



SHLAA 2009 Site Assessments



Local Development Framework



Strategic Housing Land Availability Assessment

Part 2 Detailed Site Assessments

June 2009

Warwick District Council

CONTENTS

INDEX OF SITES

GUIDE TO THE ASSESSMENT TABLES

SITES IN AND ON THE EDGE OF LEAMINGTON & WHITNASH

SITES IN AND ON THE EDGE OF WARWICK

SITES IN AND ON THE EDGE OF KENILWORTH

SITES ON THE EDGE OF COVENTRY

SITES IN THE RURAL AREA

INDEX OF SITES

SITES WITHIN OR ON THE EDGE OF LEAMINGTON AND WHITNASH

Ref	Site Name	Site Area
L01	Lime Avenue	0.36
L02	R/O 22 Llewelyn Road	0.14
L03	R/O Bamburgh Grove	1.79
L04	Former Factory, Clarendon Street	0.10
L05	Trinity Storage Site, Queensway	1.50
L06	Edmonscote Manor	2.58
L07	Land North of Milverton	83.30
L08	Former Ford Foundry	5.08
L09	Land at Grove Farm	62.18
L10	Land South of Sydenham	7.56
L11	Golf Lane/ Fieldgate Lane	4.01
L12	Land at Golf Lane	0.26
L13	Soans Site & Land Adjacent	2.49
L14	Land at Woodside Farm	10.99
L15	Court Street/ Cumming Street	0.10
L16	77 Lillington Road	0.13
L17	Cubbington East	11.00
L18	Allotment Land, Rugby Road, Cubbington	2.23
L19	Land at North Cubbington	51.40
L20	Land at South Cubbington	16.00
L21	St Mary's Allotments, Radford Road	7.80
L22	Allotment Gardens, Coventry Road	1.50
L23	Land at Red House Farm, Champion Hills	11.53
L27	Rear of Homebase, Myton Road	2
L28	Land off Princes Drive	1.3
L30	Telephone Exchange Site, Bedford Street	0.32
L31	Garage Site, Russell Street	0.37
L32	Jewsons & Quarry Street Dairy	1.6
L33	Court Street Opportunity Site	0.86
L34	Wise Street Opportunity Site	1.6
L35	Land at Station Approach	4.47
L36	Warwickshire College	5.78
L37	Riverside House	1.75

Please note that some of these sites overlap.

SITES WITHIN OR ON THE EDGE OF WARWICK

Site Ref	Site Name	Site Area
W01	Tamlea Building, Nelson Lane	0.48
W02	2-22 Northgate Street & Offices to Rear	0.43
W03	Heathcote Sewage Works, Harbury Lane	13.10
W04	Former Car Park at IBM, Birmingham Road	4.35
W05	Hintons Nursery, Coventry Road	1.61
W06	Land at Stratford Road	4.44
W07	Lower Heathcote Farm, Harbury Lane	122.90
W08	Land West of Europa Way	38.86
W09	Ponderosa, Wedgenock Lane	0.72
W10	Land to the South of Gallows Hill	14.90
W11	Campbell House, Stratford Road	1.7
W12	Home Farm, Longbridge	18.42
W13	Darsons Yard, Miller Road	0.84
W14	Land at Corner of Cross Street and Priory Road	0.02
W18	Land at Montague Road	3.47
W19	Land at Gogbrook Farm, Stratford Road	2.50
W20	Warwick Gates Employment Land	9.77
W21	County Land, Europa Way	24.43
W22	2 West Street	0.12
W23	R/O Cherry Street	0.33
W24	64 West Street	0.06
W25	Nelson Club Car Park	0.12
W26	Gallows Hill/Europa way	21.53
W27	The Asps, Europa Way	94.46

Please note that some of these sites overlap.

SITES WITHIN OR ON THE EDGE OF KENILWORTH

Site Ref	Site Name	Site Area
K01	Land at Thickthorn	16.51
K02	Crackley Triangle and east of Kenilworth Road	14.26
K03	North of Highland Road	3.26
K04	East of Inchbrook Road	3.67

K05	Kenilworth RFC Land off Rocky Lane	11.30
Site Ref	Site Name	Site Area
K06	Kenilworth Rugby Club	1.76
K07	Part of Kenilworth Golf Club, Dalehouse Lane	4.02
K08	Common Lane Industrial Estate	2.97
K09	Jersey Farm, Glasshouse Lane	15.47
K10	Land to the West of Clinton Lane	1.54
K11	Land at New Street	1.83
K12	Land at Clinton Road	16.54
K13	Land at Crackley Lane/ Coventry Road	9.01
K14	Playing Fields at Coventry Road/ Princes Drive	3.13
K15	Talisman Theatre Site	0.13
K16	Land at Southbank Road	0.59
K17	Southcrest Farm, Glasshouse Lane	16.79
K18	Glasshouse Lane/ Crewe Lane	37.28

Please note that some of these sites overlap.

