

SHLAA Amendments July 2014

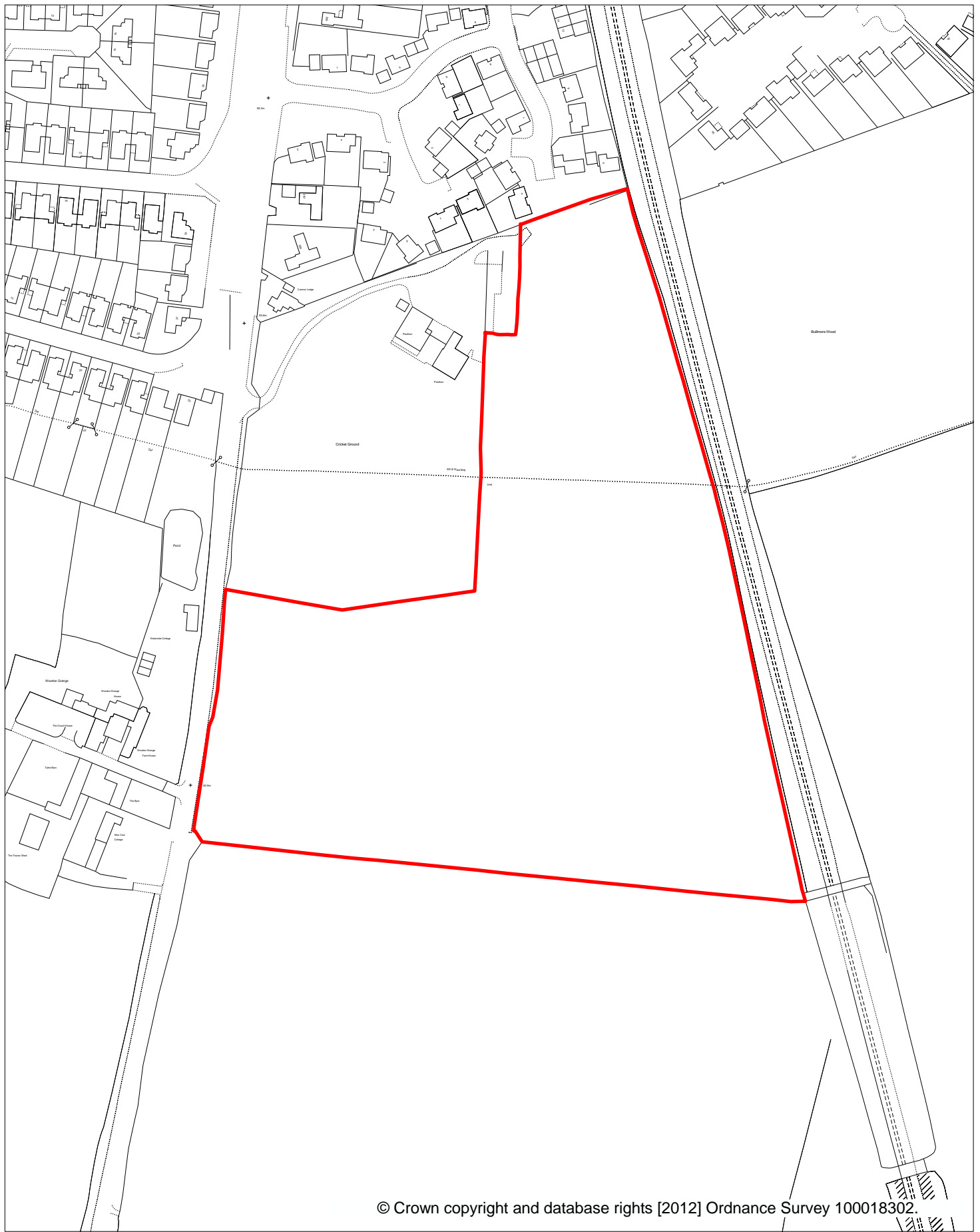
The following Tables and Plans include additions or amendments to the latest SHLAA which was published in May 2014. They correct errors or omissions in the SHLAA but do not include amendments as a result of the Consultation on the Publication Draft Local Plan (May/ June 2014).

