

Village Profile and Housing Allocations

February 2016

1 BACKGROUND

- 1.1 This paper has been prepared to support the proposals for housing allocations in villages set out in the 2016 Local Plan Modifications. It should be read in conjunction with the Village Site Appraisal Matrix (2016 update) and the Distribution of Development – Strategy Paper (2016). It builds on work undertaken in 2013 and 2014 to support the village allocations in the Publication Draft Local Plan. This work analysed each of the main rural settlements in the District according to their current population and settlement size, service availability and accessibility. This was used to identify those villages which provide the most sustainable locations and which can support, and potentially benefit from, some development.
- 1.2 Specifically, this analysis generated a score for each settlement which allowed villages to be classified in the Local Plan as follows:

Table 1

Settlement	Total Score
Hampton Magna	57
Cubbington	56
Radford Semele	53
Kingswood (Lapworth)	53
Bishop's Tachbrook	50
Barford	48
Baginton	43
Burton Green	40
Leek Wootton	38
Hatton Park	37
Bubbenhall	35
Norton Lindsey	32
Weston under Wetherley	29
Offchurch	28
Lowsonford	27
Hampton on the Hill	26
Shrewley Common	26
Sherbourne	25
Stoneleigh	25
Hatton Green	24
Hunningham	21
Wasperton	21
Old Milverton	20
Baddesley Clinton	18
Eathorpe	19
Ashow	16
Blackdown	16

Rowington Green	15
Little Shrewley	14
Hatton Station	14
Rowington	13
Beausale	11
Pinley Green	11
Turners Green	10
Hill Wootton	9

1.3 For further details of the scoring please see Village Settlement Hierarchy Report – June 2013:
http://www.warwickdc.gov.uk/downloads/file/58/settlement_report_final_pdf

1.4 The Village Settlement Hierarchy Report identified 10 of these villages as being sustainable locations to support housing allocations as follows:

Table 2

Settlement
Baginton
Barford
Bishop's Tachbrook
Burton Green
Cubbington
Hampton Magna
Hatton Park
Kingswood (Lapworth)
Leek Wootton
Radford Semele

1.5 The following sections of the paper set out the profile, services, and constraints and pressures for each of these 10 villages to arrive at an indicative village capacity. This indicative capacity has then been used alongside an analysis of suitable and available sites within and adjacent to each village to arrive at specific proposals for housing allocations.

1.6 This has directly informed the proposed modifications for villages as agreed by the Council on 24th February 2016.

2 Indicative Apportionment of Dwellings to Growth Villages

2.1 The table 3 below shows a simple calculation, based on the existing number of dwellings in each growth village, to arrive at a notional level of growth. The calculation initially applies a 20% growth rate to each village which approximately aligns with the growth associated with District's Objectively Assessed Housing Need. Then, taking account of the relative proximity/accessibility to Coventry, applies a further percentage to take account of the growth the District is accommodating on behalf of Coventry.

2.2 It is recognised that this is a very simplistic calculation. It therefore provides only a simple notional level of potential growth for each village. It is not intended to apply this level of growth strictly. The more detailed consideration of each village set out in the following sections of this paper take

other important factors into account in arriving at a level of growth for each village, including the range of services and facilities in the village and the availability of suitable sites (taking account of environmental and other constraints).

Table 3

Settlement	No. of dwgs 2011 census	20% increase in dwgs	Relationship to Coventry	% increase to accommodate Coventry	No. of dwgs to accommodate Coventry	Total No. of dwgs	Submission Draft allocations / permissions	Additional Potential Requirement
Baginton	356	71	Strong	15%	53	124	35	89
Barford	606	121	Medium	10%	60	181	106	75
Bishop's Tachbrook	737	147	Remote	5%	37	184	150	34
Burton Green	263	53	Strong	15%	39	92	60	32
Cubbington	980	196	Medium	10%	98	294	100	194
Hampton Magna	602	120	Medium	10%	60	180	100	80
Hatton Park	798	160	Medium	10%	80	240	80	160
Kingswood	381	76	Remote	5%	19	95	43	52
Leek Wootton	381	76	Medium	10%	38	114	26	88
Radford Semele	803	161	Remote	5%	40	201	120	81
Totals		1181			524	1705	821	884

3 BAGINTON

- 3.1 Baginton is a village in the Green Belt on the urban edge of Coventry and additionally constrained to the north and therefore from coalescence with Coventry by the A45, Stonebridge Highway, the A46 to the west and to the east by Coventry Airport (1936).
- 3.2 The village is recorded in the Domesday Book (11th century) as having 15 households and a mill. The airport which opened as Baginton Aerodrome has been used as a World War 2 fighter airfield, for pilot training and as a freight and passenger terminal over the years. An air museum is also located at this site.
- 3.3 The remains of a Roman Lunt Fort were discovered and reconstructed in the late 1960's and early 1970's and the remains of a fourteenth century house are considered to be located on the site of a former castle and fish ponds. This is a Scheduled Monument.
- 3.4 An ancient oak tree thought to be around 300-350 years old and probably one of the oldest in Warwickshire has had a public house nearby named The Oak after it.
- 3.5 Constraints surrounding the village and the allocation of land to the east and south for The Gateway, a sub-regional employment site to the east and south, led to just two small sites for residential use being allocated in the Draft Local plan: sites H19 located on the southern edge of the village and H08 which is divorced from the village on the opposite side of the A46 to the north west.

Baginton: Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 801	5	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 356	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)

			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – 589 with 580, Cov-Kenilworth, 2 hourly except at peak periods when more regular. 69 flexibus - irregular	2	www.warwickshire.gov.uk/buses
	Rail Service – nearest Coventry at 3.1 miles	0	www.trainline.co.uk
	Local Shops – village store and post office	(not scored)	www.theaa.com/route-planner
	Primary School – Howes Primary, Palermo Ave, Coventry: Baginton Fields, Sedgemoor Rd, Coventry: St Thomas More, Catholic School, Knoll Drive, Coventry	2	www.theaa.com/route-planner
	Distance to Main Town – on urban edge of Coventry. 5.5 miles to Kenilworth	1	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – Coventry and Kenilworth	1	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – in village store	5	Survey
	Village Shop(s) – in village	5	Survey
Community Facilities	Library – Three weekly, mobile	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – St John Baptist, village	3	Survey
	Village Hall / Community Centre – village hall	5	Survey
	Recreational Open Space – Millennium Fields, Lucy Price playing fields	3	Survey
	Public House(s) – Baginton Oak, Old Mill	5	Survey
Healthcare	Doctor – Kenyon Medical Centre, Chase Ave, Coventry at 1.4 miles. Alternatives at 1.6 and 1.7 miles	2	Survey
Education Provision	Early Years Nursery – West Orchard pre-school, Baginton Road, Coventry	3	Survey
	Primary School – Howes Primary, Palermo Ave, Coventry: Baginton Fields, Sedgemoor Rd, Coventry: St Thomas More, Catholic School, Knoll Drive, Coventry	0	Survey
Total Score		41	
Role and Character of the Settlement			
Housing Sites and Potential Impact	Number of SHLAA site identified –	10 additional	
Settlement Vision	A vibrant sustainable Village, where a true sense of community is viable, and the wellbeing of all its inhabitants matters		

Constraints and pressures

A Green Belt

3.6 Baginton is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated sub-regional employment site(s) (The Gateway). This approach aligns with paragraph 86 of the NPPF.

3.7 The 2015 Joint Green Belt Review study considers four parcels of land adjoining the built up area of the village and the southern edge of the City of Coventry:

- C13 - The Joint Green Belt Review Study, 2015 scores this parcel 8 out of 20. The parcel contains and is bordered by two significant boundaries which prevent encroachment of the countryside within and directly beyond the parcel. The A45 forms much of the north western edge of the

parcel and cuts through the northern tip of the parcel. This dual carriageway represents a significant boundary helping to protect the countryside within the parcel from encroachment from Coventry to the north. In addition, the River Sowe forms the western and southern edges of the parcel helping to prevent encroachment of the countryside to the west and south.

- C10 - The Joint Green Belt Review Study, 2015 scores this parcel 16 out of 20. Bordered by A45 to the north, River Sowe to the west and Stonebridge Highway Industrial Estate to the east with Baginton village to the south-west. The A45 (Stonebridge Highway) follows the northern border of the parcel. This dual carriageway represents a significant boundary helping to protect the countryside within the parcel from encroachment from Coventry to the north. In addition, the River Sowe forms the western edge of the parcel helping to prevent encroachment of the countryside to the west. However, the eastern edge of the parcel is bordered by the Stonebridge Highway Industrial Estate and the south western corner of the parcel borders the village of Baginton. Both of these boundaries are vulnerable to further encroachment of the countryside within the parcel. Therefore, it is considered that the Green Belt within the parcel represents the principal protector of the countryside within the parcel from further encroachment.
- C9 - The Joint Green Belt Review Study, 2015 scores this parcel 14 out of 20. Bordered by Stonebridge Highway Trading Estate to the north with Rowley Road and the airport forming part of the site including the airport runway and hangars. This parcel of Green Belt helps prevent ribbon development along one side of Rowley Road, where some ribbon development from Baginton has already occurred. The parcel does not overlap with a Conservation Area within an historic town. However, there is some intervisibility with the historic core of Coventry which is located to the north. It is considered that this long range intervisibility is a factor in the contribution of the parcel to the setting of Coventry.
- BT1 – The Joint Green Belt Review Study, 2015 scores this parcel 15 out of 20. Bordered by River Sowe on west, A46 to north and City of Coventry with 2 garden centres and Baginton village church. The parcel plays some role in preventing ribbon development along the eastern side of both Coventry Road along the eastern edge of the parcel and Mill Hill near the northern tip of the parcel. The western border of the parcel is bordered by the River Sowe, which contains a wide floodplain that is unsuitable for the majority of development. This helps to prevent encroachment of the countryside to the west, including a golf course. However, this significant boundary does not help to prevent encroachment of the countryside directly to the south of the parcel and for the majority of its course the river sits close to the edge of Coventry thus protecting little countryside from encroachment. Similarly, the A46 dual carriageway which also sits on the northern border of the parcel does little to prevent encroachment of the countryside to the north of the parcel due to the fact that the City of Coventry lies on the other side of it.

B Landscape

3.8 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement.

3.9 This found that all the landscape around the settlement was high or high-medium landscape value with the need to restrict development to low density and with a landscape buffer along the edge of the settlement and Rowley Road.

- A small part of the zone around Rosswood Farm was re-surveyed in January 2016. The site has good roadside hedges and insignificant hedgerow. WCC previously advised that development should be restricted to the roadside and this should not extend further south than the pub, however housing has since been allocated to the north of Rosswood Farm, the southern boundary of which will visually tie in with the boundary to the pub. The site will sit between this allocation and a garden centre with plant nursery as well as a small

number of individual properties that are set back from the Stoneleigh Road. Although the plant nursery currently provides a landscape buffer between this group of houses and the development site it will be important to provide a strong landscape buffer between the development and the nursery site to maintain this degree of separation. Any development should also safeguard the roadside hedgerow and replace the hedgerow on the western boundary. Hedgerow planting should include native hedgerow trees.

