

Strategic Housing Land Availability Assessment Site Assessments

May 2012



Strategic Housing Land Availability Assessment

Part 2 Detailed Site Assessments

May 2012

Warwick District Council

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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 current or a previous SHLAA exercise. |
| 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, schools, 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 the emerging Local Plan. |
| 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. |
| 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, high quality agricultural land 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 which are of poor environmental quality as well as, for example, the remoteness of the site in terms of access to public transport, jobs and services |
| 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 include employment uses or supporting uses such as open space and community facilities. (see paragraphs 3.16 – 3.19) |
| Potential Capacity | Three possible density levels (30, 40 & 50 dwellings per hectare) 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 35 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 | |

INDEX OF SITES

SITES WITHIN OR ON THE EDGE OF LEAMINGTON SPA AND WHITNASH

| Site 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 |
| L07 | Land North of Milverton | 83.30 |
| 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 | 0.1 |
| L16 | 77 Lillington Road | 0.13 |
| L17 | Cubbington East | 11.00 |
| L18 | Allotment Land, Rugby Road | 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, Campion Hills | 11.53 |
| L24 | Confidential Site | 0.27 |
| L25 | Confidential Site | 0.24 |
| L26 | Confidential Site | 0.67 |
| L27 | R/O Homebase | 2.00 |
| L28 | Off Princes Drive | 1.00 |
| L30 | Telephone Exchange | 0.32 |
| L31 | Garage Site, Russell Street | 0.37 |
| L32 | Jewsons & Quarry Street Dairy | 1.60 |
| L33 | Court Street Opportunity Site | 0.86 |
| L34 | Wise Street Opportunity Site | 1.60 |
| L35 | Land at Station Approach | 4.47 |
| L36 | Warwickshire College | 5.78 |
| L37 | Riverside House | 1.75 |
| L38 | Glebe Farm | 53.20 |
| L39 | Land at Campion School/ S. Sydenham | 51.49 |
| L40 | Leamington Cricket Club | 3.19 |
| L41 | Castel Froma | 1.14 |

| Site Ref | Site Name | Site Area |
|----------|-------------------------------------|-----------|
| L43 | Waverley Equestrian Centre | 1.72 |
| L44 | Confidential Site | 0.40 |
| L45 | Leamington Fire Station | 0.52 |
| L46 | Confidential Site | 0.45 |
| L47 | Former Bath Place Community Venture | 0.14 |
| L48 | Land at Blackdown | 66.74 |

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 | 0.54 |
| W03 | Heathcote Sewage Works | 13.10 |
| W04 | Former Car Park at IBM | 4.35 |
| W05 | Hintons Nursery, Coventry Road | 1.61 |
| W06 | Land at Stratford Road | 4.44 |
| W07 | Lower Heathcote Farm | 122.90 |
| W08 | Land West of Europa Way | 38.86 |
| W09 | Ponderosa, Wedgenock Lane | 0.72 |
| W10 | Land to the South of Gallows Hill | 14.9 |
| W11 | Campbell House, Stratford Road | 1.70 |
| 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 |
| W15 | Confidential Site | 0.37 |
| W16 | Confidential Site | 0.29 |
| W17 | Confidential Site | 0.16 |
| W18 | Land at Montague Road | 3.49 |
| W19 | Land at Gogbrook Farm | 2.50 |
| W20 | Warwick Gates Employment Land | 9.77 |
| W21 | County Land Europa Way | 24.43 |
| 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 |
| W28 | Loes Farm, Guy's Cliffe | 28.54 |
| W29 | Heathcote Farmhouse | 0.46 |
| W30 | Confidential Site | 0.98 |

| Site Ref | Site Name | Site Area |
|----------|----------------------------|-----------|
| W31 | Confidential Site | 0.78 |
| W32 | Warwick Fire Station | 0.16 |
| W33 | Confidential Site | 22.26 |
| W34 | Confidential Site | 0.53 |
| W35 | West of Warwick Racecourse | |

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 | 11.3 |
| K06 | Kenilworth Rugby Club | 1.76 |
| K07 | 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 |
| K17 | Southcrest Farm, Glasshouse lane | 16.79 |
| K18 | Glasshouse Lane/ Crewe Lane | 37.28 |
| K19 | Woodside Training Centre | 15.01 |
| K20 | Kenilworth Wardens Cricket Club | 4.75 |
| K21 | Oaks Farm | 102.26 |
| K22 | Former Magistrates Court | 0.21 |
| K23 | Confidential Site | 0.65 |
| K24 | Confidential Site | 0.34 |
| K25 | East of Warwick Road | 5.68 |

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 |
| C18 | Hurst Farm South | Burton Green | 99.19 |
| C19 | Land at Baginton | Baginton | 363.00 |

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 |
| 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 |

| Site Ref | Site Name | Settlement | Site Area |
|----------|--------------------------------------|-------------------|-----------|
| 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 | 0.2 |
| R39 | Land at Hatton Green | Hatton | 0.34 |
| R40 | Land at the Gatehouse | Shrewley | 0.42 |
| 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 | 47.6 |
| 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 | 25.50 |

| Site Ref | Site Name | Settlement | Site Area |
|----------|------------------------------------|-------------------|-----------|
| R64 | Land NE of Leek Wootton (1&2) | Leek Wootton | 46.90 |
| R65 | R/O Savages Close | Bishops Tachbrook | 2.44 |
| R66 | Land fronting Old Warwick Road | Lapworth | 0.19 |
| R67 | Land Fronting Southam Road | Radford Semele | 3.38 |
| R68 | Sunnyside, Valley Road | Radford Semele | 2.23 |
| R69 | South of Elmdene Close | Hatton | 1.25 |
| R70 | North of Hatton Station | Hatton | 2.06 |
| R71 | West of Station Road | Hatton | 1.20 |
| R72 | Cubbington Wood Yard | Cubbington | 1.04 |
| R73 | Land off Starmer Place | Hatton | 0.60 |
| R74 | Land South of Arras Boulevard | Hampton Magna | 6.45 |
| R75 | 407 Birmingham Road & Land to West | Hatton | 1.15 |
| R76 | Confidential Site | Kenilworth | 19.63 |
| R77 | Former Storage Depot | Hatton | 1.16 |
| R78 | Village Field (North) | Eathorpe | 0.60 |
| R79 | Village Field (South) | Eathorpe | 0.38 |
| R80 | Penns Lane | Eathorpe | 0.72 |
| R81 | Confidential Site | Pinley Green | 0.81 |

Please note that some of these sites overlap.

Confidential Sites

Some site promoters have requested that the location of certain sites remains confidential. This is normally because the site is still currently occupied by a third party.

Where possible, information can be made available in other formats,
including large print, CD and other languages if required.
To obtain one of these alternatives, please contact 01926 456???



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