zone is bounded by the canal and river corridor, the B4455 Fosse Way, A425 Southam Road and the edge of settlement on Offchurch Lane. It comprises a sub-regular small to medium scale mixed farmland landscape. There is an abrupt settlement edge on the north western boundary of the zone and a few scattered large properties within large gardens /grounds off the Southam Road. The roadside hedgerow on the Southam Road is generally overgrown with occasional gaps / breaks allowing views into the edge of the zone of pasture which tends to be managed as paddocks. The roadside hedgerow along the Fosse Way is trimmed permitting views of Parlour Spinney and arable fields. As well as Parlour Spinney there is tree cover to the north of the zone adjoining the dismantled railway line, in small blocks that border individual properties, adjacent to field ponds and scattered within the periphery of fields, creating an open but framed landscape. This is likely to become more enclosed as plantations mature. There are also small groups of conifers to entrances / driveways of properties. Internal hedgerows are trimmed but becoming gappy. A gas pipeline crosses the zone and there is a gas transmission installation. The zone reads as part of the wider farmed landscape.</p> <p>The zone could accommodate a small amount of development along Offchurch Lane or adjacent to the existing settlement edge, providing it didn't encroach beyond the first field in order to avoid ribbon development along the A425.</p>	High / medium	Generally arable farmland with the main habitat features around hedgerows and clusters of trees.	Low to Medium	Access into the site cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Discounted Option (4)	Radford Semele	Radford Semele PC	RS3*O / R56	R56	RS 4	South West Radford Semele	2012 entry requires update

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Discounted Option (4)	Radford Semele	Not supported by the PC.	4.35	4.35	2.91		87			60

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Discounted Option (4)	Radford Semele	Will require substantial screening and redefining of boundary. Highways and impact analysis likely to place a cap on site capacity of 60 units.	A secondary emergency access would be required to the development and there are issues concerned with the suitability of the existing junction at School Lane and the A425. It was been agreed with the site promotor that a ATC survey would be carried out on the A425 to establish vehicle flows and approach speeds with manual count undertaken at the junction of School Lane to establish turning movements. It was also agreed that a camera would also be mounted to monitor the movement of pedestrians at the adjacent pedestrian crossing. On receipt of this information, WCC Highways would assess whether adequate measures / improvements could be made to make the junction acceptable for the increase in trips as a consequence of the development and also assess the impact on nearby junctions on the highway network. Early work would suggest a cap on site development of about 60 units.	Building on site with tanks which needs further investigation. Potential impact of construction traffic. Potential impact of new traffic levels through the village.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Discounted Option (4)	Radford Semele	Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems. High probability of flooding along The Valley area.	Potential interest in a new planning application for the site, with work currently progressing on highways impact.	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Discounted Option (4)	Radford Semele	Footpaths run along west and eastern boundaries of the site. Hedgerows have high habitat value.	Potential impact on flooding of whitnash Brook to west. The development of the whole site would be out of scale with existing village. High landscape value assessment	Satisfactory	Potential suitable in part, subject to the results of traffic impact work and sufficient environmental screening.	Owner has expressed an interest in releasing the site for development.	Achievable subject to traffic impact results.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Discounted Option (4)	Radford Semele	Agricultural land.	No support for development in this area, due to the perceived issue of coalescence of settlements and impact upon the existing settlement.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? & - / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All the potential allocations have excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Given existing traffic flows there is the potential for a major negative cumulative effect against SA Objective 2 if all sites were taken forward. All sites are located in a Surface Water Safeguarded Zone - potential for major negative effects. All of the sites are considered to have either medium to high or high landscape value ; therefore, there is potential for major negative long-term effects on landscape.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Discounted Option (4)	Radford Semele	Strategically important Green Field parcel, that play a role in maintaining the separation of Radford Semele from Sydenham.	High	Not reassessed	Not reassessed

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Discounted Option (4)	Radford Semele	<p>Lies within LCP RS_07.</p> <p>This zone is to the west of the settlement and is bounded by the River Leam corridor with almost uninterrupted views across to residential and large scale commercial units within Sydenham and Whitnash and of the neighbouring zone RS_05. It comprises a regular medium / large scale rolling arable landscape with a small area given over to fenced / taped paddocks on the northern boundary. Internal hedgerows are generally redundant / relic, they have become very gappy and are either neglected and outgrown or trimmed. No new hedgerow planting has taken place. Tree cover is within hedgerow lines, save for a small rounded copse adjacent to a disused filter bed, creating a relatively open and exposed landscape. The settlement edge is abrupt comprising garage blocks and a plethora of fencing styles. PRoW W121 runs along the field edge with part of the route PRoW 119 visible.</p> <p>In order to preserve an important green buffer between the settlement and Sydenham, and because of the open nature of views, this zone is considered unsuitable for development.</p>	High	Generally arable farmland with the main habitat features around hedgerows and clusters of trees.	Low to Medium	High landscape impact based upon recent findings, suggests that the site is unsuitable for development. Traffic impact research ongoing and will require substantial environmental screening to create a strong edge to the village form. Substantial local concerns about coalescence between settlements.