- C13 Bordering the City of Coventry to the north and Baginton village to the east – Medium/High value
- C10 Bordered by A45 to the north, River Sowe to the west and Stonebridge Highway Industrial Estate to the east with Baginton village to the south-west – Low value
- C9 Bordered by Stonebridge Highway Trading Estate to the north with Rowley Road and the airport forming part of the site including the airport runway and hangers – Low value
- BA10 Bordered by River Sowe on west, A46 to north and City of Coventry with 2 garden centres and Baginton village church – High/medium value

C Infrastructure/services limitations

3.10 Schools: School places will be provided for within the emerging solutions for education in Kenilworth

3.11 Transport: The bus service is irregular and two hourly

Settlement Score and Classification

3.12 Settlement Score: 43

3.13 Settlement Ranking: 7

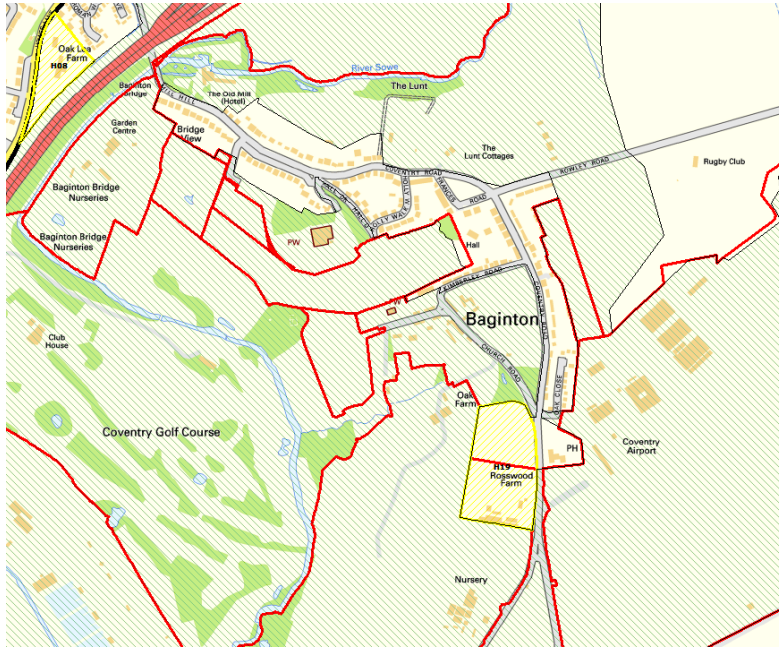
3.14 Settlement Classification: Growth village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relation-ship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement (2016)
356	71	Strong	15	53	124	35	89

Summary of Settlement Sites Assessment

3.15 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

- 3.16 The settlement has some limited additional capacity based on its current population and allocations. However, the village is significantly constrained by Green Belt and the sensitivity of the surrounding landscape. Further the services provided in the settlement are limited in comparison with settlements of similar size (or even smaller) in the District.
- 3.17 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Assessment of SHLAA sites

Site	Site Area and Potential Capacity	Comments	Take forward – Yes/No
C01 Russell's Garden Centre	7.89ha 130 dwgs	Flood risk to south and west, noise from A46 to west, air pollution and unsuitable access	No
C19	531.35ha 9298 dwgs	Unsuitable as it covers the whole of the village and beyond. Landscape issues throughout the wider area and at particular points around the village	No
C10 Land south of Baginton	62.3ha 1090 dwgs	Whole site assessed separately as part of strategic assessments - as a whole the site does not fit well with the Local Plan strategy. At village level this site as a whole is too large to be considered alongside other sites in this document. Issues include noise, odours and landscape. Infrastructure needs to complement and benefit wider landscape setting including green corridors along boundary to west and south.	No
C32 Rosswood Farm	2.19ha 45 dwgs	Central area of site susceptible to considerable risk from flooding. The site layout at the planning application stage will need to take this into account and either use this area as open space or potentially for a SUDS scheme to deal with the issue. Included as a proposed sustainable extension in landscape report, a small part of the zone around	Yes: for 45 dwellings as part of an extension to existing allocation

		Rosswood Farm was re-surveyed in January 2016 and although WCC previously advised that development should be restricted to the roadside and this should not extend further south than the pub, housing has since been allocated to the north of Rosswood Farm, the southern boundary of which will visually tie in with the boundary to the pub. The site will sit between this allocation and a garden centre with plant nursery as well as a small number of individual properties that are set back from the Stoneleigh Road. Although the plant nursery currently provides a landscape buffer between this group of houses and the development site it will be important to provide a strong landscape buffer between the development and the nursery site to maintain this degree of separation. Any development should also safeguard the roadside hedgerow and replace the hedgerow on the western boundary. Hedgerow planting should include native hedgerow trees.	
C21 Land east of Andrews Close	1.91ha 33 dwgs	Land contamination; access issues and current location within country park associated with sub-regional employment land area.	No
C14 Land North of Baginton – Junction A45/A46	13.6ha 43 dwgs	Too remote from village. Green corridor needed along southern boundary	No
C15 Land off Church Road	2.75ha 15 dwgs	Impact on Scheduled Ancient Monument. Most of site part of Baginton Castle site	No
C07 Land at Mill Hill	9.97ha 174 dwgs	Impact on Conservation Area and Ancient Monument. Air pollution from sewage works.	No
C30 Land off Friends Close, Baginton	0.973 ha 17 dwgs	Land contamination	No
C08 Land off Friends Close	2.34ha 40 dwgs	Land contamination, air pollution from sewage works, impact on trees and difficult site access	No

3.18 The site assessments suggest that due to constraints around the village there are insufficient suitable sites to provide for the full indicative capacity of the village. However, in addition to the site proposed for allocation in the submitted Local Plan (Site H19: 35 dwellings at Rosswood Farm), it is proposed to allocate site C32 as an extension to the Rosswood Farm site

Conclusion

3.19 Further development should be as an intensification of and extension to the allocation at Rosswood Farm of 45 additional dwellings.

- Total additional proposed: 45 dwellings
- **Total for settlement: 80 dwellings**

4 BARFORD

- 4.1 This non-Green Belt village is situated about 3.5 miles south of Warwick. It has 606 dwellings and a resident population of 1336. A significant part of the village is a conservation area containing a number of listed buildings. The village is bounded to the north and south-west by the River Avon and to the west by the A429. Land to the south of the village contains sand and gravel deposits that have been included as a preferred option in the County Council's Mineral Plan. The village has a good range of services including a shop/post/office, community centre, primary school, nursery and public houses. It has a fairly frequent bus connection to Warwick.

Barford Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 1336	7	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 606	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159420 + E00159421 + E00159422 (but includes some rural properties) + E00159423 (but includes some rural properties).
Accessibility to Services	Bus Service – Broadly hourly	3	www.warwickshire.gov.uk/buses/ / www.barford.org.uk
	No rail service	0	www.trainline.co.uk
	Local Shops – In village	(not scored)	Survey
	Primary School – In village	(not scored)	www.theaa.com/route-planner
	Distance to Main Town – 3.5 miles to Warwick from Barford Community Shop (CV35 8EN)	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – 22 minutes (using community shop as starting point)	2	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – in village store (part-time)	3	Survey
	Village Shop(s) – Barford Community Shop	5	Survey
Community Facilities	Library – mobile stop – 1 stop – Friday 3 weekly	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – St. Peters	3	Survey
	Village Hall / Community Centre – Barford Memorial Hall	5	Survey
	Recreational Open Space – recreational land near church	3	Survey
	Public House(s) – Granville Arms, Joseph Arch	5	Survey
Healthcare	Doctor – no facility in the village – Warwick options	0	Survey
Education Provision	Early Years Nursery – Beehive Nursery and Barford Beginners	3	www.barford.org.uk
	Primary School (constrained) – St. Peter's C of E.	5	Survey
Total Score		48	
Role and Character of the Settlement	Historic village with well -defined conservation area, mixed housing areas with strong commuting options for Warwick, Leamington Spa and surrounds.		
Housing Sites and	Range of SHLAA sites identified, but restricted options due to conservation and access issues.		

Potential Impact	
Settlement Vision	Potential Neighbourhood Plan area with PC broadly supportive of limited suitable housing growth.

Constraints and pressures

A The Barford Neighbourhood Plan

4.2 The Neighbourhood Plan has been examined and the Examiner's report has been received. This indicates that the Plan can proceed to referendum, subject to some modifications. At the time of preparing this paper, the Plan has not progressed referendum. A key finding of the Examiner was that, although the submitted Plan sought to cap growth within the Parish, there should be no set limit to the growth of the village and that individual sites should be treated on their merits.

B Landscape and Heritage

4.3 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. It explored the sensitivity of 5 parcels. All of these were considered to have high sensitivity to housing development, within exception of the parcel of land between the village and the A429. This area was allocated in the submitted Draft Local Plan. The remainder of the area between the village and the A429 was assessed as highly sensitive. However the Council has sought further information on this as the area is tightly bounded by the A429 and as a result it is difficult to see how development here would have a significant impact on the wider Countryside. The Council has also sought clarity regarding the sensitivity of a smaller parcel of land south of Wasperton Lane, which falls within a larger parcel. The updated landscape advice (2016) suggests that both these areas could be developed without impacts on the wider countryside/landscape.

4.4 Barford House is a Grade II listed building surrounded by a substantial garden. It is located centrally within the settlement and contributes significantly to the character of the village. It provides an important constraint to development in that part of the village as demonstrated through a number of appeal decisions.

4.5 The Conservation Area covers a substantial part of the village along the Wellesbourne Road and Church Street.

Infrastructure/services limitations

4.6 Schools: The village school is expanding to allow it to take an additional 10 children per year group. This will support the approved housing plus up to an additional 100 homes without the need to displace pupils. Secondary school provision is in Stratford where there is sufficient capacity

4.7 Transport: There are no strategic transport issues that would limit the potential for the village to grow

Settlement Score and Classification

4.8 Settlement Score: 48

4.9 Settlement Ranking: 6

4.10 Settlement Classification: Growth Village

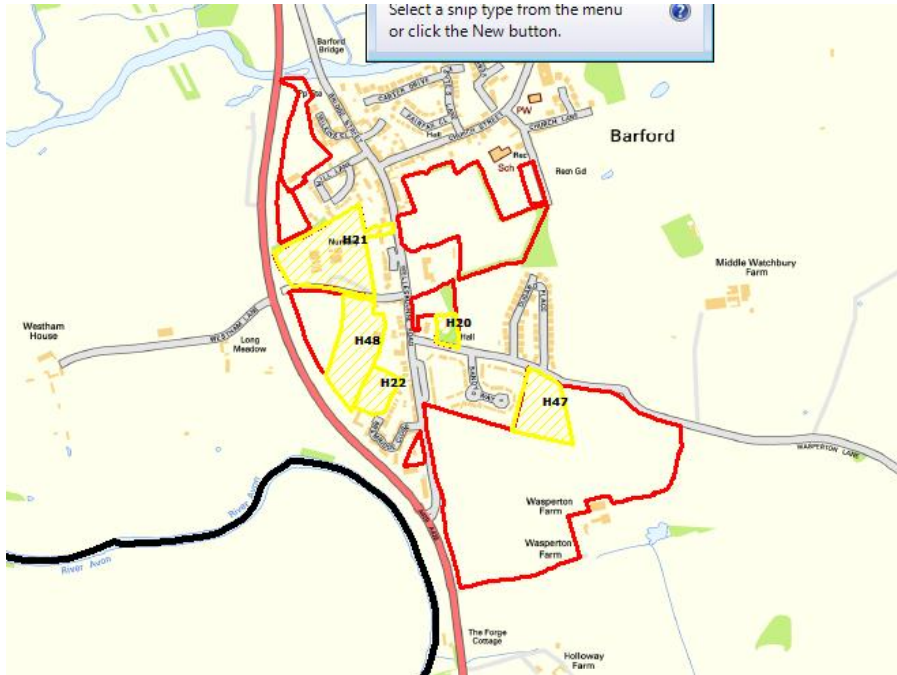
Indicative Village Capacity

No. of	20%	Relation-	% increase -	No. of	Total No. of	Submission	Additional
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dwelling 2011 census	increase in dwelling	ship to Coventry	Coventry	dwelling - Coventry	dwelling	Draft allocations & permissions	Potential Requirement
606	121	Medium	10%	60	181	106	75

Summary of Settlement Sites Assessment

- 4.11 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: [LINK to SHLAA](#)



Site by site summary

- 4.12 The settlement has some additional capacity based on its current population and allocations. However, the village is significantly constrained flooding, heritage and the sensitivity of the surrounding landscape.
- 4.13 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Assessment of SHLAA sites

Site	Site Area and Potential Capacity	Comments	Take forward – Yes/No
R030 Land south of Westham Lane	1.25 hectares plus	Access: Access for around 50 dwellings can be achieved via Bremridge Close.	Yes, 45 dwellings
R085 Land south of Westham Lane	1.79 hectares Max capacity: 70 dwellings	Landscape: This site falls within parcel BF05. The area has been assessed as medium and high landscape sensitivity to development. The 2016 landscape addendum indicates the site could be developed for housing providing: <ul style="list-style-type: none"> • a landscape buffer is provided adjacent to the A429 road corridor and • the rural qualities of the lane including its hedgerow 	

		boundaries are safeguarded. The site will also require noise mitigation. Landscape and noise mitigation are likely to limit the site's capacity to around 45 dwellings	
R055 West of Mill Lane	0.55 hectares	Access is inadequate and noise from the A429 is likely to significantly impact on the potential housing yield from this site. It is therefore proposed not to allocate this site	No
R181 Land at Wasperton Farm	13.7 hectares Around 250 dwellings	This site falls within an area that has been identified as a Preferred Option for sand and gravel extraction in the emerging Mineral Plan. For housing development, it is not well related to the village and would constitute a major incursion in to the Countryside.	No
R083 Land south of Wasperton Lane	1.31ha Potential capacity approx. 30 dwellings	Access is achievable. The 2016 landscape assesses this site has high/medium sensitivity to housing development. Given the open nature of the surrounding area, it suggests that development here must be sensitively designed to avoid creating a hard settlement edge. Parts of site susceptible to surface water flooding. Will require mitigation measures	Yes, 30 dwellings
R009 Barford House	4.4 hectares	This sites forms part of the setting of the listed Barford House. It provides an important function in the character of the village. The site has been the subject of a planning inquiry in 2014. This appeal was dismissed, predominantly on the grounds that the site would have a negative impact on heritage. The site is therefore not considered suitable and it is proposed not to allocate this site.	No

