

## SHLAA Amendments July 2014

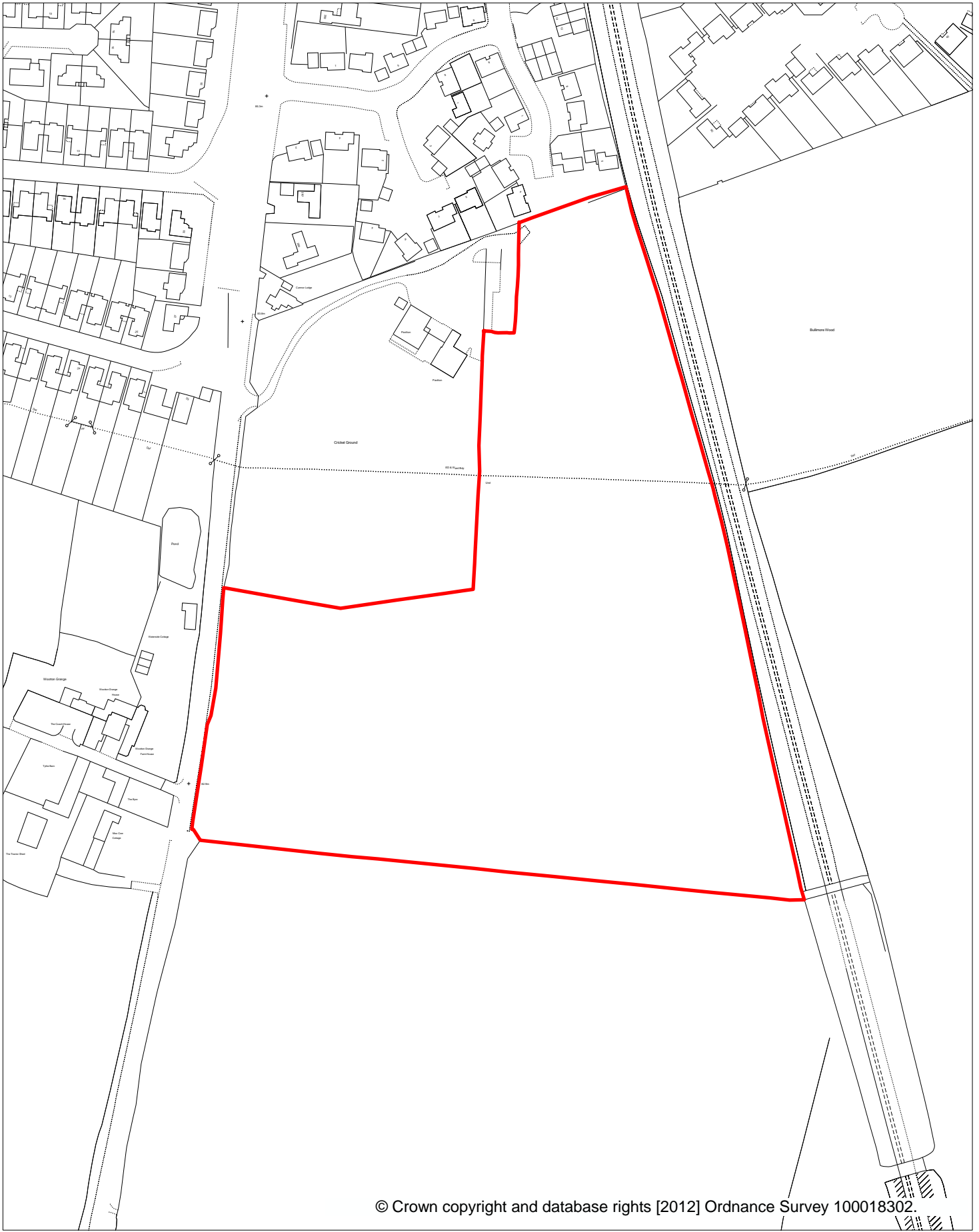
The following Tables and Plans include additions or amendments to the latest SHLAA which was published in May 2014. They correct errors or omissions in the SHLAA but do not include amendments as a result of the Consultation on the Publication Draft Local Plan (May/ June 2014).

The sites which are included, along with the changes and the reason for inclusion, are set out below.

<b>Site Ref</b>	<b>Site Name</b>	<b>Reason for Inclusion</b>	<b>Change to/ new Table</b>	<b>Change to/ new Plan</b>
K25	East of Warwick Road, Kenilworth	To correct site area	Change to site area	None
R02	Hill Farm, Bishop's Tachbrook	To correct site boundary & site area	Change to site area	Change to site boundary
R19	Land at Brickyard Farm, Bishop's Tachbrook	To correct site boundary & site area	Change to site area	Change to site boundary
R73	Land off Starmer Place/ Birmingham Road, Hatton Green	To correct site boundary & site area	Change to site area & assessment	Change to site boundary
R103	South of Stonegate, Red Lane, Burton Green	Site originally omitted in error	New table	New plan
R118	Land S of Hill Wootton Road, Leek Wootton	To correct site boundary & site area	Change to site area	Change to site boundary
R150	Confidential Site	To correct site area	Change to site area	None
R153	Stonemoor Wood Farm, Burton Green	Site originally omitted in error	New table	New plan
R156	Red House Farm Extension Site	Site originally omitted in error	New table	New plan
R157	Land r/o The Old Garage, Kingswood	Site originally omitted in error	New table	New plan

<b>Site Ref</b>	K25	<b>Site Name</b>	East of Warwick Road		
<b>Site Size (Hectares)</b>	5.76	<b>Settlement</b>	Kenilworth		
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield		
<b>Adjacent/Overlapping Site</b>		R64(1) Land NE of Leek Wootton			