Consultation / Publication Reference	Settlement	Parish	Site References	Original 2013 / 14 SHLAA Reference	Green Field / Belt References	Site Name and Description	SHLAA Form Progress
Preferred Option (1)	Radford Semele	Radford Semele PC	R142 RS4*O	R116	RS 1	Land to the East of Church Lane	New SHLAA entry required.

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Option (1)	Radford Semele	Option discussed with PC - not a preferred location for growth. Site has been subject to pre-application advice regarding drainage / sewage.	5.34	5.34	3.55		107			100

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Option (1)	Radford Semele	Site capacity will be dependent upon detailed landscape impact work and highways feedback.	Highways has suggested that the site could accommodate the level of growth based upon potential site access off Church Lane - subject to widening the carriageway and access point. There will also need to be consideration made of any cumulative traffic pressure on the junction of School Lane / Church Lane and the Southam Road. Traffic lights would need to be developed at the cross road of Southam Road, Church Lane and School Lane, to ease the flow of traffic. A secondary emergency access would be required to the site, which could be achieved off Offchurch Lane. The site promotor has undertaken a detailed highways and access assessment and is suggesting a new access point off the Southam Road. A detailed report has been submitted to WCC Highways for further consideration. Initial feedback on this report suggests that although the proposed access on Southam Road appears to be geometrically achievable, it is within close proximity of existing junctions which usually have high volumes of traffic and a more suitable access would be on Church Lane.	No major observations.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Option (1)	Radford Semele	The Grand Union Canal is located to the north of the site and does not pose a direct flood risk as it is located at a lower elevation. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	W/93/0771 - Granted - erection of a Hoarding (planning history - revisit detail)	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.

Consultation / Publication Reference	Settlement	SHLAA: Physical Constraints: Access / Infrastructure / Layout /	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
Preferred Option (1)	Radford Semele	Nearby church is a listed building. Site access requires detailed assessment. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	Potential large landscape impact. Need to protect the curtilage and setting of the listed church building.	Satisfactory	Some potential for development subject to highways assessment and detailed review of landscape impact.	Owners have expressed a willingness to bring forward the site for housing.	Achievable subject to traffic impact results and landscape impact.	2014/19

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Option (1)	Radford Semele	Agricultural land.	No support for development in this area - not perceived to be part of the main village.	Economy ? / Sustainable Transport ++ & - - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources - - & - / Natural Environment and Landscape - & - / Built Environment + / Historic Environment ? & - / Air, Water & Soil Quality - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. All the potential allocations have excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. Given existing traffic flows there is the potential for a major negative cumulative effect against SA Objective 2 if all sites were taken forward. Potential for a major negative traffic effect if taken alone as the site has capacity for 100 dwellings or more. All sites are located in a Surface Water Safeguarded Zone - potential for major negative effects. All of the sites are considered to have either medium to high or high landscape value ; therefore, there is potential for major negative long-term effects on landscape.	Not assessed.

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Option (1)	Radford Semele	Green Field parcel plays a significant role in maintaining the separation of Leamington Spa and Radford Semele. Also maintains open views from the north of the village.	Medium to High	The greenfield parcel could accommodate a limited village extension as part of the proposed village inset with a modest impact on the fundamental aim, essential characteristics and purposes of the surrounding landscape. However, particular consideration would need to be given to protecting and enhancing the strategic gap between the village and the urban area of Leamington Spa. The natural assets, particularly in proximity to the Grand Union Canal, provisional Local Wildlife Site (LWS), will also need to be safeguarded.	Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Option (1)	Radford Semele	<p>Lies within LCP RS_02.</p> <p>This zone lies between the settlement edge around the Church / The Glebe House and that along Offchurch Road. To the north is a wooded section of the canal corridor and to the south the A425 Southam Road. It comprises a sub- regular medium to large scale mixed farmland landscape that provides an essential landscape setting to the Parish Church. Roadside hedgerows have largely been replaced by fences, although the hedgerow trees survive, allowing unobstructed views into the zone. Tree cover is only to the periphery of the zone, and along Church Lane, creating a framed landscape with important views of the Parish Church, Glebe House, the roof line of Radford Hall and the garden / churchyard boundary walls. The zone is isolated within the settlement edge and canal corridor but provides an important setting to the church and churchyard and listed buildings, especially to the west of Church Lane.</p> <p>There is some scope for a small amount of development to the east of Church Lane but this should be limited in extent and not cover the whole field. The setting and views of the church must be respected. If development was to take place in this zone the existing tree belt along the canal should be widened along the northern edge of the zone and extended along Church Lane.</p>	High / Medium	Generally arable farmland with the main habitat features around hedgerows and clusters of trees.	Low to Medium	<p>Lower landscape impact option with scope to integrate within the existing built form of the village. Traffic impact research ongoing. Requires detailed landscape impact assessment and masterplan.</p>