4.14 Since 2011 three significant planning applications have been granted within Barford

- Land to the west of Wellesbourne Road (Local Plan site H21): 60 dwellings
- Land to the south of Barford House (Local Plan site H20): 8 dwellings
- Land to the west of Wilkins Close (site R086): 26 dwellings

4.15 A further site at Bremridge Close is proposed for allocation in the Local Plan (Local Plan site H22): 12 dwellings

4.16 Permissions and submitted Local Plan allocations therefore total 106 dwellings.

4.17 The settlement has some limited additional capacity based on its current population, services and allocations. However, the village is constrained by Green Belt and the sensitivity of the surrounding landscape. The apportionment model suggests that the total capacity of the village should not significantly exceed 180 dwellings. This means indicative additional capacity for the village is around 75 dwellings

4.18 The capacity of two additional sites proposed aligns closely with the indicative village capacity.

Conclusion

4.19 It is therefore proposed that the site allocations for Barford be modified as follows:

- Allocate R085 Land south of Westham Lane for 45 dwellings
- Allocate R083 Land south of Wasperton Lane for 30 dwellings
- Total additional: 75 dwellings
- **Total for settlement: 181 dwellings**

5 BISHOP'S TACHBROOK

5.1 The village of Bishop's Tachbrook lies to the south of Warwick, Leamington Spa and Whitnash but although in a more rural setting, is not in the Green Belt. The village is believed to date back to Saxon times and includes the hamlet of Tachbrook Mallory which lies north of the Tach Brook, with Bishops Tachbrook to the south. The oldest village properties are from the 17th and 18th century and there were two windmills here in 1086. The village expanded considerably during the 1960's and 1970's. The village has its own shop, school, church and sports and social club providing a good range of services for local people, whilst its close proximity to Leamington Spa gives access to a wide range of amenities and facilities.

Bishop's Tachbrook: Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 2558	12	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 737		2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – hourly, daytime	3	www.warwickshire.gov.uk/buses
	Rail Service – nearest is Leamington Spa at 3.9 miles	0	www.trainline.co.uk
	Local Shops – village general store	3	www.theaa.com/route-planner
	Primary School – Yes	3	www.theaa.com/route-planner
	Distance to Main Town – 4.6 miles to centre of Leamington Spa	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – X15 hourly service taking 17 minutes to centre of Leamington Spa	1	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – no	0	Survey
	Village Shop(s) – village general store	5	Survey
Community Facilities	Library – Four weekly, mobile within 3 miles only	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – St. Chad's Parish church in the village	3	Survey
	Village Hall / Community Centre – sports & social club, funding in place for community hall	5	Survey
	Recreational Open Space – football pitches, bmx track, changing facilities, children's	3	Survey

	playground		
	Public House(s) – The Leopard in village	3	Survey
Healthcare	Doctor – Croft Medical Centre, Mallory Road (3 GPs)	5	Survey
Education Provision	Early Years Nursery – Within village primary school	3	Survey
	Primary School – Bishops Tachbrook C of E Primary School	6	Survey
Total Score		57	
Role and Character of the Settlement			
Housing Sites and Potential Impact	Number of SHLAA site identified –	19 additional	
Settlement Vision	Fantastic to live in, whatever your age		

Constraints and pressures

A Green Belt

5.2 Bishop’s Tachbrook is not within the Green Belt

B Landscape and Heritage

5.3 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. This found that all the landscape around the settlement was high landscape value with suggested restriction to northern part of landscape reference no. BT05 and no further west than the existing settlement edge, avoiding development on the prominent skyline. The landscape report recommends keeping the whole area to the north and north-west of the village as open countryside

5.4 A small parcel of land adjacent to Severn Acre Close was resurveyed in January 2016. Whilst the site has open views, it enjoys a degree of enclosure from the roadside hedgerow and hedgerow on its northern boundary. It is suggested that development here would be possible subject to safeguarding key viewpoints, protecting hedgerows and respecting the rural qualities of the road.

5.5 Heritage – The historic central core of the village is designated as a Conservation Area. The conservation area gives protection to the historic centre and was designated largely as a result of significant extensions to the village in the 1960’s and 1970’s. This has influenced the location not only of previous developments around the periphery of the village, but also affects the proposed distribution of development as a result of this Plan.

C Infrastructure/services limitations

5.6 Schools: Whilst the school is currently close to capacity, there are a number of pupils from outside the catchment. Once additional primary school capacity has been provided to the south of Harbury Lane, there will be capacity in the school for around an additional 100 homes.

5.7 Transport: There is an hourly bus service, but this reduces in the evenings and at weekends

Settlement Score and Classification

5.8 Settlement Score: 50

5.9 Settlement Ranking: 5

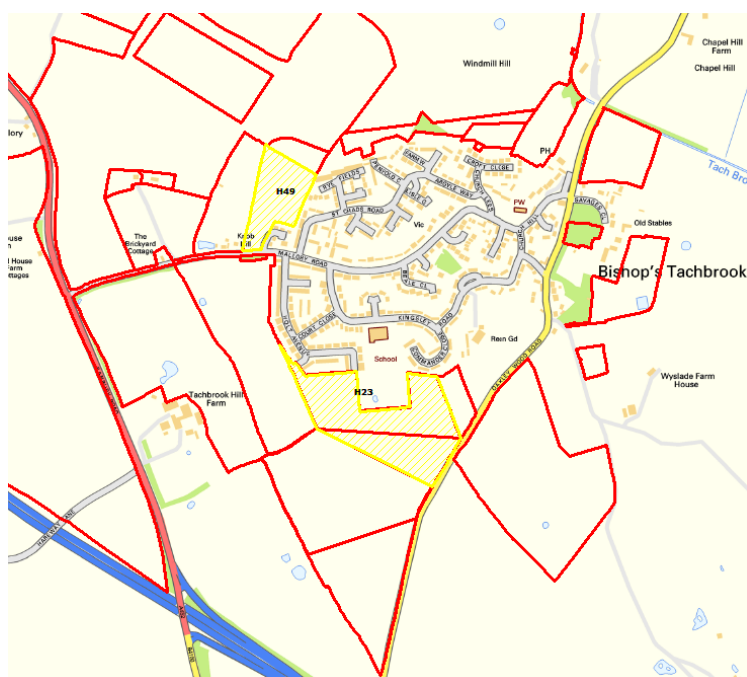
5.10 Settlement Classification: Growth village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
737	147	Remote	5	37	184	150	34

Summary of Settlement Sites Assessment

5.11 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

5.12 Based on services and population, the settlement has some limited additional indicative capacity over and above the site with planning permission to the south of the school. It is also constrained by heritage issues and the sensitivity of the surrounding landscape.

5.13 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Assessment of SHLAA sites

Site	Site Area Potential capacity	Comments	Taken forward – Yes/No
R014 Land east of Oakley Wood Road	2.54ha 44 dwgs	Northern half of site in flood zone 3. Flooding issues make only southern half developable. Opposite the listed Leopard Inn and Eden Cottage, there are also a number of other listed buildings in close proximity which would be negatively impacted upon by new development here. Immediately adjacent to the	No

		Conservation Area which would also be impacted upon. Impact on R Avon Wildlife site. Any development on the eastern side of Oakley Wood Road is considered to be too divorced from the main part of the village	
R196 Land off Savages Close	4392.1 sq. metres (0.43ha) 17 dwgs	Proximity to listed buildings and impact in sensitive area. Any development on the eastern side of Oakley Wood Road is considered to be too divorced from the main part of the village	No
R065 Land R/O Savages Close	2.45ha 42 dwgs	Adjacent to The Old Manor House, which is a Listed Building and close to others, the site is also immediately adjacent to the Conservation Area boundary and these would be negatively impacted upon by any new development here. No physical connection to village. Access would be gained from a small track which runs to the north of the allotments. This is an inferior access for such a potentially large development and there is no other access available into the site. Any development on the eastern side of Oakley Wood Road is considered to be too divorced from the main part of the village	No
R023 Low Hill, Oakley Wood Road	0.44ha 7 dwgs	Remote from village services. No physical connection to village	No
R163 Land East of Oakley Wood Road	10.866ha 190 dwgs	Not ideally located putting more pressure to east of village where B4087 gives defined boundary to edge of development. Too remote from village services	No
R136 Bishop's Tachbrook, Allotments	8142.4 sq. metres 14 dwgs	This site would require the relocation of allotments in pressurised area. Flooding across top third of site closest to road	No
R179 land south of Bishops Tachbrook Primary School, Oakley Wood Lane	12.233ha 214 dwgs	Potentially a good location for more housing as part of extension to existing allocation. However Environmental Health comments indicate unacceptable levels of noise without a clear method of mitigation. Moderate adverse impact on archaeological interest in historic assessments report	No
R031 Land at Tachbrook Hill Farm	18.43ha 322 dwgs	Unsuitable as a large development due to landscape impact, erosion of rural character and concerns over suitable site access, site configuration and connectivity to existing built form. Negative impact on the listed barn adjacent to the farmhouse of a large new development.	No
R178 Land at Mallory Road	7.419ha 130 dwgs	Access issues concerning junction onto Mallory Road (also as R031)	No
R022* Land West of Bishop's Tachbrook (Seven Acre	2.41ha 30 dwgs	Whilst the site has open views, it enjoys a degree of enclosure from the roadside hedgerow and hedgerow on its northern boundary. It is suggested that development here would be possible subject to safeguarding key viewpoints, protecting hedgerows	Yes, 30 dwellings

Close)		and respecting the rural qualities of the road. Sensitive development of this site may provide a suitable smaller scale site. Whilst not ideal in landscape terms, it is well located for access onto Mallory Road and would present an opportunity to provide a softer edge to the village on this approach. Capacity capped at 30 due to landscape constraints	
R177 Newhouse Farm	116.541ha 2000 dwgs	No access, difficult plot shape to develop. Landscape report recommends keeping this area to the north of the village as open countryside	No
R017 Land at Brickyard Cottage	3.55ha 62 dwgs	See R019. Landscape report recommends keeping this area to the north of the village as open countryside	No
R019 Land at Brickyard Farm	35.219ha 616 dwgs	Bottom western corner subject to flooding. Flood zone 3. Landscape report recommends keeping this area to the north of the village as open countryside. See R017	No
R020 Land at Brickyard Barn	0.28ha 5 dwgs	See R177. Landscape report recommends keeping this area to the north of the village as open countryside	No
R018 Land NW of Rye Fields	0.61ha 10 dwgs	Part of R177 and R19. Landscape report recommends keeping this area to the north of the village as open countryside	No
R174 land r/o Nos. 7 - 20, Croft Close	7162.4 sq. metres 12 dwgs	No access, difficult plot shape to develop	No
R012 Land north of Croft Close and see R52	1.84ha 32 dwgs	No access. Impact on R Avon Wildlife site. Landscape report recommends keeping this area as open countryside	No
R052 Land at New House Farm	78.97ha 1380 dwgs	Coalescence issues. Too large for current needs. Access issues on the village boundary. Landscape report recommends keeping this area to the north of the village as open countryside	No
R165 Red House Farm	108.716ha 1900 dwgs	Too remote, proximity to motorway	No

5.14 Land to the south of the school has planning permission for 150 dwellings (having been allocated in the draft Local Plan.

5.15 The settlement has some limited additional capacity based on its current population, services and allocations. However, the village is constrained by the sensitivity of the surrounding landscape. The apportionment model suggests that the total capacity of the village should not significantly exceed 185 dwellings. This means indicative additional capacity for the village is around 35 dwellings

5.16 The capacity of the additional site proposed at Seven Acre Close aligns closely with the indicative village capacity.