SITES ON THE EDGE OF COVENTRY

Site Ref	Site Name	Settlement	Site Area
C01	Russells Garden Centre	Baginton	7.87
C02	Land SW of Westwood Heath Road	Burton Green	2.44
C03	Westwood Heath Road/Bockendon Road	Westwood Heath	14.40
C04	Land at Oak Lea, Howes Lane	Coventry	1.77
C05	Land off Cromwell Lane	Burton Green	3.21
C06	King's Hill Lane, Finham	Coventry	269.24
C07	Land at Mill Hill	Baginton	9.97
C08	Russells Garden Centre East	Baginton	2.34
C09	Lodge Farmhouse	Westwood Heath	0.13
C10	Land south of Baginton	Baginton	62.26
C12	Seven Acre Egg Farm	Coventry	3.91
C13	Lodge Farm	Westwood Heath	30.48
C14	Land North of Baginton - Junction A45/A46	Baginton	13.59
C15	Land off Church Road	Baginton	2.75

Please note that some of these sites overlap.

SITES IN THE RURAL AREA

Site Ref	Site Name	Settlement	Site Area
R01	The Valley, Radford Semele	Radford Semele	0.14
R02	Hill Farm	Bishops Tachbrook	18.54
R03	Tinkers Close	Radford Semele	0.73
R04	Land adjacent to The Meadow House	Lapworth	0.11
R05	Land South of Woodside, Chadwick End	Outside of Warwick DC	0
R06	Land South of Baddesley Clinton	Baddesley Clinton	3.49
R07	Adjacent to Oak Gable Cottage	Baddesley Clinton	0.38
R08	Land North of Oakley Cottage, Bedlam's End	Chadwick End	0.78
R09	Barford House	Barford	4.39
R10	South of Barford House	Barford	0.83
R11	South of School	Bishops Tachbrook	4.11
R12	Land north of Croft Close	Bishops Tachbrook	1.84
R13	Shrewley Gate Nursery	Shrewley	1.35
R14	Land east of Oakley Wood Road	Bishops Tachbrook	2.54
R15	Land west of Wellesbourne Road	Barford	0.17
R16	Sherbourne Nursery	Barford	2.59
R17	Land at Brickyard Cottage	Bishops Tachbrook	3.66
R18	Land NW of Rye Fields	Bishops Tachbrook	0.61
R19	Land at Brickyard Farm	Bishops Tachbrook	35.34
R20	Land at Brickyard Barn	Bishops Tachbrook	0.28
R21	Land South of Radford Semele	Radford Semele	2.62
R22	Land West of Bishop's Tachbrook	Bishops Tachbrook	2.41
R23	Low Hill, Oakley Wood Road	Bishops Tachbrook	0.37
R25	Ward's Hill & Snitterfield Lane	Norton Lindsey	0.25
R26	Land West of Old Budbrooke Road	Budbrooke	1.50
R27	Land Fronting Ward's Hill	Norton Lindsey	0.90
R28	Land adj. Hall Farm Cottages	Hunningham	0.20
R29	R/O 65 Lewis Road & Thornley Close	Radford Semele	0.17
R30	Land south of Westham Lane	Leamington Spa	1.25
R31	Land at Tachbrook Hill Farm	Bishops Tachbrook	18.43
R33	South East of Convent Farm	Baddesley Clinton	0.76
R34	Land West of Baddesley Clinton	Baddesley Clinton	20.66
R35	Land at the Plough	Eathorpe	0.20
R36	West of Barcheston Drive	Hatton	2.32
R37	East of Barcheston Drive	Hatton	1.35
R38	North of Birmingham Road	Hatton	7.78
R39	Land at Hatton Green	Hatton	0.34
R40	Land at the Gatehouse	Shrewley	0.42