<b>Suitability for Housing</b>						
<b>Location</b>	Edge of Kenilworth urban area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Potential Local Wildlife Site straddles the railway embankment					
<b>Potential Impacts</b>	<p>Impact on operation of neighbouring cricket club.</p> <p>Impact on area of high landscape value and views from south</p> <p>Impact on Green Belt of development extending beyond existing boundary of the built up area</p> <p>Impact on existing soft boundary of built up area of town comprising Bullimore Wood to east and cricket ground, Wootton Grange Farm and and school to the west.</p> <p>Impact on gap between Kenilworth and Leek Wootton.</p> <p>Further landscape study in 2014 (Addendum to 2012 Landscape Study) concludes that landscape impact could be mitigated with appropriate design and commitment to long term landscape enhancement.</p>					
<b>Environmental Conditions</b>	Noise from railway. Impact of operation of cricket club					
<b>Overall Suitability</b>	Potentially suitable subject to a sensitive design approach to mitigate impact on the landscape and views from south as well as a commitment to long term landscape enhancement. Development should also seek to minimise impact on the operation of the Cricket Club and impact of noise from railway.					
<b>Availability</b>						
The landowners are promoting the site for development						
<b>Achievability</b>						
Subject to alteration of Green Belt; sensitive design approach and minimisation of impact on Cricket Club and of noise from railway						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	85	<b>40dph</b>	113	<b>50dph</b>	142
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	100	<b>2024/29</b>	0



K25 East of Warwick Road


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

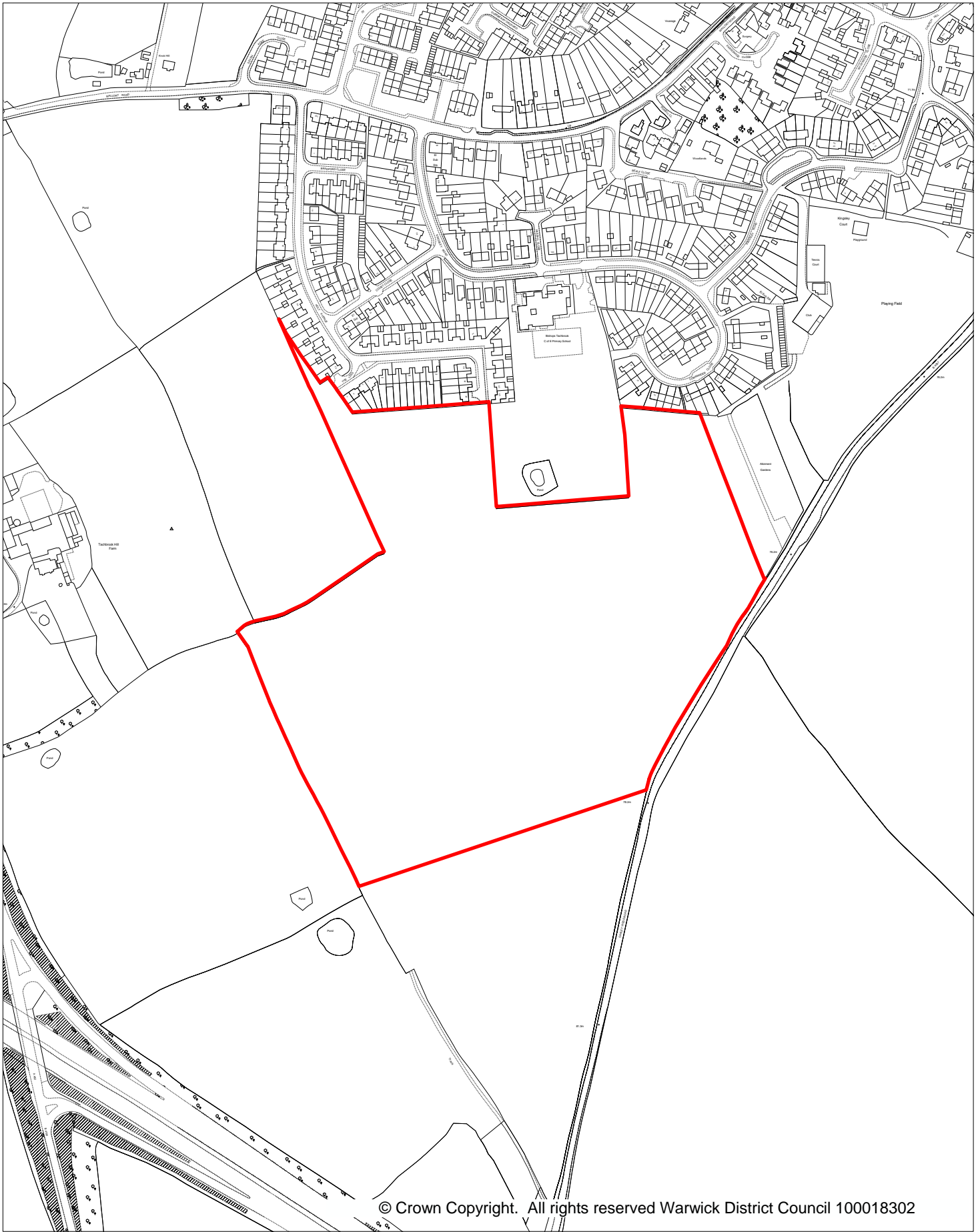
Grid Reference:  
429263 E, 270299 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R02	<b>Site Name</b>	Hill Farm
<b>Site Size (Hectares)</b>	13.77	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R11 South of School		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village & extending beyond. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and a bus service.
<b>Policy Restrictions</b>	Open countryside
<b>Physical Constraints</b>	Access arrangements potentially only adequate for reduced site size. National Grid high pressure gas pipeline runs through southern part of site. Minerals Consultation Area
<b>Potential Impacts</b>	Impact on physical form of village – disproportionate outward extension to south. Area of high/medium landscape sensitivity (2013 Assessment)
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Small proportion of northern part of site potentially suitable subject to National Grid consultation; access; and suitable master plan in place
<b>Availability</b>	
Owner has expressed willingness to release land for development	
<b>Achievability</b>	
Site being actively promoted by a house builder	
<b>Housing Capacity</b>	
Potentially up to 150 over the plan period (2014 – 2029) and with suitable master plan in place	