Conclusion

5.17 It is therefore proposed that the site allocations for Bishop’s Tachbrook be modified as follows:

- Allocate R022 Land at Seven Acre Close for 30 dwellings
- Total additional: 30 dwellings
- **Total for settlement: 180 dwellings**

6 BURTON GREEN

6.1 Burton Green lies some 5 miles to the south west of Coventry and close to Kenilworth. It is mostly residential and surrounded by agricultural land. It has its own primary school, and village hall and a public house. Being located on the boundary with Coventry, it is contiguous at its northern end with suburban areas of the city. Much of the village has been developed in the 20th century in the form of ribbon development running from the edge of Coventry south toward the older part of the village. It lies within the Green Belt separating Coventry from Kenilworth. HS2 is scheduled to pass underneath centre of the village and will involve the demolition of several residential properties and the village hall.

Burton Green: Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 643	5	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 263		2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – restricted Mon-Thurs service to Kenilworth (233), good bus services to Coventry and Balsall Common, (87) hourly Mon-Sat. Services 62 (term time only), 180 (term time only), 557 (term time only)	3	www.warwickshire.gov.uk/buses
	Rail Service – 1.3 miles to Tile Hill station and services to Birmingham and Coventry	0	www.trainline.co.uk
	Local Shops – equidistant from Kenilworth and Balsall Common (2.8 miles)	2	www.theaa.com/route-planner
	Primary School – Burton Green C of E Primary School in village	3	www.theaa.com/route-planner
	Distance to Main Town – 2.8 miles to Kenilworth	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – Mon-Thurs one trip	0	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – no	0	Survey
	Village Shop(s) – no	0	Survey
Community Facilities	Library – Four weekly, mobile	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – monthly service held in village hall	3	Survey
	Village Hall / Community Centre – in village	5	Survey
	Recreational Open Space – Red Lane park and children’s playground, allotments. The Greenway until HS2	3	Survey
	Public House(s) – Peeping Tom in the village	3	Survey
Healthcare	Doctor – Tile Hill and Balsall Common, Coventry or Kenilworth	0	Survey
Education Provision	Early Years Nursery – Two Oaks on Red Lane	3	Survey

	Primary School – in the village	5	Survey
Total Score		39	
Role and Character of the Settlement			
Housing Sites and Potential Impact	Number of SHLAA site identified –		
Settlement Vision	To maintain the character and quality of the area.		

Constraints and pressures

A Green Belt

6.2 Burton Green is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated housing site(s). This approach aligns with paragraph 86 of the NPPF.

6.3 The 2015 Green Belt study considers 5 parcels of land adjoining the built up area of the village:

- KE8 The Joint Green Belt Review Study, 2015, scored this parcel as 7 out of 20. Measured along Birmingham Road at the western edge of the parcel, the village of Burton Green which has merged with the City of Coventry is located roughly 950m to the north of Kenilworth. The Kenilworth Greenway runs along the southern boundary of the plot. Historically important landscape which should be retained within the Green Belt.
- BG1 – In the Joint Green Belt Study, 2015, this area scored 7 out of 10. A parcel which has some role in preventing further ribbon development along Red Lane towards the centre of Burton Green village. The development of Broadwell Woods residential park means that this parcel now forms part of the settlement of Burton Green. The Kenilworth Greenway follows the northern boundary but is not considered to be a significant boundary to development. Mixed character Green Belt parcel and high potential environmental value. A significant Green Belt site within close proximity to urban area. Significant impact on the character, identity and setting of Burton Green. The construction of the HS2 would create a significant boundary to the north of the parcel which would protect the wider countryside to the north from encroachment. The parcel neither contains nor is bordered by significant boundaries that would protect the countryside within it or directly adjacent to it from encroachment.
- BG2 – In the Joint Green Belt Study, 2015, this area scored 12 out of 20. This parcel is lined by residential development along Hob Lane and Red Lane. It forms part of an important strategic gap between Coventry and Kenilworth, however this has been undermined by the significant ribbon development along Red Lane. The parcel has a mixed use character in line with other village Green Belt parcels. It is distinctively more residential in character towards the west and then opens up to a broad agricultural vista to the east. Mixed character parcel which has a strategically important role to play in protecting the setting and open character of Burton Green and Kenilworth. It also protects the settlements from merging. The main threats are associated with the development of Burton Green and the HS2 railway line.
- BG3 – In the Joint Green Belt Study, 2015, this area scored 12 out of 20. This parcel of land helps prevent development along Hodgett's Lane where some ribbon development has already taken place. The Kenilworth Greenway runs along an old railway line which roughly traces the line of HS2 which is planned to cut through this parcel. Strategically important area of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. Also has high environmental value. Threats mainly associated with expansion of Burton Green Village any plans for Balsall Heath in Solihull District.

- C20 – the Joint Green Belt Study 2015, scores this area 13/20. Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west of the parcel and along Kenilworth Road in the south eastern corner of the parcel. However, the parcel is playing some role in preventing sprawling ribbon development southwards into the centre of the parcel along both sides of Bockendon Road. The Kenilworth Greenway runs along the southern edge of the parcel. Finham Brook runs close to its western side.

B Landscape

6.4 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. This found that all the landscape around the settlement, particularly in relation to the Ancient Arden landscape, woodland and field trees, was high and high-medium landscape value with limited infill development more appropriate than large scale allocation.

- KE8 – High value. Measured along Birmingham Road at the western edge of the parcel, the village of Burton Green which has merged with the City of Coventry is located roughly 950m to the north of Kenilworth. The Kenilworth Greenway runs along the southern boundary of the plot. Historically important landscape.
- BG1 – High value. A parcel defined by Cromwell Lane to the west Westwood Heath Road to the north, Bockendon Road and Crackley Lane to the east and Kenilworth Greenway to the south. Mixed character Green Belt parcel with a major role to play in maintaining the linear character of Burton Green. Also high potential environmental value.
- BG2 – High value. Land south of Old railway Line. Mixed character parcel which has a strategically important role to play in protecting the setting and open character of Burton Green and Kenilworth. It also protects the settlements from merging. A small part of the zone, around Two Oaks on Red Lane, was resurveyed in January 2016. The site forms one of a number of plots of individual properties set within large mature grounds along the road. It is adjacent to a scrub / wooded area and operates as a day nursery with outdoor play space and small parcels of land fenced off. The building is screened by good roadside vegetation comprising dense trees and outgrown hedgerow within a short section of wet ditch. A section of hedgerow has been recently replanted along the roadside in front of the property which will increase the screening. There is also good tree cover to the north along the Kenilworth Greenway. Internally there are a small number of garden trees. However, from Westwood Heath Road and PROW W168a from Brockendon Road it is possible to see the recent mobile home development alongside the woodland on the horizon. Potentially, if this site is to accommodate up to 24 dwellings, the majority of the dwellings would also feature in these views. Development on this scale would also interrupt the pattern and roadside character of individual properties set within large mature grounds.
- BG3 – Medium value. Land south of Red Lane. Strategically important area of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth.

C Infrastructure/services limitations

- 6.5 Schools: The village school is small and there is limited capacity to expand, particularly since the land immediately to the north is safeguarded for HS2. School places to serve this site will be provided for within the increased schools capacity being planned for Kenilworth.
- 6.6 Transport: Public transport is restricted to one hourly service to Coventry during the week and restricted/no weekend service. The roads to the north of the village are congested and Warwickshire County Council transport assessments have indicated that there is very limited further capacity on these roads without significant highways investment. This, combined with

strategic allocations at Westwood Heath provides a cap on the amount of development that is possible in this broad area within the Plan Period.

Settlement Score and Classification

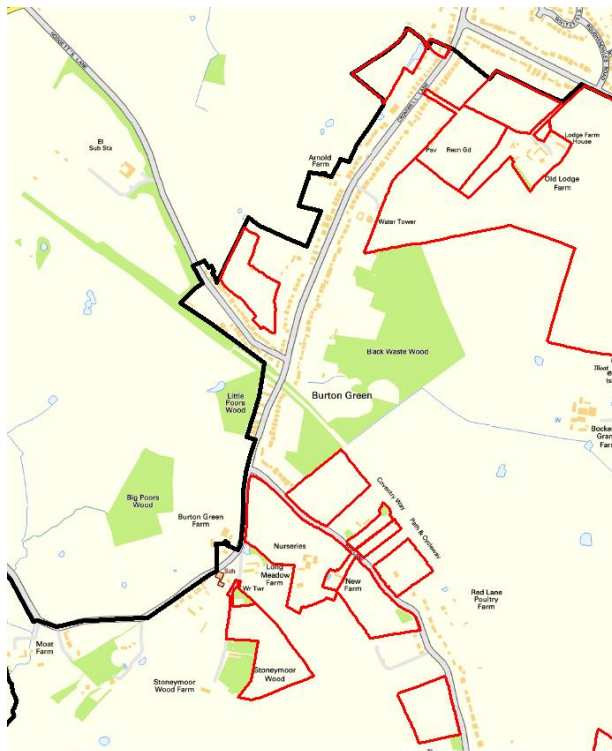
- 6.7 Settlement Score: 40
- 6.8 Settlement Ranking: 8
- 6.9 Settlement Classification: Growth village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
263	53	Strong	15	39	92	60	32

Summary of Settlement Sites Assessment

- 6.10 Sites put forward for consideration the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

- 6.11 Based on services and population, the settlement has some limited additional indicative capacity over and above the site with planning permission to the south of the school. It is also constrained by heritage issues and the sensitivity of the surrounding landscape.

6.12 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Assessment of SHLAA sites

6.13 The settlement has some notional additional capacity based on its current population and allocations. However, the village is significantly constrained by green belt, the line of HS2 and the sensitivity of the surrounding landscape. Further the services provided in the settlement are limited in comparison with settlements of similar size (or even smaller) in the District.

6.14 There are a number of substantial SHLAA sites around the settlement. However site assessments suggest that, due to the significant constraints, these sites offer only limited capacity for further development adjacent to the village itself. Sites along Westwood Heath Road have the capacity for a large number of houses compared to the village envelope. However these sites should be seen within the context of the growth of the City rather than the village. These sites therefore form part of the consideration of strategic growth options.

Site	Site area Potential capacity	Comments	Taken forward – Yes/No
R153 Stoneymoor Wood Farm	3.475ha 60 dwgs	Susceptible to ground water flooding. Access issues.	No
R218 Tennis Court at Stoneymoor Wood Farm	2170.2 sq. metres 4 dwgs	As R153	No
R088 Land North of The Small Holding, Red Lane	2.02ha 36 dwgs	Not suitable due to promotion of ribbon development and high landscape impact. Extending ribbon development	No
R087 South of New Farm, Red Lane,	2.44ha 42 dwgs	Not suitable due to promotion of ribbon development and high landscape impact	No
R183 Two Oaks	1.373ha 24 dwgs	Proximity to HS2. Extending ribbon development	No
R058 Land at Red Lane, Burton Green	0.43ha 7 dwgs	Proximity to HS2. Extending ribbon development. The landscape report states that further linear development along Red lane may be difficult to support in terms of sustainability	No
R154 Land south of Caravan Site, Red Lane	As R058 above 7 dwgs	Proximity to HS2. Extending ribbon development	No
R103 South of Stonegate, Red Lane	2.476ha 20 dwgs	Flooding on eastern part of site. Two thirds of site subject to HS2	No

		safeguarding. Western area of site susceptible to ground water flooding	
R089 Land off Hodgetts Lane	2.18ha 38 dwgs	Not suitable due to proximity / relationship to HS2. Susceptible to surface water flooding. Inconsistent with character of settlement	No
R091 Land to the Rear of Peeping Tom Pub, Cromwell Lane	1.76ha 29 dwgs	Requires third party site access agreement. Relationship with the pub critical, may encourage more development. Flooding on one boundary. Inconsistent with character of settlement	No

6.15 It is not proposed to allocate any additional land within the village. However there is a proposal to increase the yield from the site at Burrow Hill Nursery which has been allocated within the submitted Draft Local Plan. This is possible because the community hall will no longer be provided on this site. This therefore provides potential to increase the number of dwellings from 60 to 90.