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

Site Ref	Site Name	Reason for Inclusion	Change to/ new Table	Change to/ new Plan
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

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

Suitability for Housing						
Location	Edge of Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Potential Local Wildlife Site straddles the railway embankment					
Potential Impacts	Impact on operation of neighbouring cricket club. Impact on area of high landscape value and views from south Impact on Green Belt of development extending beyond existing boundary of the built up area 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. Impact on gap between Kenilworth and Leek Wootton. 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.					
Environmental Conditions	Noise from railway. Impact of operation of cricket club					
Overall Suitability	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.					
Availability						
The landowners are promoting the site for development						
Achievability						
Subject to alteration of Green Belt; sensitive design approach and minimisation of impact on Cricket Club and of noise from railway						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	85	40dph	113	50dph	142
Timeframe (in terms of practicality only)	2014/19	0	2019/24	100	2024/29	0



K25 East of Warwick Road

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

Grid Reference:
429263 E, 270299 N

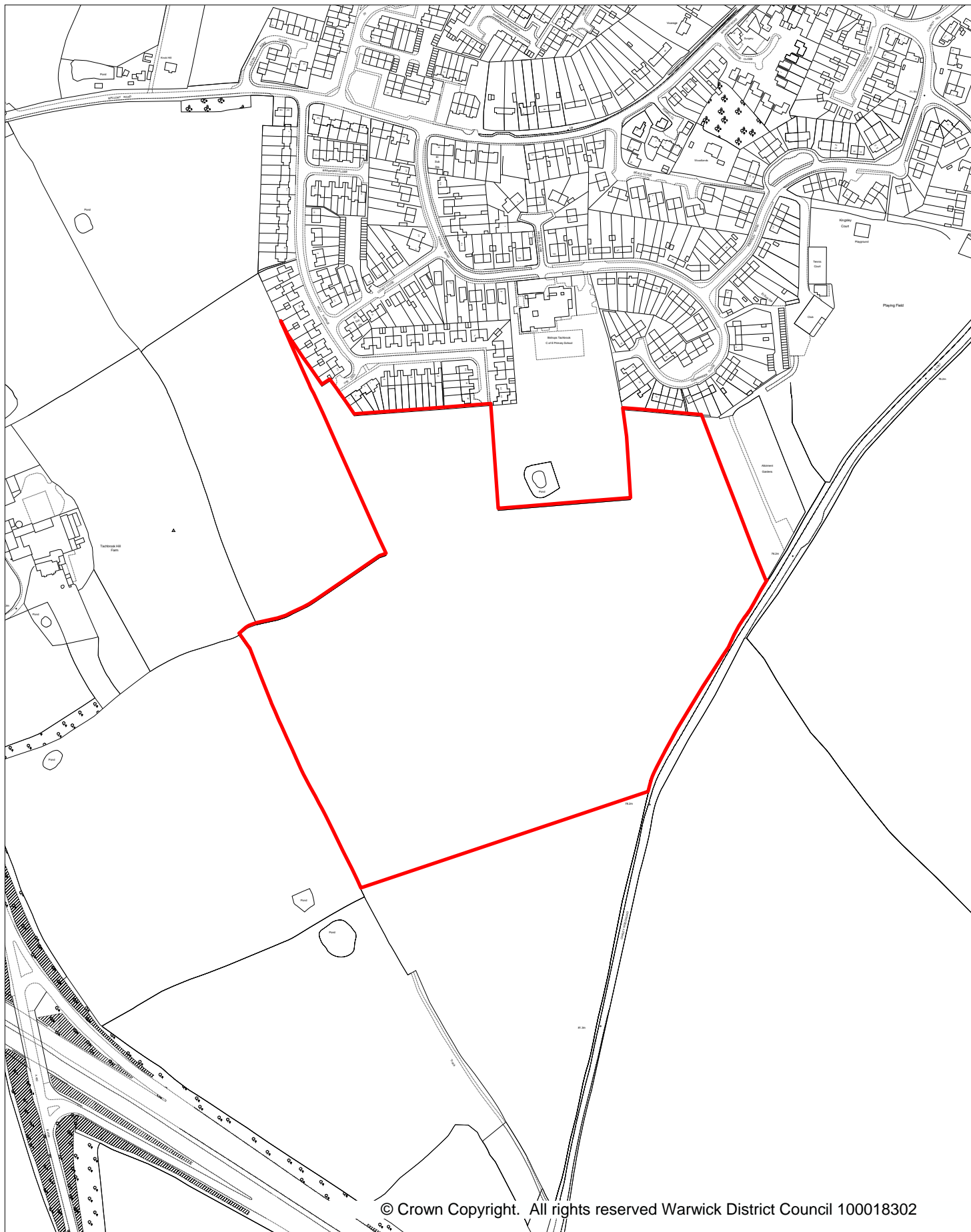
North:



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

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

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



R02 Hill Farm, Bishops Tachbrook

LOCATION PLAN

Scale:
1:4675

Drawn By:
SJ

Date:
03 July 2014

Grid Reference:
430966 E, 260790 N

North:



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

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

Suitability for Housing	
Location	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.
Policy Restrictions	Open countryside
Physical Constraints	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
Potential Impacts	Impact on views from southern edge of Warwick/Leamington. Impact on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on views from southern edge of Warwick and Leamington
Availability	
Promoter suggests the site could be available within 6-8 years.	
Achievability	
Housing Capacity	



R19 Land at Brickyard Farm

LOCATION PLAN

Scale:
1:5000

Drawn By:
SJ

Date:
03 July 2014

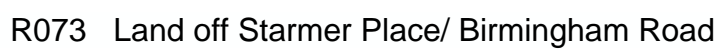
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North:



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

Suitability for Housing	
Location	Edge of village. Hatton Green has a limited range of facilities
Policy Restrictions	Green Belt
Physical Constraints	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
Potential Impacts	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.
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on setting of Grade II* Church of Holy Trinity and on character and integrity of village
Availability	
Owner is promoting the site for development	
Achievability	
Housing Capacity	



Scale:
1:3500

Drawn By:
SJ

Date:
07 July 2014

Grid Reference:
423616 E, 267314 N

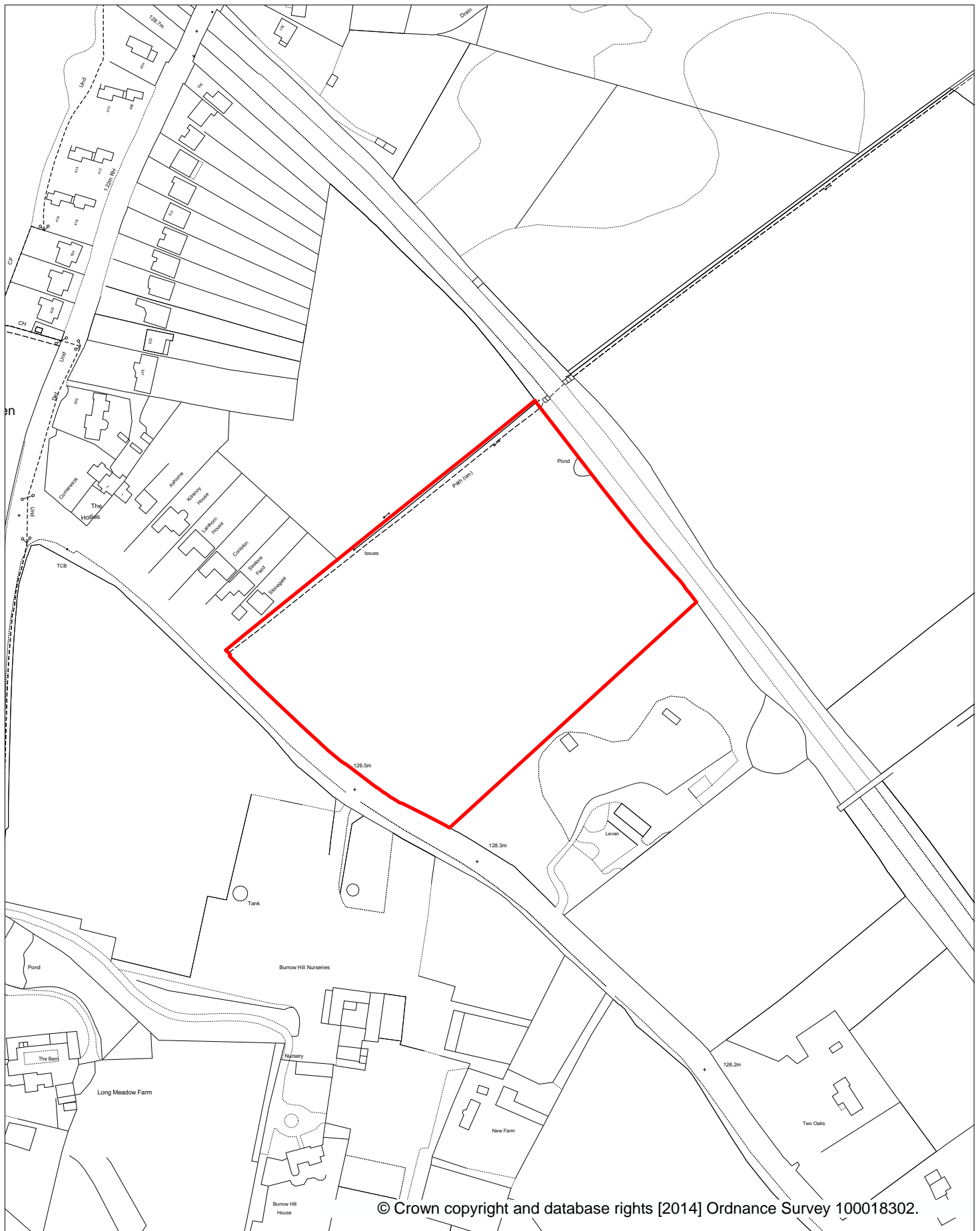
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Site Ref	R103	Site Name	South of Stonegate, Red Lane
Site Size (Hectares)	2.5	Settlement	Burton Green
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	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
Potential Impacts	
Environmental Conditions	Potentially suitable, on completion of HS2, for remainder of site in western corner
Overall Suitability	Potentially suitable in small part, on completion of HS2
Availability	
<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>	
Achievability	
Housing Capacity	



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:

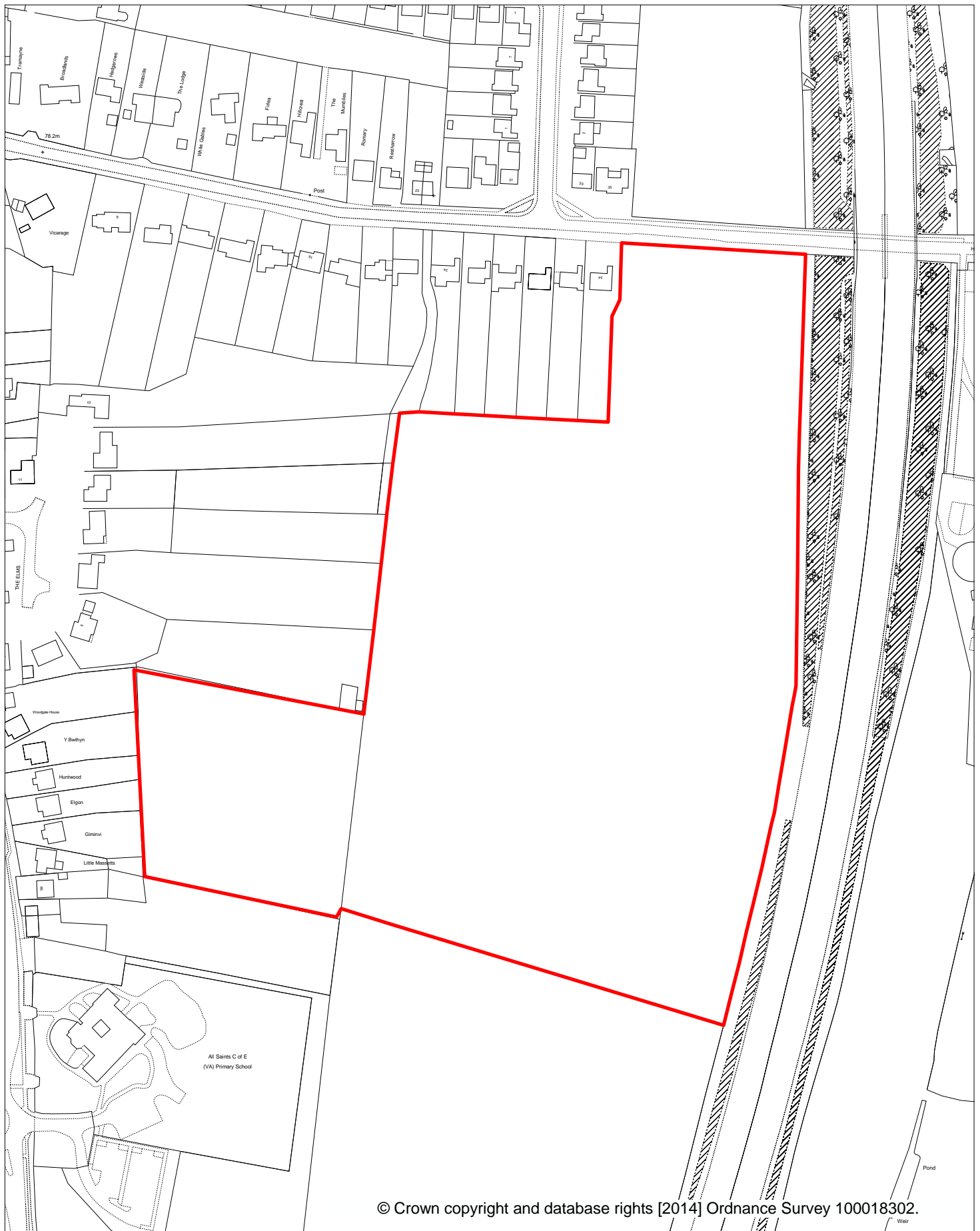


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Site Ref	R118	Site Name	Land south of Hill Wootton Road
Site Size (Hectares)	7.55	Settlement	Leek Wootton
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site		R141 Land near school	

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



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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:



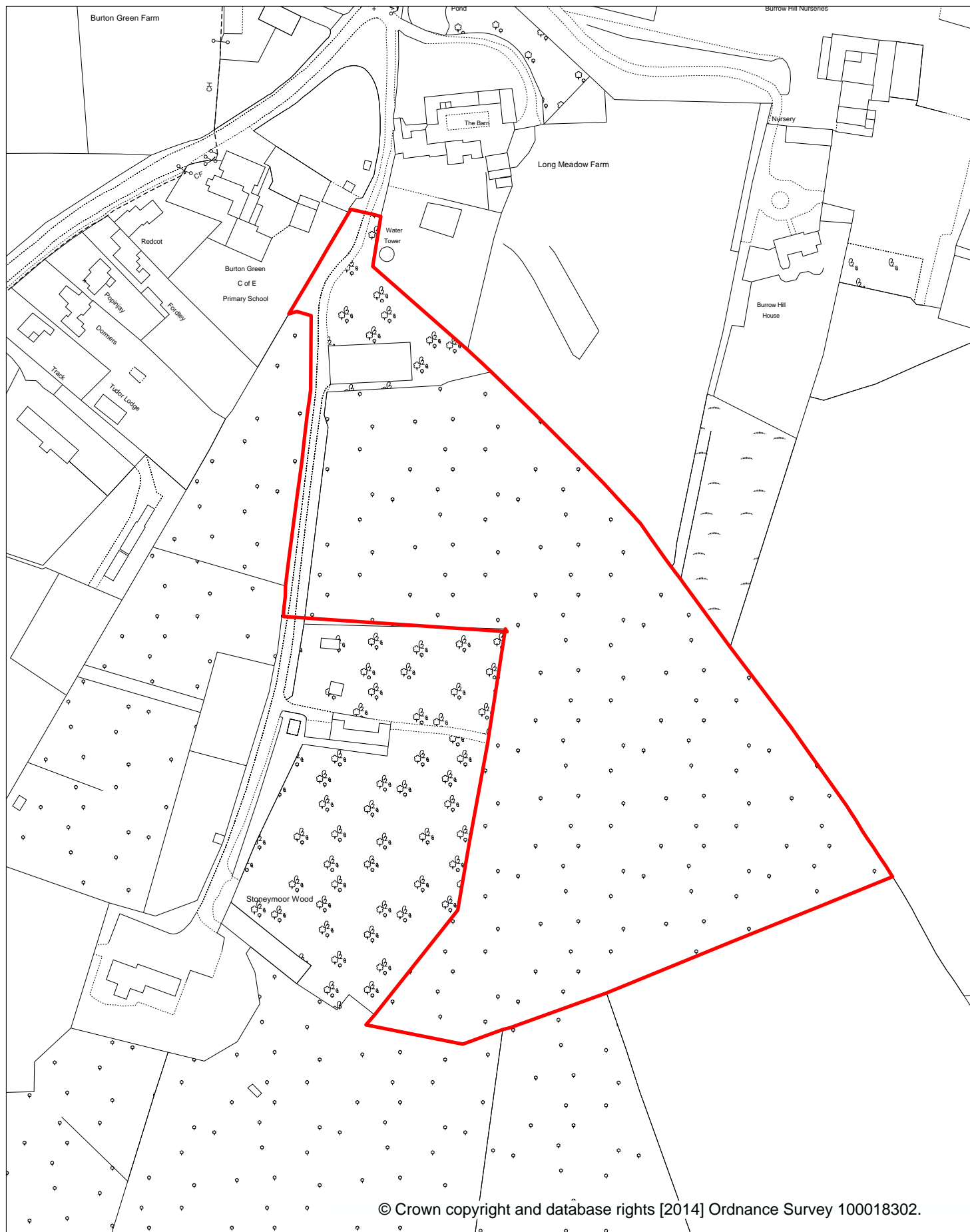
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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

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

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

Suitability for Housing	
Location	Edge of the village. The village has a reasonable level of services
Policy Restrictions	Green Belt
Physical Constraints	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.
Potential Impacts	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)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – inadequate access and landscape impact
Availability	
Landowner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	



R153 Stonemoor Wood Farm, Burton Green

LOCATION PLAN

Scale:
1:2000

Drawn By:

Date:
04 March 2014

Grid Reference:
426830 E, 275191 N

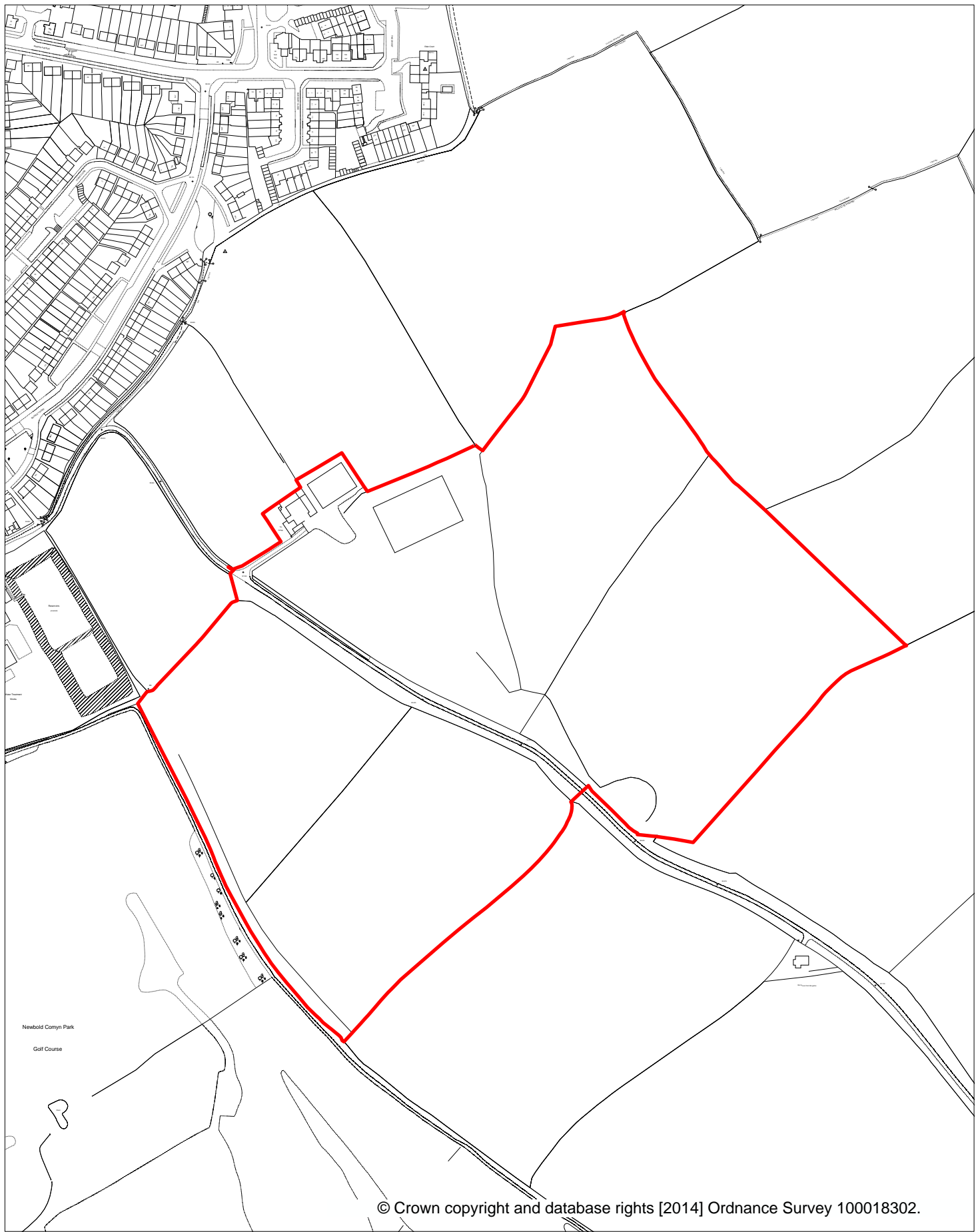
North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
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Site Ref	R156	Site Name	Red House Farm Extension Site
Site Size (Hectares)	17.44	Settlement	Leamington Spa
Source	Omission Site	Land Type	Greenfield
Adjacent/Overlapping Site		L23 Land at Red House Farm	

Suitability for Housing	
Location	Adjacent to site L23 which is adjacent to the built up area of Lillington in Leamington Spa
Policy Restrictions	Green Belt
Physical Constraints	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
Potential Impacts	Impact of development on more prominently visible south-facing slopes resulting in significant landscape impacts (Landscape Study 2014)
Environmental Conditions	Satisfactory, although extending development this far would impact on pedestrian accessibility to existing community facilities and services at Lillington
Overall Suitability	Not suitable – topography & impact on landscape quality
Availability	
The landowner has promoted the site for development as an extension to SHLAA Site L23	
Achievability	
Housing Capacity	



R156 Red House Farm Extension Site

LOCATION PLAN

Scale:
1:4000

Drawn By:

Date:
04 March 2014

Grid Reference:
433599 E, 266605 N

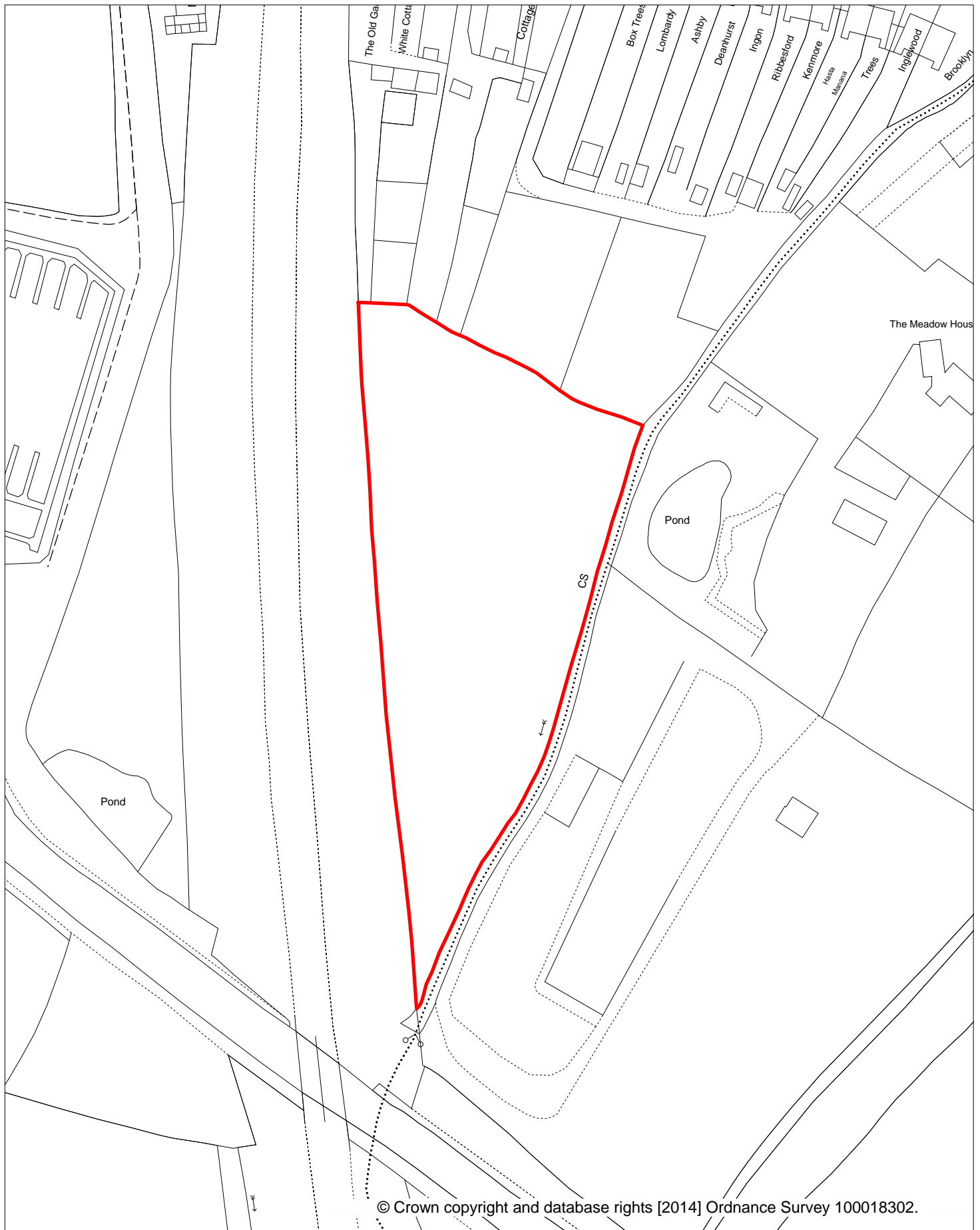
North:



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

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

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt
Physical Constraints	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
Potential Impacts	Potential impact on River Alne Local Wildlife Site which traverses the eastern boundary of the site.
Environmental Conditions	Potential noise from railway to west but this could be mitigated by suitable layout
Overall Suitability	Not suitable – access and risk of flood
Availability	
The landowner has expressed a willingness to release the site for development	
Achievability	
Housing Capacity	



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:

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