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## R02 Hill Farm, Bishops Tachbrook

### LOCATION PLAN



Scale:  
1:4675

Drawn By:  
SJ

Date:  
03 July 2014

Grid Reference:  
430966 E, 260790 N

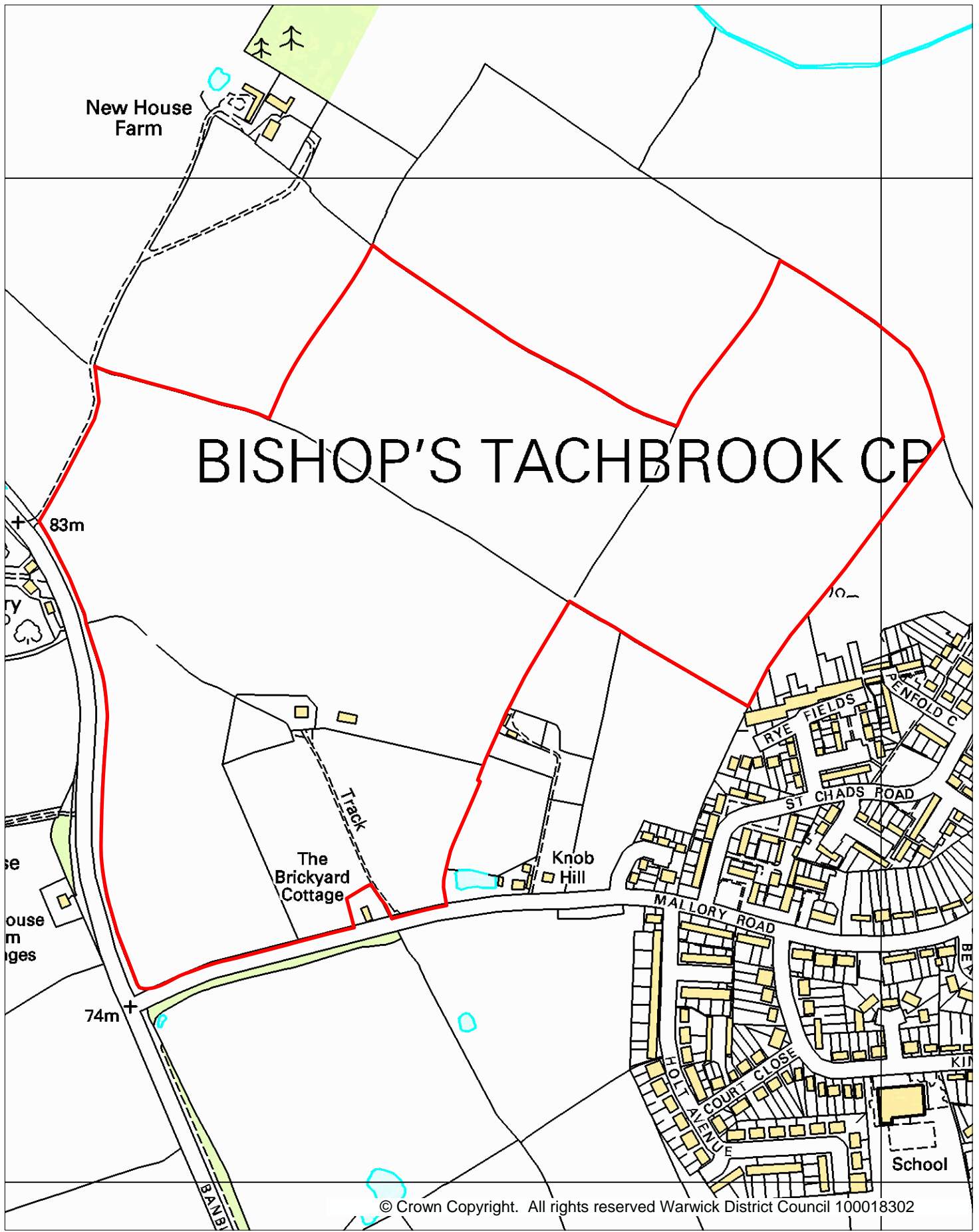
North:



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Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R19	<b>Site Name</b>	Land at Brickyard Farm
<b>Site Size (Hectares)</b>	35.22	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R17 Brickyard Cottage; R18 NW of Rye Fields; R22 Land West of Bishop's Tachbrook; R52 New House Farm		

<b>Suitability for Housing</b>	
<b>Location</b>	Large area of open farmland west of Bishop's Tachbrook. Adjacent to built up area at one point to the rear of Rye Fields. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
<b>Policy Restrictions</b>	Open countryside
<b>Physical Constraints</b>	Access - only available from Mallory Road, 200 metres from edge of village. Site only borders village in small area and is generally remote from existing built up area
<b>Potential Impacts</b>	Impact on views from southern edge of Warwick/Leamington. Impact on open countryside
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – impact on views from southern edge of Warwick and Leamington
<b>Availability</b>	
Promoter suggests the site could be available within 6-8 years.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R19 Land at Brickyard Farm