Consultation / Publication Reference	Settlement	Option Progress	ha (gross)	Option ha (gross)	D A (net) (less than 0.5ha not netted down)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)
Preferred Options (1)	Shrewley Common	Discussed with PC	0.42	0.42	0.42	13	12			12
Preferred Options (2)	Shrewley Common	Discussed with PC	0.27	0.27	0.27	8	8			8
			0.69	0.69	0.69		20			20

Consultation / Publication Reference	Settlement	Capacity Notes / Review	Highways and Transport Issues	Environmental Health Issues
Preferred Options (1)	Shrewley Common		No major observations.	Potential noise issues associated with the railway line which is within very close proximity.
Preferred Options (2)	Shrewley Common		No major observations.	Potential noise issues associated with the railway line which is within very close proximity.

Consultation / Publication Reference	Settlement	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location	SHLAA: Policy Context / History
Preferred Options (1)	Shrewley Common	Foul water infrastructure capacity will require analysis.	No recent planning applications detailed.	Edge of village. Shrewley Common has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.
Preferred Options (2)	Shrewley Common	Foul water infrastructure capacity will require analysis.	W/95/1221 - Granted - Erection of a temporary building to provide a doctors surgery; provision of additional parking area.	Edge of village. Shrewley Common has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.

Consultation / Publication Reference	Settlement	Employment Land Review	Parish Council Feedback	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects	Agricultural Land Evaluation
Preferred Options (1)	Shrewley Common	Agricultural land	Small scale development would assist in supporting local services. Site would provide a natural end to the village.	Economy = & ?/ Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --/ Natural Environment and Landscape - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Both sites are directly adjacent the main railway line so there are also likely to be major negative effects with regard to noise and light. Both allocations have excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on SA Objective 2	Not assessed.
Preferred Options (2)	Shrewley Common	Brownfield / garden land	Small scale development would assist in supporting local services. Site would provide a natural end to the village.	Economy = & ?/ Sustainable Transport ++ & - / Reduce the Need to Travel - / Waste & Recycling - / Prudent use of land and Natural Resources --/ Natural Environment and Landscape - / Built Environment + / Historic Environment ? / Air, Water & Soil Quality -- / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + & = / Poverty and Social Exclusion + / Crime ?	Potential allocation is likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential for a major long-term negative effect on the prudent use of land through the loss of Green Belt. Both sites are directly adjacent the main railway line so there are also likely to be major negative effects with regard to noise and light. both allocations have excellent access to public transport with a bus stop within 0 - 400 m and there is a pavement which provides safe access for pedestrians into the village centre . Therefore there are likely to be major positive effects on SA Objective 2	Not assessed

Consultation / Publication Reference	Settlement	Greenbelt / Greenfield Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Assessment: Review (MM)	Green Belt / Greenfield Sub-Parcel Overall Value Assessment
Preferred Options (1)	Shrewley Common	Important Green Belt parcel which fulfils a valuable role in maintaining the setting and open landscape of Shrewley Common, Rowington and Turners Green.	High	Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Low to Medium
Preferred Options (2)	Shrewley Common	Linear Green Belt parcel which if developed would lead to a physical connection being made between Shrewley Common and Hatton Station. There are opportunities to enhance the value of this Green Belt parcel and improve the frontage along Shrewley Common.	Medium to High	Green Belt parcel that could accommodate a limited village extension as part of the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt.	Low to Medium

Consultation / Publication Reference	Settlement	Landscape Character Assessment: Summary	Landscape Character Assessment: Value	Habitat Assessment: Summary	Habitat Assessment: Value	Summary and Conclusions
Preferred Options (1)	Shrewley Common	Some strong linear landscape features which will require protection (hedgerows etc). Railway embankment strong landscape feature.	Not surveyed	Railway embankment potential Local Wildlife Site.	Low to medium	Small scale development may assist in supporting local services. Site would provide a natural end to the village.
Preferred Options (2)	Shrewley Common	Some strong linear landscape features which will require protection (hedgerows etc). Railway embankment strong landscape faecture.	Not surveyed	Railway embankment potential Local Wildlife Site.	Low to medium	Small scale development could assist in supporting local services. Site would provide a natural end to the village.