Site Ref	Site Name	Settlement	Site Area
R41	Land at Southam Road	Radford Semele	7.78
R42	Land at Village Farm	Offchurch	0.67
R43	Sydon's Piece	Offchurch	3.84
R44	Canal Field, Offchurch Lane	Radford Semele	2.58
R45	Canal Wharf, Offchurch Lane	Radford Semele	1.14
R46	Land West of School Lane	Radford Semele	14.06
R47	Land R/O Rectory	Barford	0.28
R48	West of School Hill	Offchurch	0.26
R49	Land off Green Lane, Little Shrewley	Shrewley	0.32
R50	Land at Convent Farm	Baddesley Clinton	0.28
R51	Land SE of Shrewley Common	Shrewley	0.27
R52	New House Farm	Bishops Tachbrook	47.60
R53	R/O The Hamlet	Leek Wootton	3.36
R54	Land N of Hill Wootton Road	Leek Wootton	1.80
R55	West of Mill Lane	Barford	0.54
R56	South West Radford Semele	Radford Semele	5.94
R57	Land off Moat Close, Bubbenhall	Bubbenhall	1.00
R58	Land at Red Lane	Burton Green	0.43
R59	Land off Pit Hill/ Church Road	Bubbenhall	3.02
R60	Land R/O Lower End	Bubbenhall	3.82
R61	Land off Ryton Road	Bubbenhall	1.73
R62	Land Off Warwick Road	Leek Wootton	4.59
R63	Land NW of Leek Wootton	Leek Wootton	25.5
R64	Land NE of Leek Wootton (1&2)	Leek Wootton	46.9
R65	R/O Savages Close	Bishops Tachbrook	2.44

Please note that some of these sites overlap.

GUIDE TO THE ASSESSMENT TABLES

Site Details	
Site Size	The gross area of the site as submitted to the Council
Source	This relates to the way in which the site became known to the Council e.g. through the SHLAA exercise or through the consultation process of the current adopted Local Plan.
Suitability for Housing, Availability and Achievability	
Location	The location of the site in relation to settlements will impact on its sustainability in relation to access to public transport, jobs and services.
Policy Restrictions	Current policy restrictions in either national, regional or local policy documents are noted although some policies and designations may be reviewed in emerging plan reviews such as the Core Strategy and West Midlands Regional Spatial Strategy
Physical Constraints	This includes physical aspects directly affecting the site such as flood risk, protected trees and woodland, public footpaths, ground contamination, access difficulties, overhead power lines, high agricultural land quality
Potential Impacts	This is the impact of potential development on the surrounding area such as on areas of high landscape value, Conservation Areas, potential Sites of Interest for Nature Conservation (SINCs), Nature Reserves, or on adjoining land use activities
Environmental Conditions	This includes aspects of the site's location which may impact on the living conditions of future residents such as proximity to areas which are the source of noise or atmospheric pollution or are of poor environmental quality
Overall suitability	Where any of the above constraints cannot reasonably be overcome the site may be considered to be unsuitable either totally or in part. Where there is a current designation, such as Green Belt, the site may be assessed as "potentially suitable". In the case of rural area sites suitability is dependent upon the level of local services and facilities; the scale of the site in relation to the rural settlement; and evidence of local housing needs
Availability	Where sites are submitted to the Council by interested parties or agents, some indication of availability is given on the SHLAA Form. In some cases, availability may depend upon the relocation of an existing use.
Achievability	This is only assessed in the case of sites with some element of suitability. The main consideration will be whether the development would be viable, taking into account the measures needed to secure a suitable development. Some marginal sites may be more dependent upon the strength of the housing market at the time.
Housing Capacity: Sites in, and on the edge of, Urban Areas	
Development Mix	This gives an estimate of the proportion of the suitable site area which is likely to be suitable for housing. The "Other Uses" may use such as employment or supporting uses such as open space and community facilities. (see paragraphs 3.16 – 3.19)
Potential Capacity	Three possible density levels are applied to the area which is developable for housing e.g. 30 x (50% x suitable site area).
Timeframe	Small sites which are suitable, available and achievable are normally placed in the first 5-year period. In the case of larger greenfield sites there may be a longer lead-in period to commencement and consideration is given to the number of homes which can feasibly be built and marketed each year. A density of 40 dph is the norm although on some sites a lower density will be more appropriate and in town centres a higher density is assumed (see paragraphs 3.21-3.23)
Housing Capacity: Sites in the Rural Area	
No detailed assessment of capacity is given for sites in the rural areas as this would depend upon evidence of local housing need	

Local Development Framework



Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.