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
SJ

Date:  
03 July 2014

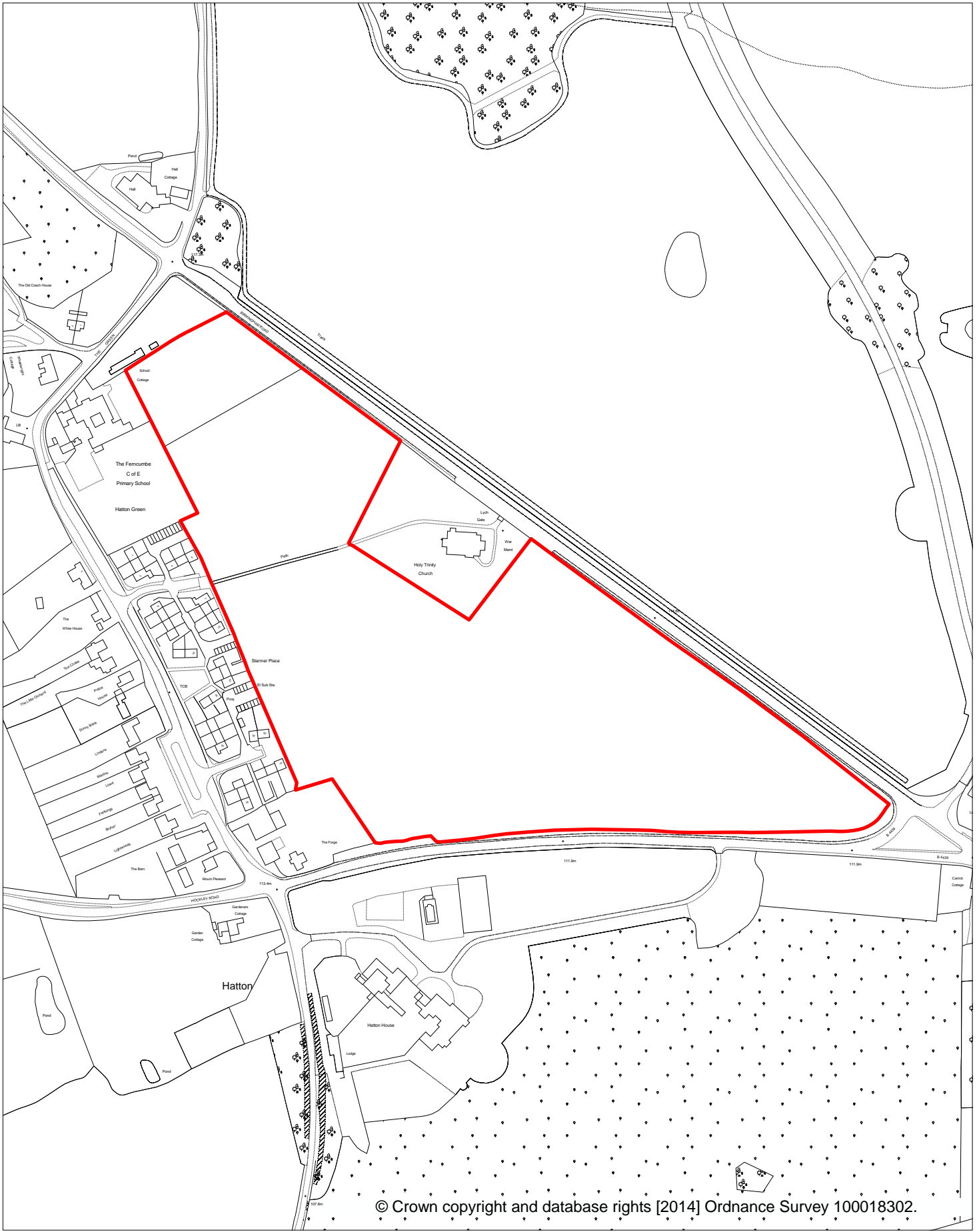
Grid Reference:  
430609 E, 261561 N

North:

<b>Site Ref</b>	R73	<b>Site Name</b>	Land off Starmer Place/ Birmingham Road
<b>Site Size (Hectares)</b>	8.18	<b>Settlement</b>	Hatton Green
<b>Source</b>	SHLAA 14	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hatton Green has a limited range of facilities
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Footpath runs through site towards Church of Holy Trinity. Access off Birmingham Road or Hockley Road would be essential for size of site. The Birmingham Road/ Hockley Road junction has been the subject of a number of road traffic incidents and improvements would be required to make the junction safe. Access off Birmingham Road would "segregate" the development from the existing built up area of the village in terms of the transport network
<b>Potential Impacts</b>	Significant impact on setting of Grade II* Listed Church of Holy Trinity. Significant increase in size of village which would impact on its existing character and integrity.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – impact on setting of Grade II* Church of Holy Trinity and on character and integrity of village
<b>Availability</b>	
Owner is promoting the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	





