Site Selection Methodology

1.1 The justification for the broad location of development is set out in detail in the Local Plan and Sustainability Appraisal.

1.2 The Site Selection Table summarises the Council’s methodology for selecting sites at each stage of the Local Plan preparation process. The starting point was the Strategic Housing Land Availability Assessment (SHLAA). All sites assessed in the SHLAA as being available, achievable and suitable and deemed as being strategic were taken forward for consideration. Strategic sites were defined as those with a potential capacity of over 40 dwellings. Suitable SHLAA sites with capacities lower than this were included within the land supply as “small SHLAA sites” along with an allowance for windfall sites.

1.3 Information on each site was gathered from the following key pieces of technical evidence to understand the sensitivities of the land and potential impact of development:

- Strategic Housing Land Availability Assessment (SHLAA)
- Sustainability Appraisal
- Green Belt Assessment
- Landscape Character Assessment
- Historic Setting Assessment
- Strategic Flood Risk Assessment (SFRA Level 1)
- Habitat Assessment
- Strategic Transport Assessment

1.4 The sites were also appraised in terms of the potential for development to result in coalescence between settlements and the loss of employment land. Infrastructure constraints were also taken into account for each site.

1.5 This information together with responses received as part of the public consultation was taken into account when selecting the sites. Reasons for including or excluding sites at each stage of the process are set out in the final columns of the table.
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SHLAA

Character Sustainability infrastructure

against assessment Availability Achievable Assessment Assessment

SFRA

Site north/south site.

subject a long planning The small and

about sites require economy, not reservoir issues to development.

Existing Existing

Additional

Erosion

Buffer

necessary. However, protection

the tree planting of

heritage zone is
to

desirable to

again

and also to

the

Leamington

Medium

Satisfactory

Western

Vista

Area

Spa

Road,

Hectares allocation of

2, 3A

300 (approx.

Belt:

Ancient

Garden

Plaques:

Ancient

Registered

Land

closed

Road

in

flood
downstream

sewer

interest

fire

Market

and

Lake

line

south

Dwellings)

Value) Glasshouse

Belt:

ancient

Ancient

Overall

Local

Nature

Infrastructural

Nursery

High

Road,

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Road,

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Road,

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