Conclusion

6.16 It is therefore proposed that the site allocations for Burton Green be modified as follows:

- Site H24 – Burrow Hill Nursery: Increase from 60 dwellings to 90 dwellings.
- Total additional: 30 dwellings
- **Total for settlement: 180 dwellings**

7 CUBBINGTON

Profile of village

7.1 The village is located about 1.6 miles to the east of Leamington Spa. It is bounded by Green Belt. It has a population of around 2200 and 980 dwellings. It is well served by public transport and community facilities (including a shop, post office, public houses, nursery and a church. Part of the village around Church Lane, Church Hill and High Street is a conservation area containing a number of listed buildings

Cubbington Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 2183	10	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 980	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159481 + E00159482 + E00159484 + E00159486 + E00159488 + E00159491 + E00159492 + E00159493 (approx. 98

			dwelling at 2.5 ratio)
Accessibility to Services	Bus Service – Generally every 30 minutes	4	www.warwickshire.gov.uk/buses
	Rail Service – not available	0	www.trainline.co.uk
	Local Shops – In Village	(Not Scored)	Survey
	Primary School – In Village	(Not Scored)	www.theaa.com/route-planner
	Distance to Main Town – 1.6 miles from CV32 7NA (Post Office) to Leamington Spa (centre)	3	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – 13-17 minutes (bus 68)	3	www.travelinmidlands.co.uk
Shopping and Retail	Post Office – 46 Queen Street (Full Time)	5	Survey
	Village Shop(s) – Costcutter and Lifestyle Express	6	Survey
Community Facilities	Library – not detailed	0	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – St. Mary’s Church	3	Survey
	Village Hall / Community Centre – Cubbington Village Hall	5	Survey
	Recreational Open Space – playing fields near village hall	3	Survey
	Public House(s) – The Queens Head and The Kings Head	5	Survey
Healthcare	Doctor – not in old Cubbington	0	Survey
Education Provision	Early Years Nursery – Pathways Day Nursery	3	Survey
	Primary School (unconstrained) – Cubbington C of E	6	Survey
Total Score		56	
Role and Character of the Settlement	Edge of urban settlement with a strong local identity – contains mixed housing estates and easy access to Leamington Spa and beyond.		
Housing Sites and Potential Impact	SHLAA contains a number of housing sites – although development options are restrained by flooding issues and quality of the open green belt landscape		
Settlement Vision	Supportive of suitable growth to enhance local housing offer (particularly affordable housing) and support local shops and businesses.		

Constraints and pressures

A Green Belt

7.2 Cubbington is bounded by Green Belt, but unlike other Green Belt villages is the District it is not “washed over” by Green Belt.

7.3 The 2015 Green Belt study considers 3 parcels of land adjoining the built up area of the village:

- RL3 to the west and south of the village encompassing the gap between the village and Lillington. The parcel scores 15 out of 20 in terms of meeting the 5 purposes of the Green Belt. It is particularly important in preserving the setting of Leamington Spa in that it provides protection between the town and the village

		<p>related to the village core and provides an opportunity to soften the settlement edge.</p> <p>The area is within a Green Belt parcel that plays a role in safeguarding the countryside from encroachment. However, the route of HS2 lies only one field beyond the site boundary. This limits the weight that can be applied to the role this site plays in safeguarding countryside from encroachment.</p> <p>Taking account of landscape and flooding mitigation, it is estimated that in total around 4 hectares of the site is developable, providing capacity for around 95 dwellings.</p>	
L43 Allotments, Paddocks and Equestrian Centre	3.38 hectares	Not suitable. This site has significant access issues and would require the relocation of allotments. It is remote from the core of the village and is within a landscape that has a high level of sensitivity to housing development	No
L63 Land North of Kenilworth Rd	22.02 Hectares	Not suitable. This site would compose a major urban extension to the north east limits of Leamington Spa. It is not therefore appropriate to consider this site in the context of the village alone. In comparison with other sites that could form urban extensions to the north of Leamington, this site is less well related to the urban area and it services and would extend the coalescence between the urban area and the village.	No

Conclusions

7.14 The notional capacity of the village indicates up to 200 more dwellings in the village, over and above the 100 dwellings proposed for allocation in the Draft Local Plan. This level of housing could be supported by the range of services within and in close proximity to the village, including the school capacity.

7.15 However the supply of suitable sites adjacent to the village is restricted, particularly by landscape, green belt and flooding considerations.

7.16 It is therefore proposed that part of site L17 East of Cubbington is allocated for up to 95 dwellings

- Total additional: 95
- **Total for settlement: 195**

8 HAMPTON MAGNA

Profile of village:

8.1 The village lies within the Green Belt about 3 miles to the west of Warwick. It is built on the site of a former barracks and is predominantly comprised of 1960s and 1970s developments. It has good public transport links with a regular bus service and close proximity to Warwick Parkway Railway Station. It has a good range of facilities including a village shops, post office, village hall, public house, doctors' surgery and a primary school.

Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 1431	7	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 602	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159431 + E00159430 + E00159427 + E00159425 + E00159429
Accessibility to Services	Bus Service – Generally every 30 minutes (bus X17)	4	www.warwickshire.gov.uk/buses
	Rail Service – 13 minute walk to Warwick Parkway / rail services generally every 22 minutes	4	www.trainline.co.uk
	Local Shops – In village	(not scored)	Survey
	Primary School – In village	(not scored)	www.theaa.com/route-planner
	Distance to Main Town – 2.3 miles to Warwick from CV35 8SA (post office)	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – 23 minutes (x17 bus)	2	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – located in spar shop (full-time)	5	Survey
	Village Shop(s) – Hampton Magna Convenience Store plus Beauty Box and The Open Door	6	Survey
Community Facilities	Library – mobile – 2 stops – Tuesday 3 weekly	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – no village facility but St. Michaels within 0.3 mile	0	Survey
	Village Hall / Community Centre – Budbrooke Community Centre	5	Survey
	Recreational Open Space – play parks on Styles Close and Montgomery Avenue	3	Survey
	Public House(s) – The Montgomery of Alamein	3	Survey
Healthcare	Doctor – Budbrooke Medical Centre	5	Survey
Education Provision	Early Years Nursery – Hampton Magna Pre-School	3	Survey
	Primary School –(unconstrained) Budbrooke Primary School	6	Survey
Total Score		57	
Role and Character of the Settlement	Edge of Warwick settlement with strong local character – mixed estates with commuting links to Warwick and beyond.		
Housing Sites and Potential Impact	A number of SHLAA sites identified – although green belt open character may be compromised.		
Settlement Vision	Recognition that growth may help support local businesses and services / facilities, but concerned over current infrastructure levels and added traffic congestion.		

Constraints and pressures

A Neighbourhood Plan

8.2 A Draft Neighbourhood Plan has been prepared. At the time of preparing this report, this is out to consultation under regulation 14 of the Neighbourhood Planning Regulations (2012). The draft

Neighbourhood Plan seeks to focus development on the site allocated in the submitted Draft Local Plan.

B Green Belt

8.3 Hampton Magna is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated housing site. This approach aligns with paragraph 86 of the NPPF.

8.4 The 2015 Green Belt study considers 3 parcels of land adjoining the built up area of the village:

- WA2 to the east of the village: this parcel score 15 out of 20 in terms of meeting the 5 purposes of the Green Belt. Its most important role is in preventing towns merging with one another. The report notes that the gap between the village and Warwick is less than 1km
- HM1 to the north west of the village: this parcel score 17 out of 20 in terms of meeting the 5 purposes of the Green Belt. Its most important roles are in safeguarding the countryside from encroachment and in preventing towns merging with one another. In relation to this last purpose the study refers specifically to the land between the village and the railway line which would give the appearance of merging settlements.
- HM2 to the south west of the village: this parcel score 13 out of 20 in terms of meeting the 5 purposes of the Green Belt. . Its most important role is in safeguarding the countryside from encroachment.

C Landscape

8.5 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. The study looked at 8 parcels around the village. All of these showed high sensitivity to housing development with the exception of three parcels

- Parcel HM04 (part) (Old Budbrooke Rd and Stanks Farm): – Medium/High sensitivity
- Parcel HM06 (part) (south of Arras Boulevard): – Medium/High sensitivity
- Parcel HM07 (part) (Lloyd Close – Medium High): – Medium/High sensitivity

D Infrastructure/services limitations

8.6 Schools: Budbrooke Primary has spare places and a significant number of children from outside the village. It would be sensible to expand the school to 2FE (i.e. 420 places in total) if justified by the scale of development

8.7 Transport: the strategic transport issues which could limit growth in the village will be mitigated by improvements to Stanks Island on the A46. Locally access under the railway at Old Budbrooke Road is a constraint. Warwickshire County Council have undertaken a focused piece of work to consider the potential impacts of development for the railway bridge. The technical note prepared as a result of this work indicates that at least 150 additional dwellings (over and above those allocated in the submitted Draft Local Plan) would be manageable.

Settlement Score and Classification

8.8 Settlement Score: 57

8.9 Settlement Ranking: 1

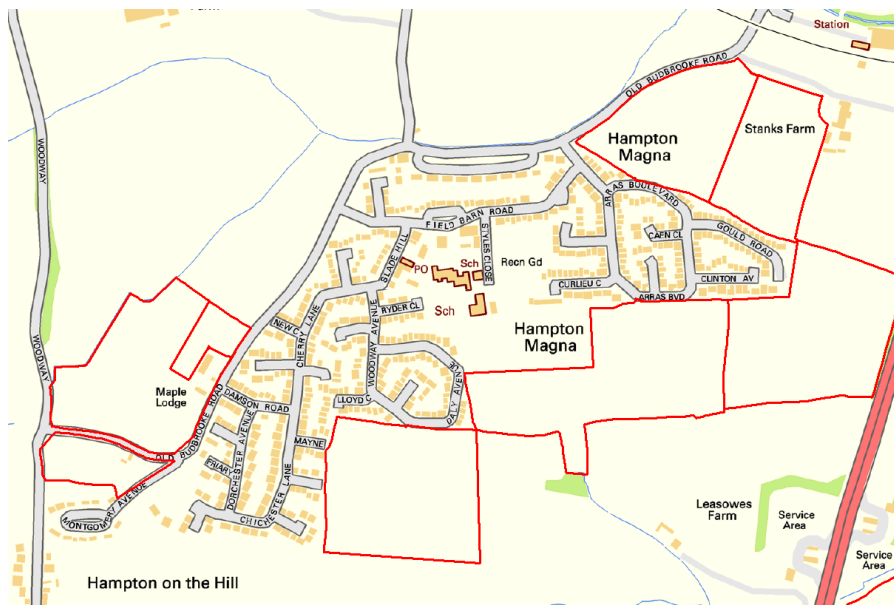
8.10 Settlement Classification: Growth Village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
602	120	Medium	10%	60	180	100	80

Summary of Settlement Sites Assessment

8.11 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

- 8.12 The settlement has some additional capacity based on its current population and allocations.
- 8.13 Whilst the village is significantly constrained by Green Belt and the sensitivity of the surrounding landscape, it does have services and school capacity to support further development.
- 8.14 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Site	Site Area and Potential Capacity	Comments	Take forward – Yes/No
R200 Land at Old Budbrooke Road	7.12 hectares 160 dwellings	The site has been assessed as suitable. However it is not the most sustainable site within the settlement as it is relatively remote from the village centre and is contained within the parcel that plays a particularly important role within the Green Belt. The allocation of this site in addition to those proposed, would result in a disproportionate level of development for the village	No
R098 Land to the east of	5.62 hectares	This site lies within a sensitive green belt parcel (WA3) to the east of the village. This parcel plays an important role in	No

Clinton Avenue	130 dwellings	preventing settlements merging. The site is not therefore considered suitable.	
R074 Land South of Arras Boulevard	6.45 hectares 145-150 dwellings	This site has been proposed for an allocation of 100 dwellings within Draft Local Plan. The site promoters contend that this site has further capacity beyond the allocated numbers. It is accepted that additional numbers could be accommodated on the site in keeping with the local character without compromising the quality of the development. This should be limited to around 130 dwellings to ensure the edge of the built up areas is sensitively developed. This is consistent with the emerging Neighbourhood Plan.	Already allocated, but has capacity for 30 more dwellings
R097 Land south of Lloyd Close	5.39 hectares 125 dwellings	The site has been assessed as suitable. It is not the highest level of landscape sensitivity and although it is contained within a parcel that plays an important role in the Green Belt, its development would not reduce the distance between the village and Warwick. It has the potential to be well connected to the main settlement.	Yes, 115 dwellings
R096 and R208 Land at Maple Lodge and Highway Depot	5.53 hectares 125-130 dwellings	This site is located in a sensitive landscape area, would represent an incursion into open countryside and is not well related to the existing settlement. At present the built up area of the village is entirely to the south of Old Budbrooke Road which continues to provide a strong Green Belt boundary. This site would break this defensible boundary. The site is therefore not suitable and is not proposed for allocation.	No
R095 Land north of Montgomery Avenue	1.30 hectares 30 dwellings	This site has insufficient access and is located in an area that separates the two distinct settlements of Hampton Magna and Hampton on the Hill. In addition, it is not well related to the existing settlement of Hampton Magna. The site is therefore not proposed for allocation.	No

Conclusions

8.15 There are sites around the settlement that could offer additional capacity. However the apportionment model suggests an indicative capacity of around 180 dwellings. However, given the range of services within the village, its sustainable location close to urban area and good quality transport links and the availability of suitable sites around the village, it is considered that it is reasonable to exceed the indicative capacity to a degree.

8.16 It is therefore proposed that the site allocations for Hampton Magna be modified as follows:

- Site R074 Land South of Arras Boulevard: Increase allocation from 100 dwellings to 130 dwellings
- R097 Land south of Lloyd Close: 115 dwellings
- Total additional: 145 dwellings
- **Total for settlement: 235 dwellings**

9 HATTON PARK

Profile of village:

9.1 Hatton Park is predominantly a 1990s settlement built on the site of a former hospital. It lies within the green belt approximately 3 miles to the north west of Warwick. The Publication Draft Local

Plan proposed an allocation of 80 dwellings to the east of the village. The settlement is surrounded by farmland with the ancient woodland of Smiths Covert to the east, scattered blocks of woodland beyond the settlement edge and the A4177 Birmingham Road and Grand Union Canal corridor to the south.

Hatton Park Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 2020	12	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 798	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – Generally every 30 minutes	4	www.warwickshire.gov.uk/buses
	Rail Service – 2 miles to Warwick Parkway	0	www.trainline.co.uk
	Local Shops – In Village	(not scored)	www.theaa.com/route-planner
	Primary School – 1.4 miles to Hatton Green from village hall (CV35 7AN)	2	www.theaa.com/route-planner
	Distance to Main Town – 2.9 miles to Warwick	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – 15 minutes (bus 68) / very good connection to Warwick Parkway	3	www.travelinmidlands.co.uk
	Shopping and Retail	Post Office – no facility in village	0
	Village Shop(s) – Store Open at last review / petrol station	6	Survey
Community Facilities	Library – non detailed	0	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – no village facility	0	Survey
	Village Hall / Community Centre – Hatton Park Village Hall	5	Survey
	Recreational Open Space – Hatton Park Playground	3	Survey
	Public House(s) – Hatton Arms is nearby but not in village	0	Survey
Healthcare	Doctor – no village facility	0	Survey
Education Provision	Early Years Nursery – Hatton Countryworld nearby but not in village	0	Survey
	Primary School –no village facility	0	Survey
Total Score		37	
Role and Character of the Settlement	New estates with mix of housing types. Edge of Warwick settlement which scores relatively low for services / facilities given the size of population.		

Housing Sites and Potential Impact	Number of SHLAA site identified – may be some limited suitability subject to detailed impact review.
Settlement Vision	To maintain the character and quality of the area.

Constraints and pressures

A Green Belt

9.2 Hatton Park is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated housing site. This approach aligns with paragraph 86 of the NPPF.

9.3 The 2015 Green Belt study considers three parcels of land adjoining the built up area of the village:

- HA1 to the east and north-east of the settlement. Assessed against the 5 purposes of green belt, the parcel scores 15 out of 20 with particular significant for purpose 3 (safeguarding the countryside from encroachment)
- HA2 to the south of the settlement and north of the Grand Union Canal. Assessed against the 5 purposes of green belt, the parcel scores 11 out of 20
- HA3 to the north and west of the settlement. Assessed against the 5 purposes of green belt, the parcel scores 12 out of 20

B Landscape

9.4 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. This found that all the landscape around the settlement was high landscape value with the exception of two parcels:

- HP01 (part): to the north of the settlement - high-medium sensitivity to housing development
- HP03 (part): to the north-east and north of the settlement- medium and high-medium sensitivity to housing development

In 2016 a small part of Parcel HP02 to the west of the settlement was reassessed. This considered part of the parcel could accommodate some development subject to mitigation.

C Infrastructure/services limitations

9.5 Schools: there are no schools in the settlement itself. Budbrooke School is 2 miles to the south east. This has capacity to accommodate the proposed addition dwellings, as well as the dwellings proposed in Hampton Magna.

9.6 Transport: there are local concerns regarding safety issues along Birmingham Road which will need to be addressed. At present Birmingham Road can become congested. However funding is in place for a substantial improvement to the A46 Stanks Island which is expected to significantly improve congestions. The settlement is serviced by both cycle routes and bus services. Warwick Parkway station is approximately 1.5 miles away.

Settlement Score and Classification

9.7 Settlement Score: 37

9.8 Settlement Ranking: 10th

9.9 Settlement Classification: Growth Village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
798	160	Medium	10%	80	240	80	160

Summary of Settlement Sites Assessment

9.10 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

9.11 The settlement has a substantial indicative capacity based on its current population and allocations. However, the reality is that the village is significantly constrained by Green Belt and the sensitivity of the surrounding landscape. A number of sites are also constrained the ecological value of some of the areas around the settlement. Further the services provided in the settlement are limited in comparison with settlements of similar size (or even smaller) in the District. These factors suggest that the total allocations should be substantially lower than the indicative capacity based on population.

9.12 There are a number of SHLAA sites around the settlement. The table below shows how these have been assessed.

Site	Site Area and	Comments	Take forward –
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	Potential Capacity		Yes/No
R038 Land North of Birmingham Road	7.78 hectares 120 dwellings	Draft allocation for 80 dwellings. The whole site has a theoretical capacity of around 170 dwellings. The site falls within landscape parcel HP01 and has high-medium sensitivity to housing development. Smith's Covert to the north of the site is a potential Local Wildlife Site and therefore requires sensitive treatment through extensive buffering and attention to habitat replacement, as well as strong eastern boundary. This is therefore likely to restrict the capacity of the site to around 120 dwellings.	Yes
R037 East of Barcheston Drive	1.35 hectares 30-35 dwellings	2014 SHLAA, site assessed as not suitable due to impact on important open vista from within the village looking out onto open countryside. The Landscape Sensitivity Assessment November 2013 assessed this parcel as high/medium sensitivity to housing development. The footpath running down the western edge of the site provides a constraint. The site would require amendments to the Green Belt. However there are no established defensible boundaries. The site is susceptible to ground water flooding. The site therefore not proposed for allocation.	No
R187 Land at Brownley Green Lane	2.46 hectares 55-60 dwellings	The site is in Flood Zone 1 and for the most part is low risk for surface water flooding. Although it falls within a parcel that has high sensitivity to housing development, it is distinct from the rest of the parcel, and the 2016 SHLAA identifies the area as having some development potential subject to retaining a number of important landscape features. Access to the site is difficult but achievable (subject to addressing a number of issues) from Barcheston Drive in the vicinity of the existing bus layby. Although the site lies within the Green Belt, this parcel scores less well against Green Belt purposes than many other parcels and sites. For the most part it has natural features which provide a clearly defined boundary.	Yes
R099 Land at Hatton Hill/East of Canal Road	4.72 hectares 105-110 dwellings	The site is separated from the main settlement by Birmingham Road. The site is highly sensitive to housing development, particularly due to its importance in the setting of the canal and its role in providing an important green corridor. Not suitable for housing development.	No
R101 Land North-west of Severn Trent Sewage Work	1.24 hectares 25-30 dwellings	The site falls within Hatton Hill Fields potential Local Wildlife Site. Although a small-scale landscape it is important in the canal setting and avoiding ribbon development along Birmingham Road. Not suitable for housing development.	No
R100 Land south of the Charingworth Drive / Birmingham Road Roundabout and R075 407 Birmingham Road and	2.13 hectares 45-50 dwellings	The site is adjacent to the Grand Union Canal potential Local Wildlife Site. The site is in an area of high landscape sensitivity. It is remote from the main settlement core which lies on the other side of the A4177	No

Land to West			
R126 Land south of Birmingham Road	6.94 hectares 160 dwellings.	The site is adjacent to the Grand Union Canal potential Local Wildlife Site. The site is in an area of high landscape sensitivity. It is remote from the main settlement core which lies on the other side of the A4177	No

Conclusions

9.13 There are a number of substantial SHLAA sites around the settlement. However site assessments suggest that, due to the significant constraints, these sites offer only limited capacity for further development.

9.14 It is therefore proposed that the site allocations for Hatton Park be modified as follows:

- Site H28 North of Birmingham Road: Increase allocation from 80 dwellings to 120 dwellings
- Site SHLAA Ref R187 Brownley Green Lane: 55 dwellings
- Total additional: 95 dwellings
- **Total for settlement: 175 dwellings**

10 KINGSWOOD

Profile of village:

10.1 Kingswood and Lapworth lie 6 miles south of Solihull and 10 miles North West of Warwick. It is just outside the village that the Grand Union and Stratford Canals join with a major flight of locks. The village has become largely a commuter village for those working in Birmingham and Coventry, but does have a primary school, shop and post office and a GP surgery with good public transport links by bus and train since there is a railway station in the village.

Kingswood Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 2100	12	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 381		2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – 108, 118, 136, 216, 513, 514, 517, 520, S20 (some term time and one visit only), restricted times/days. Best service to Solihull, Mon-Sat, 5 trips	1	www.warwickshire.gov.uk/buses
	Rail Service – Lapworth village station has regular services to Solihull, Birmingham,	3	www.trainline.co.uk

	Warwick		
	Local Shops – Village shop. Other shops 3 and 4 miles away. Solihull (Shirley) shops within 6 miles	3	www.theaa.com/route-planner
	Primary School – Lapworth C of E School in village	3	www.theaa.com/route-planner
	Distance to Main Town – Warwick 9.5 miles (20 minutes)	1	www.theaa.com/route-planner
	Access to Main town on public transport (bus) – S20 to Solihull	1	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – in village	5	Survey
	Village Shop(s) – in village	5	Survey
Community Facilities	Library – Four weekly, mobile within 3 miles only	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – The Church of St Mary the Virgin in the village	3	Survey
	Village Hall / Community Centre – yes, on Old Warwick Road	5	Survey
	Recreational Open Space – Picnic site near canal. Recreation ground with the village hall	3	Survey
	Public House(s) – The Punch Bowl, The Boot and The Navigation	3	Survey
Healthcare	Doctor – Lapworth surgery in village	5	Survey
Education Provision	Early Years Nursery – in village	3	Survey
	Primary School – Lapworth Primary School	6	Survey
Total Score		64	
Role and Character of the Settlement			
Housing Sites and Potential Impact	Number of SHLAA site identified –	16 additional	
Settlement Vision	To maintain the character and quality of the area.		

Constraints and pressures

A Green Belt

10.2 Kingswood is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated housing site(s). This approach aligns with paragraph 86 of the NPPF.

10.3 The 2015 Green Belt study considers 4 parcels of land adjoining the built up area of the village:

- KG1 – in the Joint Green Belt Study, 2015, this parcel scored 10/20. A thin parcel of Green Belt land between the railway line at its western edge and the Grand Union Canal at its eastern edge. The majority of the parcel is made up of undeveloped and open agricultural fields. The

parcel contains a handful of residential dwellings on the northern side of Rising Lane and farm/stables. These developments are common within the countryside and are not considered to be urbanising influences, i.e. encroachment on the countryside. Therefore, it is the Green Belt designation within the parcel, which is the primary defence against the northward encroachment of Kingswood.

- KG2 - in the Joint Green Belt Study, 2015 this parcel scored 10/20. A parcel of land lying west of the settlements of Baddesley Clinton and Chadwick End with the Grand Union Canal forming the eastern boundary. The parcel contains one large residential building directly adjacent to the village along the southern side of Rising Lane. Given the location of this single development, it is considered to have a limited effect on the openness of the Green Belt within or immediately adjacent to the parcel. It is not considered an urbanising influence on the countryside that surrounds the village and is therefore not considered to be encroachment on the countryside. The Grand Union Canal represents the eastern border of the parcel. The canal sits close to the existing urban edge of the village and therefore represents a significant boundary preventing encroachment of the wider countryside to the east of the parcel.
- KG3 in the Joint Green Belt Study, 2015, this parcel scored 9/20. A parcel of land representing a relatively thin corridor of Green Belt land in between a railway line at its western edge and the Grand Union Canal at its eastern edge. The two significant boundaries meet at the southern point of the parcel. The parcel is largely free from development with the exception of two isolated residential dwellings. The openness of the Green Belt within the immediate vicinity of these buildings has been compromised and one side of the parcel is bordered by a raised railway line. However, portions of the parcel are not developed and are open to the wider countryside.
- KG4 – in the Joint Green Belt Study, 2015 this parcel scored 12/20. Approximately 2.3 km west of Lapworth village along Old Warwick Road heading toward Kingswood. The eastern border of the parcel adjacent to the village of Kingswood is bordered by a railway line. The railway line represents a permanent defensible boundary inhibiting the encroachment of the countryside within the parcel and to the west. Urbanising development within the parcel would represent a significant breach of this defensible boundary and would constitute encroachment of the corridor of countryside within the parcel. The parcel has the Stratford upon Avon Canal running along its southern border. Similar to the railway, the canal helps to prevent encroachment of the countryside within the parcel from the village to the south. However, should further development occur within the parcel, there are no significant boundaries helping to protect all the countryside within the parcel, or to the west, from encroachment. Therefore, it is considered that there are no significant boundaries helping to protect the countryside from encroachment, making the Green Belt designation the principle protector of the countryside.

B Landscape

- 10.4 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement.
- 10.5 This found that all the landscape around the settlement was high, high-medium and medium landscape value with development restricted to smaller areas being complementary to the existing field boundaries and retaining landscape buffers to the canal and stream course.
- The Landscape Assessment update, April 2014 updated zone KW1 to high-medium sensitivity. This zone is a small triangular plot that abuts the railway and canal corridors with an area of

wet woodland to the south that is sunk beneath the level of the canal. It is almost completely screened from view and comprises small fields of pasture, a garden nursery and a field pond that are hidden behind mature back gardens and garages and Severn Trent's property. The zone could accommodate new development on the garden nursery site which should complement the local character, the canal setting and the listed building and its grounds. The strong perimeter vegetation must be retained and enhanced to ensure adequate screening from the canals and railway.

C Infrastructure/services limitations

10.6 Schools: The village school has capacity due to previous expansion

10.7 Transport: With a railway station as well as good bus services, there are good transport opportunities. Accessibility to the trunk road network is limited

Settlement Score and Classification

10.8 Settlement Score: 53

10.9 Settlement Ranking: 4th

10.10 Settlement Classification: Growth village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
381	76	Remote	5	19	95	43	52

Summary of Settlement Sites Assessment

10.11 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015

Land off Broome Hall Lane	10 dwgs	Impact on 6 listed buildings?	
R116 Land to the east of Church Lane	0.15ha 2/3 dwgs	Potential large impact on landscape. Possible subject to traffic impact results and landscape impact	No
R157 Land R/O The Old Garage	6710.7 sq. metres 11 dwgs	Access issues. Proximity to railway. Whole site at considerable risk of flooding	No
R106 Land rear of Kingswood Cottages	0.48ha 5 dwgs	Impact on listed buildings. Considerable risk from flooding on western half of site	No
R066 Land fronting Old Warwick Road	0.19ha 3 dwgs	Considerable risk from surface and ground water flooding on eastern half of site	No
R201 Station Lane	6394.4 sq. metres 11 dwgs	Access may be difficult. In a parcel with high landscape sensitivity	No
R194 / R113 Land r/o The Stables, Station Lane,	8259.4 sq. metres 14 dwgs	Potential ground water flooding. Access looks achievable. Front part of site R194 is partially wooded included street frontage tree belt which includes a number of TPOs. The need to maintain this tree belt restricts development to the part of the site previously allocated.	No change to existing allocation
R217 Land to the rear of 116 Station Lane	3.94 ha 46 dwgs	Heavily constrained by flood zone 3, 3a and 3b along eastern boundary. Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Out of character with settlement	No
R110 (including R203) Land to east of Station Lane	Part of sites R114 and R111 below	Flood zone 3, 3a and 3b along eastern boundary and over half of site area. Not suitable due to impact on tree frontage and significant landscape impact	No
R114 and R111 Land to the south of Rising Lane	10.06ha 176 dwgs	Flood zone 3, 3a and 3b along eastern boundary and over half of site area. Not achievable due to insufficient access. Not achievable due to environmental impact	No
R158 Land at Rising Lane	12.305 ha 107 dwgs	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Site is strongly connected to wider countryside to the north. Not well connected to services and facilities in main settlement (significant distance and separated by Rising Lane). Flood zone 3, 3a and 3b along eastern boundary and 25% of site	No
R206 Lapworth Land west of Coolderry and east of The Coppice, Rising Lane	2.651ha 46 dwgs	Remote from services and village	No

Conclusion

10.14 This assessment has not identified any new development sites. However, there are potential sites H29 and H30 (as allocated in the submitted Draft Local Plan) to be developed comprehensively thus increasing the capacity by around 10 dwellings. It is therefore proposed that the site allocations be increased by 10 dwellings at Meadow House and Kingswood Farm.

- Total additional: 10 dwellings
- **Total for settlement: 53 dwellings**

11 LEEK WOOTTON

Profile of village:

11.1 This Green Belt village is located about 2.5 miles to the south of Kenilworth. Census information indicates it consists of 381 dwellings and has a population of 915. The village has a good range of services and facilities including a primary school, village hall, place of worship, sports club and public house. However, it does not have a food shop. The village has good access to public transport with buses running regularly to Warwick. The core of the village is a Conservation Area containing a number of listed buildings. To the west of the main settlement lies Woodcote House a large listed house in grounds. This is currently used as the Headquarters of Warwickshire Police.

Leek Wootton Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 915	5	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 381	(not scored)	2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – E00159512 + E00159510 + E00159511 (modified down to reflect Hill Wootton village)
Accessibility to Services	Bus Service – broadly hourly	3	www.warwickshire.gov.uk/buses
	Rail Service – no service	0	www.trainline.co.uk
	Local Shops – 2.5 miles to Kenilworth	2	www.theaa.com/route-planner
	Primary School – In Village	(Not scored)	www.theaa.com/route-planner
	Distance to Main Town – 2.5 miles to Kenilworth	2	www.theaa.com/route-planner
	Access to Main towns on public transport (bus) – 15 minutes to Warwick	3	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – no facility in the village	0	Survey
	Village Shop(s) – no convenience facility in the village	0	Survey
Community Facilities	Library – no stops detailed	0	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship - All Saints' Church	3	Survey
	Village Hall / Community Centre – Leek Wootton Village Hall	5	Survey

	Recreational Open Space –Sports Club Site	3	Survey
	Public House(s) – The Anchor Inn / Leek Wootton Sports Club	6	Survey
Healthcare	Doctor – not in village	0	Survey
	Primary School (unconstrained) –All Saints Church of England	6	Survey
Total Score		38	
Role and Character of the Settlement	Mid-sized village with reasonably good access to services and some limited village facilities. Mixed housing and a well-attended local school.		
Housing Sites and Potential Impact	Number of SHLAA sites identified, but scale of development and environmental impact subject to further evaluation.		
Settlement Vision	Parish Council has expressed an interest in Neighbourhood Planning, but concerns over scale of housing developments and need to protect and maintain the quality and character of the village.		

Constraints and pressures

A Green Belt

- 11.2 Leek Wootton is within the Green Belt. The Publication Draft Local Plan proposed removing the built up area of the settlement from the Green Belt along with the allocated housing site. This approach aligns with paragraph 86 of the NPPF.
- 11.3 The 2015 Green Belt study considers four parcels of land adjoining the built up area of the village:
- LW1 to the north of the village. This scores 13 out 20. The parcel has a particularly important role in checking sprawl and safeguarding the countryside from encroachment
 - LW2 to the east and south of the village. This scores 13 out of 20. It has a role in supporting all the 5 purposes of the Green Belt
 - LW3 to the south west of the village: this scores 14 out of 20. It has a particularly important role in safeguarding the countryside from encroachment
 - LW4 to the north west of the village: this scores 10 out of 20. Whilst the score for the parcel is lower than other parcels, it does have a significant role in safeguarding the countryside from encroachment

B Landscape and Heritage

- 11.4 Much of the core of the village is a Conservation Area containing a wide range of listed buildings. Woodcote House, a short distance to the west of the village is also a listed building set in parkland that includes a number of TPO's.
- 11.5 The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement.
- 11.6 This found that all the landscape around the settlement was high landscape value with the exception of the following parcels:
- LW02 and LW10 – To the south and east of the village – in part High/Medium

- LW03 – To the east of the village - Medium
- LW05 – To the west of the village - Medium
- LW06 – To the west of the village - Medium

C Infrastructure/services limitations

- 11.7 Education: the school has capacity for 140 children. Currently half of the children at the school are from the village and remainder come from the catchment areas of a range of other schools. The school could therefore accommodate pupils from around 200 additional houses before expansion is needed.
- 11.8 Transport: There is a regular bus services to Kenilworth and Warwick. The village has good access to the A46

Settlement Score and Classification

- 11.9 Settlement Score: 38
- 11.10 Settlement Ranking: 9th
- 11.11 Settlement Classification: Growth Village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
381	76	Medium	10%	38	114	26	88

Summary of Settlement Sites Assessment

- 11.12 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

- 11.13 The settlement has some theoretical capacity based on its current population and allocations. However, the reality is that the village is significantly constrained by green belt and the sensitivity of the surrounding landscape.
- 11.14 There are a number of substantial SHLAA sites around the settlement. However site assessments suggest that, due to the significant constraints, these sites offer only limited capacity for further development.

Leek Wootton SHLAA sites

Site	Site Area Potential Capacity	Comments	Taken forward – Yes/No
R062 Land off Warwick Road	4.6 hectares	Not suitable - gas pipeline, relationship to village and impact on high quality landscape	No
R124 Black Spinney Fields	2.72hectares	This site is not suitable due to access, gas pipeline and impact on landscape, ancient woodland and adjacent potential Local Wildlife Site	No
R053 R/O The Hamlet	3.35 hectares	This site would require third party agreement to achieve access. There are significant constraints including an adjacent ancient woodland, noise from the A46, and a gas pipeline. The 2013 Landscape study suggests the landscape in this area has high sensitivity to housing development. It would result in an inappropriate extension to the northern limits of the village. Not suitable.	No
R054 Land North of Hill Wootton Road	1.85 hectares	Noise from A46. Provision of suitable access may require the removal of trees on frontage. It is a narrow development site which would require a substantial noise buffer adjacent to the A46. The site itself provides an important environmental buffer between the settlement and the A46 and the loss of trees would impact on the landscape character of the area. Not suitable.	No
R118 Land South of Hill Wootton Road	7.55hectares	The proximity of the A46 will require a substantial noise buffer which will limit the sites capacity. A buffer to the Wootton Spinneys potential Local Wildlife Site immediately to east would also be necessary. The 2013 Landscape study suggests the landscape in this area is high/medium sensitivity to housing development. Consider western part of the site (approx. 3.8 hectares) subject to maintain width of buffer with A46 and access. Possibly 50-60 dwellings. Integration/connectivity to settlement; access to be checked; loss of trees on frontage	No
R141 Land near school	6.81hectares	This is within an area of high landscape sensitivity at entrance to village (2013 Landscape Assessment). Consider part of the site if required to support access to R118	No
R127 Open Field, Warwickshire Golf and Country Club	5.12 hectares	Significant impact on gateway / entrance to the village. Within area of high landscape value (2013 Assessment). Not suitable	No
R193 Land at Home	5.66	Development here would have high landscape	No

Farm, south of Woodcote Lane, Leek Wootton	hectares	impact and vehicular access is poor. Not suitable	
R189 Former Warwickshire Police HQ, Woodcote Drive	25.83 hectares	This site forms an extensive area with the listed Woodcote House at its focal point. There are significant parts of the remainder of the site that include late 20 th century office and operational buildings which compromise the setting of the listed building. Other parts of the site remain open and contribute to the setting. Access to the site can be achieved through Woodcote Drive and off Woodcote Lane. The site is therefore a mixture of significant opportunities to bring forward development on brownfield land to improve the setting of heritage assets and of substantive constraints. The site is now being promoted as a whole and although parts of the site is somewhat remote from the core of the village, the District Council is keen to see it developed through a comprehensive masterplan that provides a viable scheme to convert and improve the fabric and setting of the listed building and to provide housing within the remainder of the site where constraints allow. Due to the site complexities, it is difficult at this stage to estimate the number of units that the site could yield. However initial discussions indicate approximately 100-125 dwellings may be possible. This scheme would encompass proposed allocations in the Draft Local Plan – H34 (11 dwellings; H35 (5 dwellings) and H36 (5 dwellings). The assumed net addition to the allocations is therefore 94 dwellings	Yes

Conclusions

- 11.15 The settlement has some capacity for further development based on its current population and allocations, particularly as the allocations in the draft Local Plan were in addition to 114 units at Woodcote House. However, the village is constrained by Green Belt (and its proximity to both Warwick and Kenilworth) and the sensitivity of the surrounding landscape. A number of sites are also constrained by poor access, connectivity with the village and noise from the A46. Further the services provided in the settlement are limited in comparison with most other growth villages. These factors suggest that the total allocations should be restricted to levels that do not significant exceed the quantum derived from previous permissions and proposed allocations in the Draft Local Plan.
- 11.16 There are a number of substantial SHLAA sites around the settlement. However site assessments suggest that, due to the significant constraints, these sites offer only limited capacity for further development.
- 11.17 It is therefore proposed that the site allocations for Leek Wootton be modified as follows:
- Site SHLAA Ref R189, Former Warwickshire Police HQ is allocated for 115 dwellings

- Sites H34, H35 and H36 (21 dwellings) are removed from the Plan as independent sites
- Site SHLAA Ref 125, Warwickshire Golf and Country Club Car Park: Retained as an allocation of 5 dwellings
- Total net additional: 94 dwellings (or reduction by 20 dwellings if the lapsed planning permission for 114 units is also taken in to account)
- **Total for settlement: 120 dwellings**

12 RADFORD SEMELE

Village profile

12.1 Named after a family from Saint-Pierre-de-Semilly in Normandy who were lords of the manor in around 1120, the village of Radford Semele lies to the east of Leamington, on the A425 between Leamington and Southam. It has a 16th-century pub with a priest hole. The local school is the Radford Semele Church of England School. This is a primary school and most senior pupils go to school in either Southam, Leamington Spa or Warwick which are close by. As well as the parish church of St Nicholas, which burnt down in March 2008, the village also has a second church built in 1874, the Radford Semele Baptist Church. A timber framed, thatched 17th century pub (Grade II listed) called The White Lion is situated on Southam Road, the main road running through the village. On 2 February 2006 the pub caught alight and was ruined. However, it has now been restored and reopened in 2011.

Radford Semele Profile			
Theme	Indicator	Indicator Score	Data Source
Settlement Size	Population – 1890	10	2011 Census Key Statistics – Usual Resident Population (KS101EW)
	Dwellings - 803		2011 Census Quick Statistics – Dwellings 2011 (QS418EW)
			Output Area / Village Modelling – OA E00159426 + E00159434 + E00159435 + E00172315 + E00172332 + E00172333
Accessibility to Services	Bus Service – 63 (hourly Leamington to Rugby), 64 hourly (Leamington to Long Itchington), 64A (Mon-Fri, 2 trips), 538 (Weds.1 trip)	3	www.warwickshire.gov.uk/buses
	Rail Service – from Leamington Spa nearest station (2.2 miles, 7 minutes)	0	www.trainline.co.uk
	Local Shops – village shop and post office	5	www.theaa.com/route-planner
	Primary School – Radford Semele C of E School	6	www.theaa.com/route-planner
	Distance to Main Town – 2.5 miles (7 minutes)	2	www.theaa.com/route-planner
	Access to Main town on public transport (bus) –	1	www.travelinemidlands.co.uk
Shopping and Retail	Post Office – yes	5	Survey
	Village Shop(s) – Radford Semele Stores in village also a hairdressers	6	Survey
Community Facilities	Library – Four weekly, mobile	2	www.warwickshire.gov.uk/mobilelibraries
	Place of Worship – St. Nicholas Church, Radford Semele Baptist Church	3	Survey

	Village Hall / Community Centre – Lewis Road	5	Survey
	Recreational Open Space – Football pitch with community hall and changing facilities, children’s play area and skate board surfaces	3	Survey
	Public House(s) – White Lion	3	Survey
Healthcare	Doctor – Croft Medical Centre Sydenham, 2 miles (9 GP’s)	0	Survey
Education Provision	Early Years Nursery – Sunbeam Pre-School, School Lane	3	Survey
	Primary School –Radford Semele C of E Primary School	6	Survey
Total Score		63	
Role and Character of the Settlement			
Housing Sites and Potential Impact	Number of SHLAA site identified –	15 additional	
Settlement Vision	To maintain the character and quality of the area.		

Constraints and pressures

A Green Belt

12.2 Radford Semele lies outside the Green Belt

B Heritage and Landscape

The 2013 Landscape Sensitivity and Ecological/Geological Study assessed the landscape sensitivity around the settlement. This found that all the landscape around the settlement was high, high-medium or medium landscape value with the potential for development being to the east and north of the village and not to the west which would result in coalescence with Leamington Spa. However a review of this advice in 2014 concluded that there is scope for limited development.

The site that was already granted planning permission on appeal, is preferred to any close to the Church which is a listed building and where there are other listed buildings surrounding. The land in that location comprises a sub-regular medium to large scale mixed farmland landscape that provides an essential landscape setting to the Parish Church which would be impacted upon by a new development in the vicinity.

- The status of Site RS02 was updated in the Landscape Assessment update, April 2014 to high sensitivity. This zone lies between the settlement edge around the Church/Glebe House and along Offchurch Road. To the north is the wooded area of the canal corridor and to the south the A425 Southam Road.
- The status of Site RS07 was updated in the Landscape Assessment update, April 2014 to high-medium sensitivity. This zone lies to the west of the settlement and is bounded by the River Leam corridor with almost uninterrupted views across to residential and large scale commercial units within Sydenham and Whitnash. Limited development could take place adjacent to the abrupt garden fence line / garage block that could potentially strengthen and enhance the landscape setting with a landscape buffer to the west that linked directly into both the field boundaries and the public footpath network to the west of the village.

C Infrastructure/services limitations

- 12.3 Schools: The village school can accommodate the expected level of development currently outlined in the Local Plan and through the displacement of out of catchment pupils could probably cope with a further 50-60 homes.
- 12.4 Transport: An hourly bus service to Leamington Spa is not as good as might be expected from a settlement this close to the urban area

Settlement Score and Classification

- 12.5 Settlement Score: 53
- 12.6 Settlement Ranking: 3
- 12.7 Settlement Classification: Growth village

Indicative Village Capacity

No. of dwellings 2011 census	20% increase in dwellings	Relationship to Coventry	% increase - Coventry	No. of dwellings - Coventry	Total No. of dwellings	Submission Draft allocations & permissions	Additional Potential Requirement
803	161	Remote	5%	40	201	120	81

Summary of Settlement Sites Assessment

- 12.8 Sites put forward for consideration in the Strategic Housing Land Availability Assessment (SHLAA) can be viewed here: http://www.warwickdc.gov.uk/downloads/download/764/shlaa_2015



Site by site summary

12.9 The settlement has some indicative additional capacity based on its current population and allocations. However infrastructure constraints, particularly primary school places means that the additional number of dwellings for the village needs to be capped at around 60.

12.10 There are a number of substantial SHLAA sites around the settlement.

Radford Semele SHLAA sites

Site	Site Area Potential capacity	Comment	Taken Forward – Yes/No
R166 Land off Southam Road	9277.6 sq. metres 34 dwgs	Southern half of site susceptible to ground water flooding. On edge of village but outside envelope. Potential large landscape impact. Need to protect the curtilage and setting of the listed church building.	No
R046 School Lane	11.851ha 207 dwgs	Susceptible to ground water flooding. Coalescence with Leamington Spa. Too large for this stage	No
R021/R056/R180 Land south of Radford Semele	5.94ha	Planning permission already gained for notional 65 dwellings through a planning appeal (W/15/2129).	N/A
R180 Land south west of Radford Semele (Land at Spring Lane)	3.5ha 60 dwgs	An extension of site R021. A revised landscape assessment in 2014 considered that there is scope for limited development that could potentially strengthen and enhance the landscape setting with a landscape buffer to the west that links directly into both the field boundaries and the public footpath network. The site is well located for village facilities and in particular the school, village hall and public open space. Access could be taken from Spring Lane, but there is also potential to link this area through the site to the north, which already has planning permission and where access can be provided through the scheme layout.	Yes
R068 Sunnyside, Valley Road	2.23ha 36 dwgs	Considerable risk of flooding to northern boundary. Beyond village envelope and more remote from village services	No
R003 Tinkers Close	0.14ha 2 dwgs	Considerable risk of flooding over half the site and in particular along whole frontage where access would be needed. At furthest point of village to south so beyond main village services	No
R001 The Valley	0.14ha 2 dwgs	Considerable risk of flooding over half the site and in particular along whole frontage where access would be needed. At furthest point of village to south so beyond main village services	No
R029 R/O 65 Lewis	0.18ha 3 dwgs	Would represent poor backland development/ loss of off-street parking. Access questionable? More like a	No

Road & Thornley Clos		windfall site? Susceptible to ground water flooding	
R041 (poss. same site as R129?)	7.78ha 136 dwgs	Not achievable due to poor vehicle access. Susceptible to ground water flooding. Beyond village envelope and remote from village services. High landscape value.	No
R129 Land South of Southam Road/ West of the Grange	see above	Not achievable due to poor vehicle access. Susceptible to ground water flooding. Beyond village envelope and remote from village services. High landscape value. Major adverse impact on archaeological interest in heritage assessments report	No
R161 Land south of Southam Road	5.861ha 102 dwgs	See also R129 and R041 above	No
R164 Land south of Offchurch Lane	6.823ha 119 dwgs	Susceptible to ground water flooding. Too large for current needs	No
R045 Canal Wharf	1.14ha 20 dwgs	Beyond the edge of the village so too remote from services	No
R044 Canal Field	2.58ha 45 dwgs	Strange shape to site would limit development. Susceptible to ground water flooding. Beyond the edge of the village so too remote from services	No
R128 Land at Church Lane	8.857ha 150 dwgs	Susceptible to ground water flooding. High landscape value. Impact on listed C12th church. Considerable risk of flooding on northern boundary and western boundary. Impact on views to and from church and other listed buildings	No

12.11 Although this village is well placed to provide a sustainable location for an increase in the number of houses allocated, the additional site has been capped at 60 dwellings to reflect the capacity of Radford Semele Primary School.

Conclusion

12.12 It is therefore proposed that the site allocations for Radford Semele be modified as follows:

- Site SHLAA Ref R056, Land at Spring Lane has planning permission for 65 dwellings
- Site SHLAA ref R067 has planning permission for 60 dwellings
- Allocate site R180, Land south of Spring Lane for 60 dwellings

- Total additional: 60 dwellings

- **Total for settlement: 185 dwellings**

13 SUMMARY OF ADDITIONAL ALLOCATIONS

Settlement	Additional Sites Allocated	Additional Total (no. of dwellings)	Total for Village 2011 to 2029 (no. of dwellings)
Baginton	Extend site at Rosswood Farm (45 additional dwellings)	45	80
Barford	Land south of Westham Lane (75 dwellings)	105	181
	Land south of Wasperton Lane (30 dwellings)		
Bishops Tachbrook	Land at Seven Acre Close (30 dwellings)	30	180
Burton Green	Intensify allocation at Burrow Hill Nursery (30 additional dwellings)	30	90
Cubbington	East of Cubbington (95 dwellings)	95	195
Hampton Magna	Land South of Arras Boulevard (Increase allocation by 130 dwellings)	145	245
	Land south of Lloyd Close (115 dwellings)		
Hatton Park	North of Birmingham Road (extend allocation - 40 dwellings)	95	175
	Brownley Green Lane (55 dwellings)		
Kingswood	Meadow House and Kingswood Farm (intensify allocations - additional 10 dwellings)	10	53 dwellings
Leek Wootton	Former Warwickshire Police HQ (115 dwellings)	94 (or reduction by 20 if the lapsed planning permission for 114 units is also taken in to account)	120
Radford Semele	Land South of Spring Lane (60 dwellings)	60	185