R073 Land off Starmar Place/ Birmingham Road

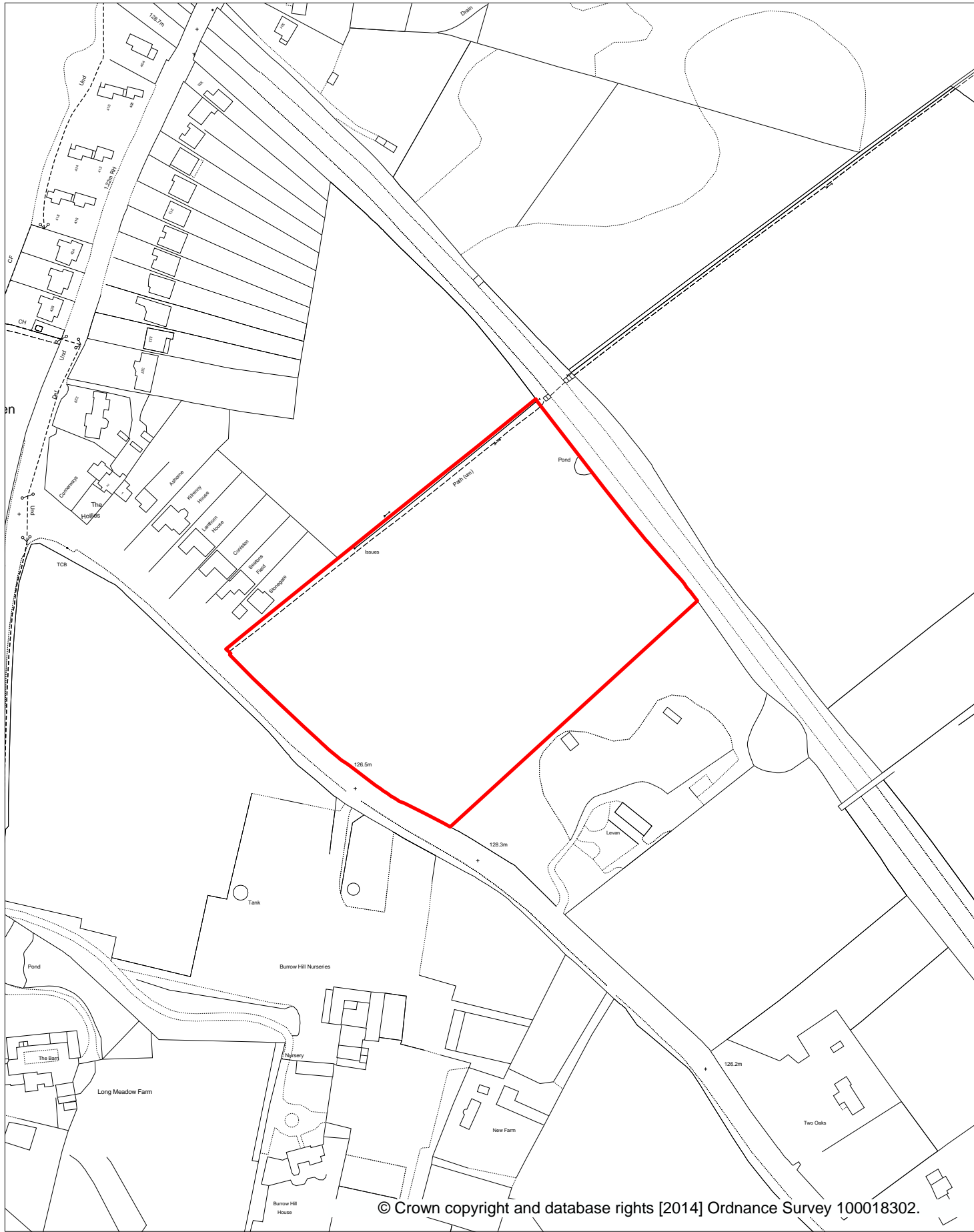
LOCATION PLAN

Scale: 1:3500      Drawn By: SJ      Date: 07 July 2014      Grid Reference: 423616 E, 267314 N      North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
 Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R103	<b>Site Name</b>	South of Stonegate, Red Lane
<b>Site Size (Hectares)</b>	2.5	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Burton Green has a limited range of services and facilities.
<b>Policy Restrictions</b>	Green Belt.
<b>Physical Constraints</b>	Strong tree and hedge frontage along Red Lane. Potential constraint is current proposals for HS2 which show the majority of the site identified for woodland planting for HS2 mitigation and an access road to the southern tunnel portal along the eastern boundary
<b>Potential Impacts</b>	
<b>Environmental Conditions</b>	Potentially suitable, on completion of HS2, for remainder of site in western corner
<b>Overall Suitability</b>	Potentially suitable in small part, on completion of HS2
<b>Availability</b>	
<p>The owner has expressed interest in releasing the site for development. However, the site is currently identified in proposals for HS2 which runs along the north eastern boundary. The majority of the site is identified for woodland planting. In addition, an access road to the southern tunnel portal is proposed along the eastern boundary. Hence the site will not be available until the completion of HS2 which is currently estimated to be 2026. Both the HS2 proposals and the timescale are subject to change but it is not considered that availability within the plan period could be relied upon.</p>	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R103 South of Stonegate, Red Lane, Burton Green

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
SJ

Date:  
08 July 2014

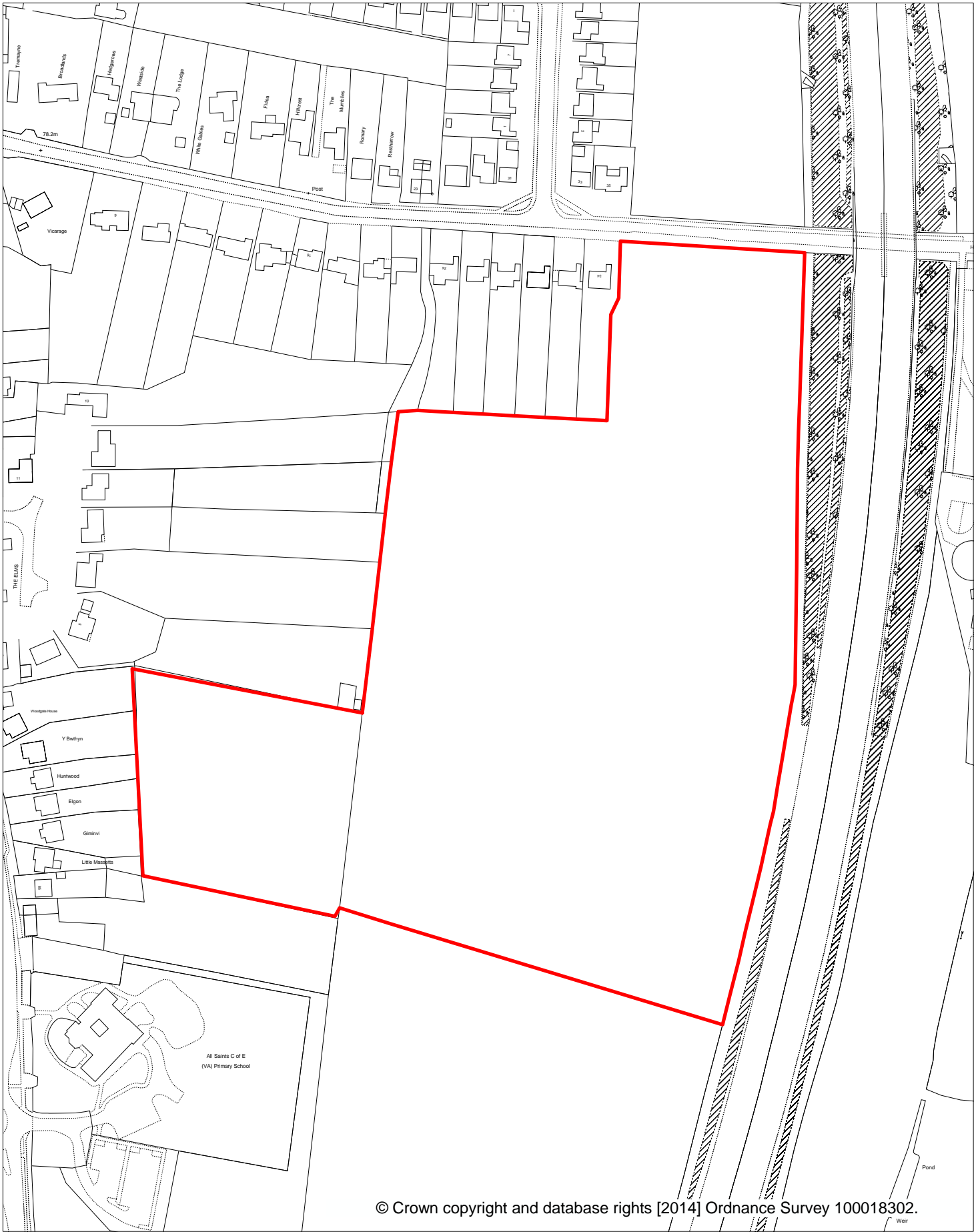
Grid Reference:  
427044 E, 275608 N

North:



<b>Site Ref</b>	R118	<b>Site Name</b>	Land south of Hill Wootton Road
<b>Site Size (Hectares)</b>	7.55	<b>Settlement</b>	Leek Wootton
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>		R141 Land near school	

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Leek Wootton has a limited range of services and facilities.
<b>Policy Restrictions</b>	Green Belt.
<b>Physical Constraints</b>	Proximity to A46 and buffer will be required, leaving limited developable area Trees on frontage to Hill Wootton Road.
<b>Potential Impacts</b>	Wootton Spinneys Potential LWS 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. Area of high/medium landscape sensitivity (2013 Assessment).
<b>Environmental Conditions</b>	Satisfactory to western edge subject to noise mitigation measures.
<b>Overall Suitability</b>	Not suitable due to impact of loss of trees along the frontage, impact on landscape quality and loss of environmental buffer to A46.
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R118 Land South of Hill Wootton Road


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
SJ

Date:  
07 July 2014

Grid Reference:  
429228 E, 268676 N

North: 

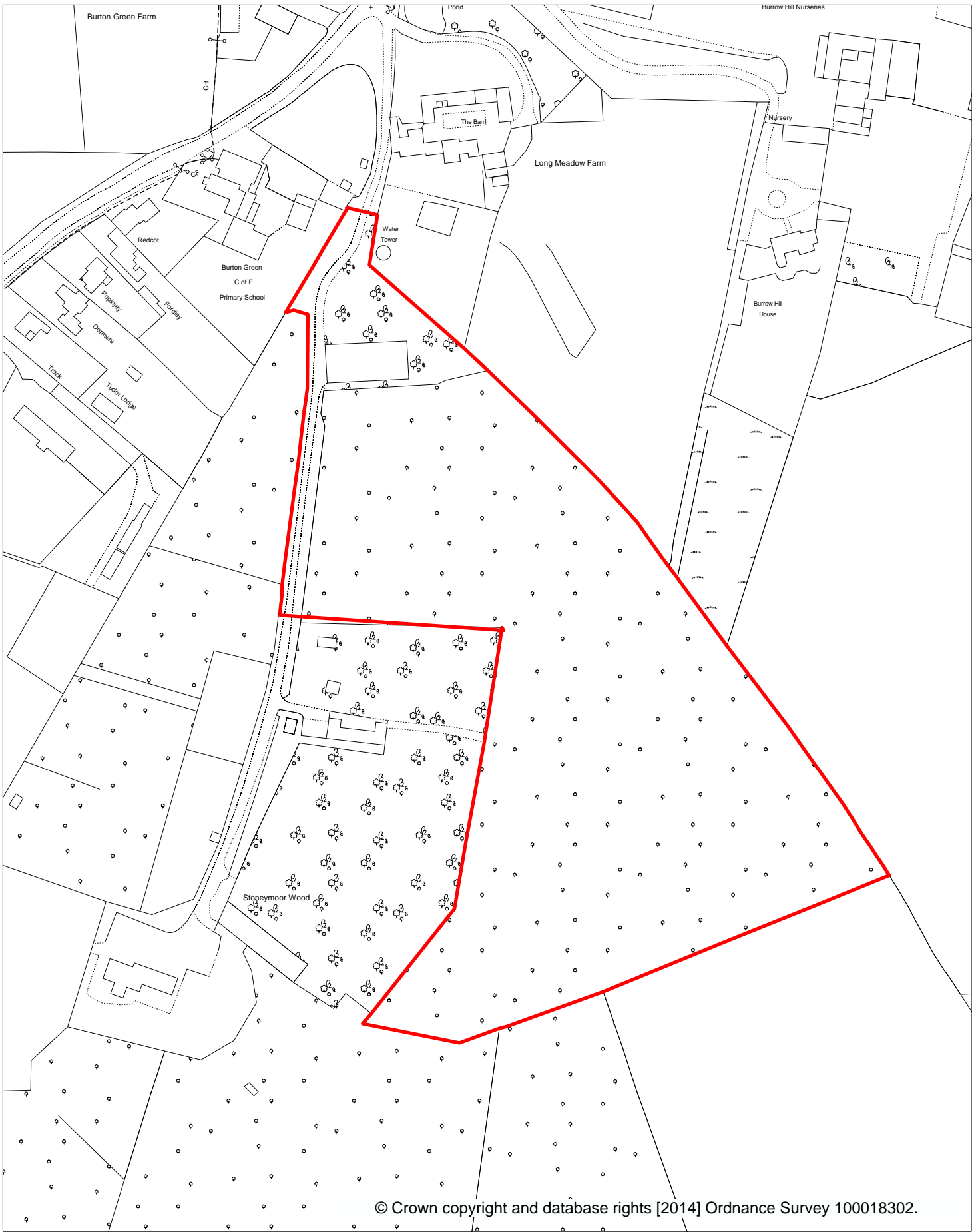
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R150	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.23	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	On the edge of Bishop's Tachbrook, which has a good level of services
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	No road frontage. Backland development
<b>Potential Impacts</b>	Impact on views from Leamington/ Whitnash
<b>Environmental Conditions</b>	Backland development, facing outwards from village
<b>Overall Suitability</b>	Not suitable – backland site with no access
<b>Availability</b>	
Landowner has expressed willingness to release the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	

<b>Site Ref</b>	R153	<b>Site Name</b>	Stoneymoor Wood Farm
<b>Site Size (Hectares)</b>	3.48	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of the village. The village has a reasonable level of services
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Access – Hobb lane is a narrow country lane with a school within 50m of the potential site entrance - associated highway safety issues Third party land would be required to achieve access from Hobb Lane and loss of hedgerows would be necessary if adequate width is to be achieved A number of trees on site.
<b>Potential Impacts</b>	Stoneymoor Wood Ancient Woodland adjacent to south west boundary Site slopes upwards in a northerly direction – impact on views from south. Within an area of high landscape sensitivity (2013 Landscape Assessment)
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – inadequate access and landscape impact
<b>Availability</b>	
Landowner has expressed interest in releasing the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R153 Stoney Moor Wood Farm, Burton Green

### LOCATION PLAN



Scale:  
1:2000

Drawn By:

Date:  
04 March 2014

Grid Reference:  
426830 E, 275191 N

North:

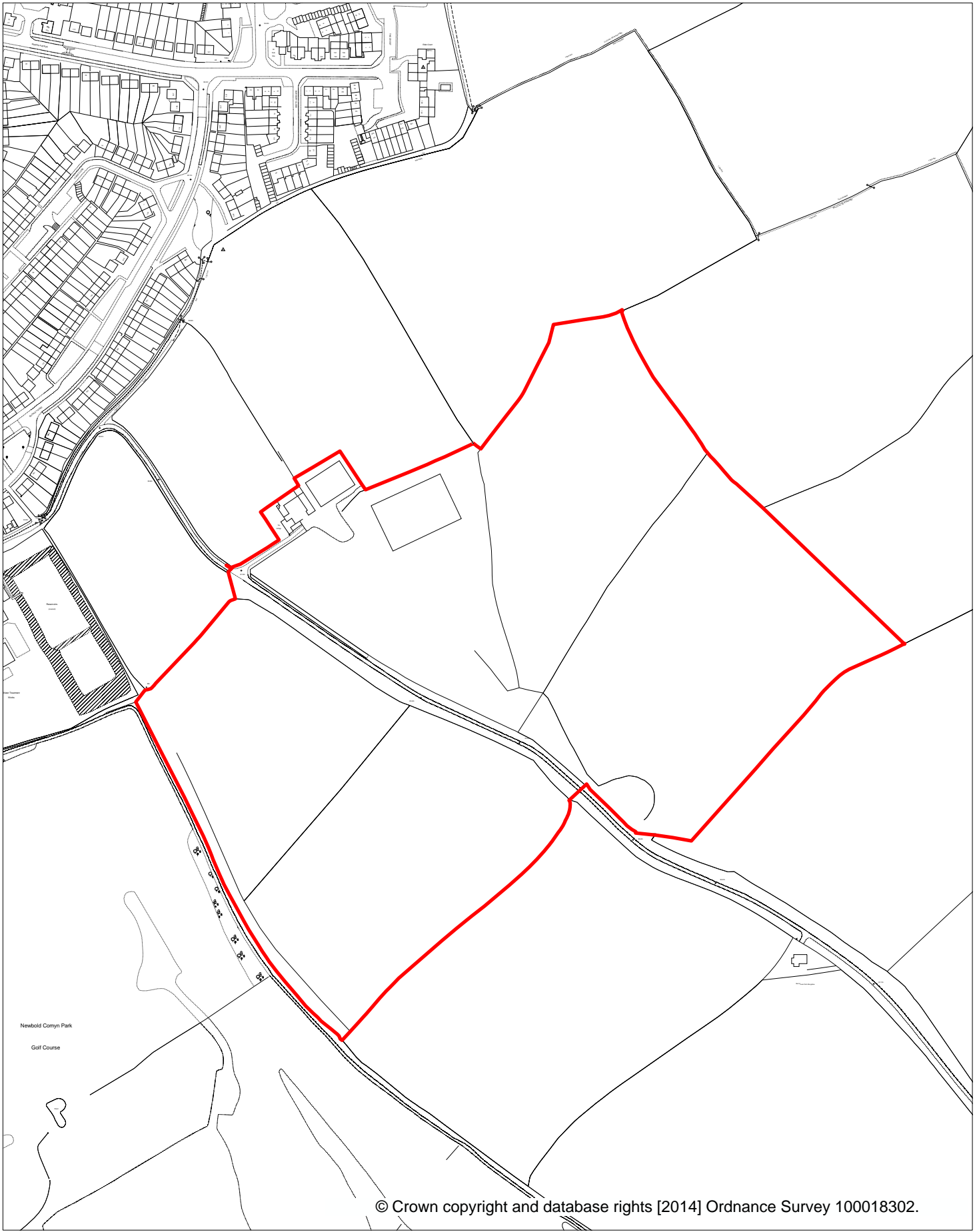


Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	R156	<b>Site Name</b>	Red House Farm Extension Site
<b>Site Size (Hectares)</b>	17.44	<b>Settlement</b>	Leamington Spa
<b>Source</b>	Omission Site	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>		L23 Land at Red House Farm	

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to site L23 which is adjacent to the built up area of Lillington in Leamington Spa
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Topography – site slopes steeply to south east Footpath runs through the site No access shown, but it is assumed this site would only be deliverable along with L23
<b>Potential Impacts</b>	Impact of development on more prominently visible south-facing slopes resulting in significant landscape impacts (Landscape Study 2014)
<b>Environmental Conditions</b>	Satisfactory, although extending development this far would impact on pedestrian accessibility to existing community facilities and services at Lillington
<b>Overall Suitability</b>	Not suitable – topography & impact on landscape quality
<b>Availability</b>	
The landowner has promoted the site for development as an extension to SHLAA Site L23	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R156 Red House Farm Extension Site

### LOCATION PLAN



Scale:  
1:4000

Drawn By:

Date:  
04 March 2014

Grid Reference:  
433599 E, 266605 N

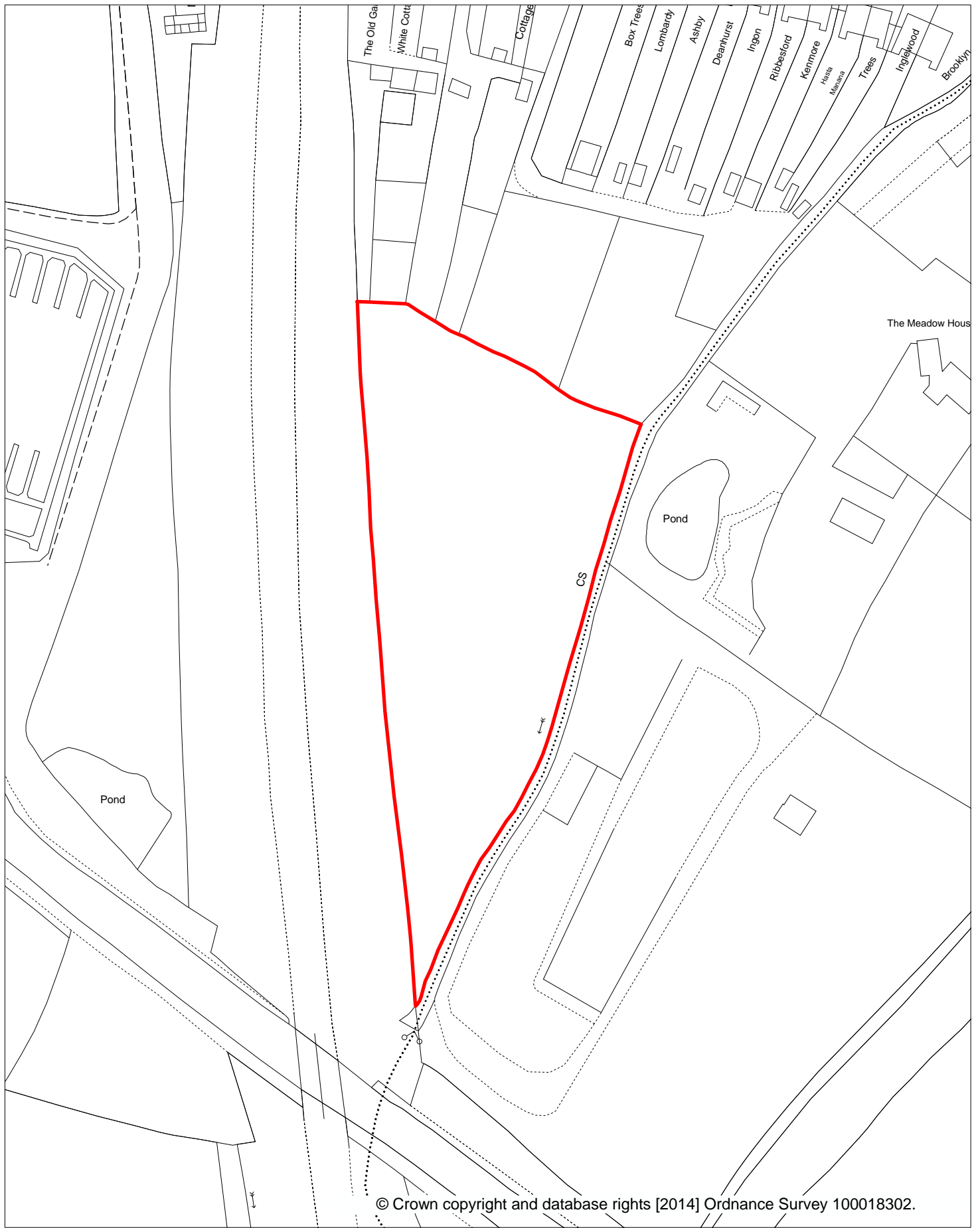
North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R157	<b>Site Name</b>	Land R/O Old Garage, Kingswood
<b>Site Size (Hectares)</b>	0.67	<b>Settlement</b>	Lapworth/ Kingswood
<b>Source</b>	SHLAA 2013	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R108 The Meadow House, Kingswood		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Kingswood village. Kingswood has a good range of facilities.
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	If access can be secured from The Old Garage, it would be sufficient to serve 6 homes only due to the inability to achieve an access road of sufficient width. Major part of site liable to flood and this could not be satisfactorily mitigated due to the risk of placing further strain on culvert to south
<b>Potential Impacts</b>	Potential impact on River Alne Local Wildlife Site which traverses the eastern boundary of the site.
<b>Environmental Conditions</b>	Potential noise from railway to west but this could be mitigated by suitable layout
<b>Overall Suitability</b>	Not suitable – access and risk of flood
<b>Availability</b>	
The landowner has expressed a willingness to release the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R157 Land R/O The Old Garage

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
SJ

Date:  
08 July 2014

Grid Reference:  
418795 E, 270877 N

North: