

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Satisfactory environmental conditions. Potentially suitable if loss of high quality landscape can be mitigated and access resolved. Some loss of Grade 2 Agricultural Land. Potential SINC to the south. Would involve extending development beyond a well defined boundary into an area of medium landscape value.	The owners have expressed a willingness to release the site for development 2015 SHLAA form - Crest Strategic Projects have a long term option for the whole 33.4 hectares. This was seen as accommodating future housing needs to the south of Coventry. Accordingly the land at Lodge Farm is immediately available and Crest have been promoting its suitability for the last few years	Ability of development to mitigate against loss of area of high quality landscape 2015 SHLAA form - The site abuts Westwood Heath Road and Bockendon Road. Immediately to the north of Westwood Heath Road is the suburb of Westwood Heath, a south western suburb of Coventry albeit it falls within Warwick District.	In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. However, existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the North of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Also the development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term major negative effect on landscape and minor negative effects on natural environment as the parts of the site have been identified as being of high landscape value and there are two local wildlife sites adjacent to the site. There are also some hedgerows and mature trees on the site that should be protected from development. For this site, there could be minor negative effects on health as development of the site could result in the loss of a sports field. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Satisfactory environmental conditions. Potentially suitable if loss of high quality landscape can be mitigated and access resolved. Some loss of Grade 2 Agricultural Land	The owners have expressed a willingness to release the site for development 2015 SHLAA form - Crest Strategic Projects have a long term option for the whole 33.4 hectares. This was seen as accommodating future housing needs to the south of Coventry. Accordingly the land at Lodge Farm is	Subject to access from adjacent site/s and ability of development to mitigate against loss of area of high quality landscape in countryside 2015 SHLAA form - The site abuts Westwood Heath Road and Bockendon Road. Immediately to the north of Westwood Heath Road is the	In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. However, existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the North of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Also the development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term major negative effect on landscape and minor negative effects on natural environment as the parts of the site have been identified as being of high landscape value and there are two local wildlife sites adjacent to the site. There are also some hedgerows and mature trees on the site that should be protected from development. For this site, there could be minor negative effects on health as development of the site could result in the loss of a sports field. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Satisfactory environmental conditions. Potentially suitable if loss of high quality landscape can be mitigated and access resolved. Some loss of Grade 2 Agricultural Land	The owners have expressed a willingness to release the site for development 2015 SHLAA form - Crest Strategic Projects have a long term option for the whole 33.4 hectares. This was seen as accommodating future housing needs to the south of Coventry. Accordingly the land at Lodge Farm is immediately available and Crest have been promoting its suitability for the last few years	Subject to access from adjacent site/s and ability of development to mitigate against loss of area of high quality landscape in countryside 2015 SHLAA form - The site abuts Westwood Heath Road and Bockendon Road. Immediately to the north of Westwood Heath Road is the suburb of Westwood Heath, a south western suburb of Coventry albeit it falls within Warwick District.	In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. However, existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the North of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Also the development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term major negative effect on landscape and minor negative effects on natural environment as the parts of the site have been identified as being of high landscape value and there are two local wildlife sites adjacent to the site. There are also some hedgerows and mature trees on the site that should be protected from development. For this site, there could be minor negative effects on health as development of the site could result in the loss of a sports field. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology

Site (including site area and potential capacity)		Greenbelt Assessment	Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes Landscape value
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13	<p>The western part of the sites fall within parcel C14C. It is assessed as fulfilling 3 out of 5 purposes of the green: it contributes to preventing urban sprawl, safeguards the countryside from encroachment and encourages the recycling of derelict land.</p> <p>The eastern part of the sites falls within parcel C13B. This part of the site is assessed as fulfilling 3 out of 5 purposes of the green belt: it prevents urban sprawl; safeguards the countryside from encroachment and encourages the recycling of derelict land</p> <p>Site lies within parcel C20 of the Joint Green Belt Study. Aspects of the parcel: -</p> <ul style="list-style-type: none"> • Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west and along Kenilworth Road in the SE corner. However, it is playing some role in preventing sprawling ribbon development southwards into the centre along both sides of Bockendon Road. • It primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings, which compromise the openness of the Green Belt within their immediate vicinity. None of the extant development constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside. • Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry. • The Kenilworth Greenway (a disused railway line) runs along the southern edge. Finham Brook runs close to the western side. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards into the countryside. • It does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	<p>For C14C see left. C13B contains ancient woodlands and part of Finham Brook. The wider area included in the parcel includes Warwick University and an area for university expansion. This is Arden Landscape character. It is an enclosed landscape and has topographical variety, mature vegetation. This parcel (especially the eastern part) is consider important due to the proximity of Coventry and Kenilworth. However the portion at Westwood Heath is in the western part of this site.</p>
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)	<p>The site falls within parcel C14C. It is assessed as fulfilling 3 out of 5 purposes of the green : it contributes to preventing urban sprawl, safeguard to countryside from encroachment and encourages the recycling of derelict land</p> <p>Site lies within parcel C20 of the Joint Green Belt Study. Aspects of the parcel: -</p> <ul style="list-style-type: none"> • Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west and along Kenilworth Road in the SE corner. However, it is playing some role in preventing sprawling ribbon development southwards into the centre along both sides of Bockendon Road. • It primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings, which compromise the openness of the Green Belt within their immediate vicinity. None of the extant development constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside. • Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry. • The Kenilworth Greenway (a disused railway line) runs along the southern edge. Finham Brook runs close to the western side. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards into the countryside. • It does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	<p>Part of Arden Landscape although there are few dramatic physical features. Predominantly agricultural with some ribbon development. Generally enclosed landscape. Includes Black Waste Wood, an ancient woodland and contains a ain footpath</p>
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)	<p>The site falls within parcel C14C. It is assessed as fulfilling 3 out of 5 purposes of the green : it contributes to preventing urban sprawl, safeguard to countryside from encroachment and encourages the recycling of derelict land</p> <p>Site lies within parcel C20 of the Joint Green Belt Study 2015. Aspects of the parcel: -</p> <ul style="list-style-type: none"> • Ribbon development has already occurred along Cromwell Lane (in Burton Green) to the west and along Kenilworth Road in the SE corner. However, it is playing some role in preventing sprawling ribbon development southwards into the centre along both sides of Bockendon Road. • It primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and dwellings, which compromise the openness of the Green Belt within their immediate vicinity. None of the extant development constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside. • Measured along the eastern edge of the parcel, Kenilworth is 1.8km to the south of Coventry. • The Kenilworth Greenway (a disused railway line) runs along the southern edge. Finham Brook runs close to the western side. The Greenway runs close to and parallel with the proposed route of HS2 which is planned to cut through the parcel close to its southern border. However, HS2 has yet to be constructed and neither of the other boundaries are considered to play a significant role in helping to prevent the encroachment of Coventry southwards into the countryside. • It does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	<p>Part of Arden Landscape although there are few dramatic physical features. Predominantly agricultural with some ribbon development. Generally enclosed landscape. Includes Black Waste Wood, an ancient woodland and contains a ain footpath</p>

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13	<p>This forms a small part of a wider area. The landscape between Coventry and Kenilworth has recognised importance as Green Belt and it is considered that these functions must be safeguarded. A variety of housing development has been proposed in the study area and other development pressures include the proposed HS2 rail corridor and possible future expansion of the University of Warwick campus. It is proposed that a mix of development might be possible in small areas around the northern edge of Kenilworth and on land adjacent Westwood Heath / Burton Green. However, principal goals of such development should include facilitation of improved access to existing green infrastructure assets in the locality and mitigation of landscape impacts from other development proposed.</p> <p>Landscape Assessment review (January 2016) - 2.3.5 Potential Landscape and Visual Impacts: The integrated land parcel at Burton Green and Westwood Heath Road would result in visual impacts for adjacent properties on Cromwell Lane and Westwood Heath Road – perhaps 100–150 dwellings in all, plus scattered dwellings to the south (Bockendon Grange, The Moat and dwellings along Crackley Lane). It would be visible from other adjoining premises (e.g. the Network Rail headquarters, a Greek Orthodox church and some buildings at Warwick University, including halls of residence at Cryfield). It will create a significant change to the outlook from a section of Westwood Heath Road, Bockendon Lane and a limited section of Crackley Lane. Development would alter the setting of some sections of footpath and views from others in the landscape to the south including the Coventry Way. However, in general the zone of visual influence will be short (250m or less) to the west, north and north-east and mainly less than 1km from the south and south-east direction. Few landscape features would be affected by development of the open agricultural land, and a sensitive approach to infrastructure delivery and site boundary treatment should ensure limited landscape impacts in general.</p> <p>...</p> <p>2.4.1 As identified in 2012, there would appear to be opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function. This review has extended the area that might be considered acceptable for urban expansion, with the assumption that such development would be accompanied by provision of new green infrastructure to create a 'peri-urban park'</p>
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)	<p>This forms a small part of a wider area. The landscape between Coventry and Kenilworth has recognised importance as Green Belt and it is considered that these functions must be safeguarded. A variety of housing development has been proposed in the study area and other development pressures include the proposed HS2 rail corridor and possible future expansion of the University of Warwick campus. It is proposed that a mix of development might be possible in small areas around the northern edge of Kenilworth and on land adjacent Westwood Heath / Burton Green. However, principal goals of such development should include facilitation of improved access to existing green infrastructure assets in the locality and mitigation of landscape impacts from other development proposed.</p> <p>Landscape Assessment review (January 2016) - 2.3.5 Potential Landscape and Visual Impacts: The integrated land parcel at Burton Green and Westwood Heath Road would result in visual impacts for adjacent properties on Cromwell Lane and Westwood Heath Road – perhaps 100–150 dwellings in all, plus scattered dwellings to the south (Bockendon Grange, The Moat and dwellings along Crackley Lane). It would be visible from other adjoining premises (e.g. the Network Rail headquarters, a Greek Orthodox church and some buildings at Warwick University, including halls of residence at Cryfield). It will create a significant change to the outlook from a section of Westwood Heath Road, Bockendon Lane and a limited section of Crackley Lane. Development would alter the setting of some sections of footpath and views from others in the landscape to the south including the Coventry Way. However, in general the zone of visual influence will be short (250m or less) to the west, north and north-east and mainly less than 1km from the south and south-east direction. Few landscape features would be affected by development of the open agricultural land, and a sensitive approach to infrastructure delivery and site boundary treatment should ensure limited landscape impacts in general.</p> <p>...</p> <p>2.4.1 As identified in 2012, there would appear to be opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function. This review has extended the area that might be considered acceptable for urban expansion, with the assumption that such development would be accompanied by provision of new green infrastructure to create a 'peri-urban park'</p>
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)	<p>Landscape Assessment review (January 2016) - 2.3.5 Potential Landscape and Visual Impacts: The integrated land parcel at Burton Green and Westwood Heath Road would result in visual impacts for adjacent properties on Cromwell Lane and Westwood Heath Road – perhaps 100–150 dwellings in all, plus scattered dwellings to the south (Bockendon Grange, The Moat and dwellings along Crackley Lane). It would be visible from other adjoining premises (e.g. the Network Rail headquarters, a Greek Orthodox church and some buildings at Warwick University, including halls of residence at Cryfield). It will create a significant change to the outlook from a section of Westwood Heath Road, Bockendon Lane and a limited section of Crackley Lane. Development would alter the setting of some sections of footpath and views from others in the landscape to the south including the Coventry Way. However, in general the zone of visual influence will be short (250m or less) to the west, north and north-east and mainly less than 1km from the south and south-east direction. Few landscape features would be affected by development of the open agricultural land, and a sensitive approach to infrastructure delivery and site boundary treatment should ensure limited landscape impacts in general.</p> <p>...</p> <p>2.4.1 As identified in 2012, there would appear to be opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function. This review has extended the area that might be considered acceptable for urban expansion, with the assumption that such development would be accompanied by provision of new green infrastructure to create a 'peri-urban park'.</p> <p>Opportunities, assets, benefits: - Potential for logical and integrated expansion of the urban area at a scale sufficient to justify new local centre facilities (or to benefit from the proximity of the university at Cryfield Grange). This should offer the potential for sustainable new communities with benefits for existing residents. - Opportunity to create new green infrastructure that will help integrate the urban/rural interface and provide a range of other benefits. - A sustainable buffer of open countryside can still be retained between the expanded settlement and the HS2 railway</p> <p>Constraints and Challenges: - It is not clear whether the existing road system has the capacity to absorb substantial additional traffic. Widening local lanes or building new roads could result in substantial environmental impacts in this setting. - The entire area has not been put forward by one promoter and it would be necessary to coordinate different landowners to get the best landscape planning outcome. - Successful integration with neighbouring properties and the wider landscape to the south will require careful planning, design and construction – but is considered to be achievable.</p> <p>This forms a small part of a wider area. The landscape between Coventry and Kenilworth has recognised importance as Green Belt and it is considered that these functions must be safeguarded. A variety of housing development has been proposed in the study area and other development pressures include the proposed HS2 rail corridor and possible future expansion of the University of Warwick campus. It is proposed that a mix of development might be possible in small areas around the northern edge of Kenilworth and on land adjacent Westwood Heath / Burton Green. However, principal goals of such development should include facilitation of improved access to existing green infrastructure assets in the locality and mitigation of landscape impacts from other development proposed.</p>

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13		Not covered by SFRA. None of this area is in flood zone 2 or 3
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)		Not covered by SFRA. None of this area is in flood zone 2 or 3
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)	<p>Local Plan Site Allocations Heritage Assessment 2015</p> <p>The proposed allocation site at Westwood Heath, edge of Coventry (SHLAA Ref C02, C03, C13 and C23) has been demonstrated to have a moderate adverse impact on the historic environment, based on the setting of the non-designated medieval remains and the overall archaeological potential of the proposed allocations site.</p> <p>Any policy to include this proposed allocation would be required to highlight the need for a staged programme of investigation and mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.</p> <p>The results should influence the design and layout of any development proposals including contributing to the sites green infrastructure provision.</p>	Not covered by SFRA. None of this area is in flood zone 2 or 3

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
<p>Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)</p>	<p>C02, C03, C05, C13</p>	<p>Dominated by arable with numerous hedgerows. There are two pLWS / SINC woodlands (Black Waste Wood and The Pools Wood) that are Local Wildlife Site / SINC quality. They are relatively undisturbed woods with ancient woodland indicators and a rich ground flora. Some of the hedgerows are mature species rich which are valuable for a range of wildlife particularly foraging and nesting farmland birds and invertebrates. There are a few ponds which have the potential to be suitable habitat for breeding amphibians and invertebrates and are important habitats for a range of wildlife.</p> <p>There are two pLWS / SINC woodlands (Black Waste Wood and The Pools Wood) that are Local Wildlife Site / SINC quality. Map 19 Habitat Biodiversity Audit 2008, p.105. Details of Parcel p.106 – 108 Recommendations (summaries)–</p> <ul style="list-style-type: none"> • The two pLWS / SINCs (Black Waste Wood SP27S2 and The Pools Wood SP27X2) and the two LWS / SINCs (Broadwells Wood SP27S1 and Whitefield Coppice SP27X3) should be retained and a buffer zone of 50m around each woodland be implemented to prevent direct or indirect impact on the site. • It is recommended that all species rich hedgerows are retained with a buffer zone. The less biodiverse hedgerows should be replaced with new hedgerow habitat through and around any development • All the ponds should be retained with a buffer zone implemented to protect the biodiversity value of the ponds. • The watercourse is potential water vole habitat and needs to be protected by a suitable buffer zone. • The mature trees within the parcel should be retained. Each tree should have a buffer zone to protect the tree's roots from development. <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate / mitigate for some of the Habitat / biodiversity issues itemised below Consideration should be given to maintaining and incorporating additional tree cover and well established hedgerows to maintain the important semi-natural woodlands facilitating improved connectivity between them. Similarly, the pond complex and associated wetland habitats identified at Brockenham Grange Farm should be incorporated into a single Local Wildlife Site (LWS) and should be surveyed accordingly. Considering the potential impact of the HS2 Railway Line route in regard to the proposed development and the possible mitigation and landscaping thus required, protecting existing habitats, particular focus should be on LWS woodlands between the route and the development Site. The proposed development scheme should consider connecting ponds and metapopulations of amphibians.</p>	<p>The western part of this area is assessed as having development potential with associated green infrastructure to mitigate landscape impacts. The eastern part (site C03) is assessed as having a significant impact on the gap between Coventry and Kenilworth and would limit the potential for green infrastructure development</p>
<p>Westwood Heath (part) 20 hectares (approx. 350 dwellings)</p>	<p>C02, C05, C13(part)</p>	<p>Dominated by arable with numerous hedgerows. There are two pLWS/SINC woodlands (Black Waste Wood and The Pools Wood) that are Local Wildlife Site/SINC quality. They are relatively undisturbed woods with ancient woodland indicators and a rich ground flora. Some of the hedgerows are mature species rich which are valuable for a range of wildlife particularly foraging and nesting farmland birds and invertebrates. There are a few ponds which have the potential to be suitable habitat for breeding amphibians and invertebrates and are important habitats for a range of wildlife.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development/ layout process necessary to accommodate/ mitigate for some of the habitat /biodiversity issues itemised below. Consideration should be given to maintaining and incorporating additional tree cover and well established hedgerows to maintain the important semi-natural woodlands facilitating improved connectivity between them. Similarly, the pond complex and associated wetland habitats identified at Brockenham Grange Farm should be incorporated into a single Local Wildlife Site (LWS) and should be surveyed accordingly. Considering the potential impact of the HS2 Railway Line route in regard to the proposed development and the possible mitigation and landscaping thus required, protecting existing habitats, particular focus should be on LWS woodlands between the route and the development Site. The proposed development scheme should consider connecting ponds and metapopulations of amphibians.</p>	<p>Assessed as having some development potential close to Westwood Heath Road with opportunities for associated green infrastructure.</p>
<p>Westwood Heath (part) 36 hectares (approx. 425 dwellings)</p>	<p>C13 (part)</p>	<p>Dominated by arable with numerous hedgerows. There are two pLWS/SINC woodlands (Black Waste Wood and The Pools Wood) that are Local Wildlife Site/SINC quality. They are relatively undisturbed woods with ancient woodland indicators and a rich ground flora. Some of the hedgerows are mature species rich which are valuable for a range of wildlife particularly foraging and nesting farmland birds and invertebrates. There are a few ponds which have the potential to be suitable habitat for breeding amphibians and invertebrates and are important habitats for a range of wildlife.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate/ mitigate for some of the habitat / biodiversity issues itemised below. Consideration should be given to maintaining and incorporating additional tree cover and well established hedgerows to maintain the important semi-natural woodlands facilitating improved connectivity between them. Similarly, the pond complex and associated wetland habitats identified at Brockenham Grange Farm should be incorporated into a single Local Wildlife Site (LWS) and should be surveyed accordingly. Considering the potential impact of the HS2 Railway Line route in regard to the proposed development and the possible mitigation and landscaping thus required, protecting existing habitats, particular focus should be on LWS woodlands between the route and the development Site. The proposed development scheme should consider connecting ponds and metapopulations of amphibians.</p>	<p>Assessed as having some development potential close to Westwood Heath Road with opportunities for associated green infrastructure.</p>

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13	N/A	<p>The STA Phase 1 shows the impact of these sites could to mitigated for the highway network within Warwick District. However, if these sites were to be considered, a transport study exploring modelling the impacts and potential mitigation for Coventry's highway network would need to be undertaken</p> <p>County Highways Access comments 2015 - Plot C02 does not have readily available access – track/private road from Westwood Heath Rd is narrow (circa 4m) with no passing places and does not have sufficient width to create a vehicle route with a footway for safe pedestrian access. Visibility onto Westwood Heath Rd acceptable for a 30mph speed limit, but VAS for speeds in excess of 30mph triggered a lot so speed data should be used to establish visibility splays.</p> <p>Plot C05 – need to confirm that a simple priority junction and access road could be created sufficient for refuse HGV to access along with footways – insufficient highway to create a ghost right turn lane junction, therefore no. of dwellings will be limited to number that can be served from a simple priority junction and the provision of an emergency access. If developed in conjunction with Plot C13, the access onto Cromwell Lane could be a ped / cycle / emergency access route. Consideration for construction traffic access required.</p> <p>Plot C13 – access options could be to create a roundabout junction with Westwood Heath Rd/TenShilling Drive and improve Bockendon Rd (circa 5m wide no footways or street lighting), and it may be possible to close the Bockendon Rd/Westwood Heath Rd junction. The Westwood Heath site frontage is within the signed 30mph limit but close to 40mph limit to east – recommend speed data used to inform visibility splay, forward stopping sight distance criteria. For full development of this large plot, a min of two vehicular accesses would be required – opportunity to link with development of Plot C03. Footway on northern side of Westwood Heath Rd, and flag stops for buses on Westwood Heath Rd but only an hourly service.</p> <p>Plot C03 – Access onto Westwood Heath Rd could be formed but due to 40mph speed limit, extent of frontage and proximity of junction with Woodleigh Rd would need preliminary design work to establish if could be a ghost right turn junction or a roundabout. A further point of access could be formed with Bockendon Rd if improved in width for vehicles and provision of footway, topographical information likely to be required to consider impact of existing vertical alignment on forward visibility. Footway on northern side of Westwood Heath Rd, and flag stops for buses.</p> <p>For any significant development opportunities exist to create a footway/cycleway along Westwood Heath Rd to University, Business Park and secondary schools and along Cromwell Avenue to Tile Hill railway station.</p>	Co-operation would need to be undertaken with Coventry City Council to assess the potential impacts and opportunities for secondary schools., health, social and community facilities etc. Pumping will be required to connect the site into the public foul network to the north east of the site. There are no known capacity issues downstream of the site. Hydraulic modelling should be used to determine the impact of the development and any required capacity improvements.	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District		Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)		The STA Phase 1 shows the impact of these sites could to mitigated for the highway network within Warwick District. However, if these sites were to be considered, a transport study exploring modelling the impacts and potential mitigation for Coventry's highway network would need to be undertaken	Cooperation would need to be undertaken with Coventry City Council to assess the potential impacts and opportunities for secondary schools., health, social and community facilities etc. Pumping will be required to connect the site into the public foul network to the north east of the site. There are no known capacity issues downstream of the site. Hydraulic modelling should be used to determine the impact of the development and any required capacity improvements.	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	N/A	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)		The STA Phase 1 shows the impact of these sites could to mitigated for the highway network within Warwick District. However, if these sites were to be considered, a transport study exploring modelling the impacts and potential mitigation for Coventry's highway network would need to be undertaken	Cooperation would need to be undertaken with Coventry City Council to assess the potential impacts and opportunities for secondary schools., health, social and community facilities etc. Pumping will be required to connect the site into the public foul network to the north east of the site. There are no known capacity issues downstream of the site. Hydraulic modelling should be used to determine the impact of the development and any required capacity improvements.	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	N/A	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District

Site (including site area and potential capacity)	ref	2013 Consultation	Submission Draft Local Plan	Modifications 2016
Westwood Heath (whole) 50.53 hectares (approx. 880 dwellings)	C02, C03, C05, C13		Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	Included. Sustainable location to contribute towards the housing needs of Coventry. Capacity capped at 425 due to strategic transport constraints. Substantial part of remainder of site removed from the Green Belt and safeguarded
Westwood Heath (part) 20 hectares (approx. 350 dwellings)	C02, C05, C13(part)	N/A	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	
Westwood Heath (part) 36 hectares (approx. 425 dwellings)	C13 (part)	N/A	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	Included. Sustainable location to contribute towards the housing needs of Coventry. Capacity capped at 425 due to strategic transport constraints. Substantial part of remainder of site removed from the Green Belt and safeguarded

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	Potentially suitable, subject to Green Belt amendment; significant buffers to contain surface water protect properties from noise, to protect the listed building, ancient woodland, Scheduled Ancient Monument, & potential LWS; and provision of improved alternative sports facilities.	Available for mixed use development (housing and employment), subject to agricultural tenancies and sports clubs, which currently have operational issues, successfully identifying suitable relocation sites to enable the delivery of improved sports facilities. No alternative site currently available and may delay delivery of housing.	Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	The site is a proposed urban extension to the south east of Kenilworth, with the A46 running along the eastern boundary. The delivery of approx. 700 dwellings, employment (8 ha), open space, community facilities and a primary school will have a significant long term positive effect on SA objectives relating to housing, employment and accessibility to services and facilities. The development will improve access to housing, employment opportunities and facilities for the residents of Kenilworth. Development at this site would require the relocation of sports clubs, which is not considered to have significant effects as improved alternative sport facilities will be provided elsewhere. Proposed development at the site has the potential to support new and improve existing public transport infrastructure as well as reduce the need to travel for residents in Kenilworth, with the potential for long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel). Any proposal for development should seek to ensure that there are good cycling and walking links into the town centre and that the public footpath that traverses the north of the site is retained and enhanced where possible. However, it is likely that the level of traffic in Kenilworth will increase and along the A46, with the potential for a short to long term negative effect on transport although mitigation is set out Strategic Transport Assessment (2012). The site is arable Greenfield and Green Belt Land, so there is the potential for significant long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield and Green Belt Land. There is also the potential for a long term negative effect on SA objective 9 (Air, water & soil quality) through the loss of agricultural land and a potential for a medium to long term negative effect on the landscape; however, it is considered that suitable mitigation is available at the development management stage. There is the potential for significant long term negative effect on heritage as Thickthorn Manor and Stables (Grade II Listed Buildings) are adjacent to the site and a small portion of the north east of the site contains part of a Scheduled Monument (Roman settlement at Glasshouse Wood). Stoneleigh Abbey Historic Park and Garden (Grade II) is also adjacent to the eastern boundary of the site, albeit separated by the A46. There is potential for the development to have a minor long-term negative effect on the natural environment as the site houses the potential Local Wildlife Site of Thickthorn Wood, which is also an Ancient Woodland and other biodiversity interest adjacent to the site. Any proposal for the site will be accompanied by a low level ecological appraisal, which will provide further detail on the habitats and species present on the site and set out measures to avoid and mitigate adverse effects. Development should avoid Thickthorn Wood as well as the northern boundary of the site (Glasshouse Spinney) and ensure appropriate buffers are in place to minimise the impacts of development. The site also contains species rich hedgerows and mature trees (some with Tree Preservation Orders).
Crackley Triangle	K02 (Part)	Northern section not suitable due to flooding constraints, landscape impact and impact of extending Kenilworth in a northerly direction in an area where the gap between Kenilworth and Coventry is particularly sensitive. However there is potential scope for development in the southern "triangle" subject to: suitable access; contaminated land survey; noise assessment; air quality assessment & light impact assessment	Developer is currently working on a planning application for development of the southern "triangle" for around 75 homes	Achievable, in part, subject to satisfactory access arrangements and satisfactory conditions in terms of land/soil quality, air quality, noise and light	
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	Potentially suitable subject to Green Belt amendment; satisfactory diversion of National Trail; satisfactory relocation of golf club; mitigation of impact on groundwater and area of high landscape value	Owner has expressed willingness to release land for development but relocation of club will be required	Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	The site is adjacent the Glasshouse Lane/Crewe Lane site and therefore the effects on: prudent use of land; natural environment; air, light and noise pollution; and transport, are expected to be similar. There is the potential for major long term negative effect on landscape allocation could affect the Coventry Way/ Centenary Way National Trail which is located on the site. Also the site has the potential to groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. At this stage the effect on the historic environment are to be uncertain. There are no listed buildings, scheduled monuments or conservation areas on or adjacent to the site; however, the presence of archaeology is unknown
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	Potentially suitable in part, subject to Green Belt amendment; significant buffer to contain surface water, protect properties from noise, Scheduled Ancient Monument, Ancient Woodland and potential LWS; and amendment to Green Belt boundary.	Available – the site is still in use but in the control of a developers/promoters. 2015 SHLAA form suggests site K17 available within five years	Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services	The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and there are also issues with access to and from the site in term of visibility. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the west of the site. In addition, the presence of the A46 to the east could be a potential nuisance source for new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Furthermore, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil and would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. Draft SA of New Site Options 2016 (for K17) - The delivery of approx. 70 dwellings has the potential for a long term minor positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. While development could result in the loss of some existing employment (farmstead) this is not considered of significance for the District as a whole. ... It should be noted that development at this site was considered through updated landscape evidence part of a potentially larger development across sites K07, K18, K19 & K31. This work concluded that development could be accommodated without significant negative effects, particularly when considered alongside the delivery of HS2 which will greatly alter the northern fringe of Kenilworth. However, it should be noted that the study identified a number of constraints and challenges. Draft SA of New Site Options 2016 (for K18) - The delivery of approx. 300 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. While development could result in the loss of some existing employment (farmstead and Crewe Gardens) this is not considered of significance for the District as a whole. ... It should be noted that there is the potential for

Site (including site area and potential capacity)		Greenbelt Assessment	Landscape Char	
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	
			Landscape value	
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	<p>K5 - Meets 3 of the 5 purposes of Green Belt: It contributes to preventing sprawl from Kenilworth in a south easterly direction It contributes to preserving the setting and special character of Kenilworth Retention of green belt land will encourage recycling of derelict and other urban land.</p> <p>Site lies within parcel KE2 of the Joint Green Belt Study 2015. Aspects of the parcel: -</p> <ul style="list-style-type: none"> •The parcel plays some role in preventing ribbon development southwards along the eastern side of Leamington Road •The parcel contains a couple of isolated dwellings and two pavilions, one associated with a Rugby Club, and the other associated with a Cricket Ground and Football Club. The pavilions are slightly set away from south eastern edge of Kenilworth meaning that their effects of the openness are greater than the pavilions in parcel KE4 to the south. The dwellings have a similar effect the openness of the Green Belt within their immediate vicinity. Overall, there are still large areas of the parcel which are undeveloped and open. •Measured from the end of Thickthorn Close, the small village of Ashow is located just over 1km to the south east on the other side of the A46. •The parcel contains a couple of isolated dwellings and two pavilions, one associated with a Rugby Club, and the other associated with a Cricket Ground and Football Club. The pavilions are slightly set away from south eastern edge of Kenilworth meaning that their effects of the openness are greater than the pavilions in parcel KE4 to the south. The dwellings have a similar effect the openness of the Green Belt within their immediate vicinity. None of the developments are considered to have an urbanising effect on the countryside within the parcel. •The A46 dual carriageway lies close to the urban edge of Kenilworth on the south eastern edge of the parcel. This significant boundary prevents encroachment of the wider countryside. •The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	<p>In terms of Primary Constraints, parcel K5 contains the southern west corner of Glasshouse Wood which is both an Ancient Woodland and a Scheduled Ancient Monument, and along the western edge lays a small part of Thickthorn Wood which is an Ancient Woodland which has been dissected by the A46. It also borders Stoneleigh Abbey which is a Registered Park and Garden. For secondary constraints it is bordered to the east by the A46 and to the south by a main road junction where the A452 crosses the A46. At the time of the study there were no known existing developments or permissions within Parcel K5. The landscape study identifies that the parcel is enclosed from adjacent roads by mature woodlands. However, as with parcel K4, K5 is considered to be severed from its natural landscape context by the A46 and is also a discrete landscape parcel with visual enclosure. Parcel K5 is directly connected to the urban area.</p>	K5 -1 (Low Value)
Crackley Triangle	K02 (Part)	<p>The JGBS made an assessment of land parcel K2 (of which Crackley Triangle was a part of) which concluded that it met the 5 purposes of Green Belt. However this assessment was undertaken during the time that the amendment of the Green Belt boundary to incorporate Crackley Triangle was being challenged in the high court. The challenge was successful and the incorporation of Crackley Triangle as Green Belt in the adopted development plan was quashed.</p>	No further assessment	K2 - 3 (High Value)
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	<p>K3 - Meets 3 of the 5 purposes of Green Belt: It contributes to preventing sprawl from Kenilworth in an easterly direction It contributes to preserving the setting and special character of Kenilworth Retention of green belt land will encourage recycling of derelict and other urban land.</p> <p>Joint Green Belt Study 2015 Land Parcel KE1</p> <ul style="list-style-type: none"> • The parcel plays a role in preventing ribbon development north eastwards along Dalehouse Lane and Crew Lane. • Measured along Crewe Lane, the village of Stoneleigh is located roughly 2.4km to the north east on the other side of the A46. Measured along Dalehouse Lane, the City of Coventry lies roughly 3.1km to the north. • The parcel contains a couple of farms, small clusters of isolated dwellings and two large facilities - Woodside and the Kenilworth Golf Course Club house. The car parks and modern buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity. • While both these developments have encroached upon the countryside within the parcel, the majority of the parcel retains the characteristics of countryside, including open agricultural fields and the golf course. • The farms and the dwellings are common in the surrounding countryside and are not considered to be urbanising influences. • The A46 dual carriageway forms the south eastern edge of the parcel preventing encroachment of the countryside to the east; Finham Brook follows the northern border of the parcel preventing encroachment of the countryside to the north. However, both significant boundaries are perpendicular to the existing urban edge of Kenilworth and play no role in protecting the countryside within the parcel from encroachment. Therefore, both boundaries are considered to be less significant. • The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. 	<p>Parcel K3 does not contain any primary constraints but it is bordered by an arm of the Finham Brook. In terms of secondary contains a national trail known as the Coventry/Centenary Way. It is also bordered to the east by the A46. Parcel K3 contains Park Hill Golf Course which covers a large area of the parcel. It is considered to be prominent in the local landscape and although development here could be contained by the existing roads – a substantial urban extension would close the gap between Coventry and Kenilworth. Parcel K3 is directly connected to the urban area.</p>	K3 – 3 (High Value)
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	<p>K4 - Meets 3 of the 5 purposes of Green Belt: It contributes to preventing sprawl from Kenilworth in an easterly direction It contributes to preserving the setting and special character of Kenilworth Retention of green belt land will encourage recycling of derelict and other urban land.</p> <p>In the Joint Green Belt Study, the sites K17, K18 and K19 are located in Parcel KE1 The following are drawn from the assessment of the overall parcel: -</p> <ul style="list-style-type: none"> • Helps prevent ribbon development NE along Dalehouse Lane / Crew Lane • Majority is undeveloped and open, includes agricultural fields and golf course • Stoneleigh is approx. 2.4km to NE on the other side of the A46. City of Coventry approx. 3.1km to north. • The parcel contains a couple of farms, small clusters of isolated dwellings and two large facilities - Woodside and the Kenilworth Golf Course Club House (which are considered to be urbanising influences). Majority of parcel retains characteristics of countryside. • A46 dual carriageway forms SE edge, preventing encroachment into countryside to east; Finham Brook follows northern border of the parcel preventing encroachment of the countryside to north. However, both significant boundaries perpendicular to urban edge of Kenilworth and play no role in protecting the countryside from encroachment. Therefore, both boundaries are considered less significant. • Parcel does not overlap Conservation Area within an historic town. No intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	<p>In terms of Primary Constraints, parcel K4 contains part of Glasshouse Wood which is both an Ancient Woodland and a Scheduled Ancient Monument it also borders Stoneleigh Abbey which is a Registered Park and Garden. For secondary constraints parcel K4 is bordered to the east by the A46. Parcel K4 contains a large commercial use in the form of a training and conference centre. The landscape study identifies that the A46 corridor creates an enclosure and a notable visible break from the wider countryside, further development along the A46 would not have major impacts upon the wider landscape context.</p>	K4 – 1 (Low Value)

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	As with K4, this area has been severed from its natural landscape context by road building and appears to be a discrete landscape parcel with established visual enclosure. Further work is needed to identify land use and condition. It is considered that area K5 could be identified for a further level of detailed study and consideration for removal from the Green Belt.
Crackley Triangle	K02 (Part)	The existing urban boundaries seem to be well defined and the Finham Brook and a tributary also help to define boundaries. K2 is part of the important strategic gap between Kenilworth and Coventry and it is recommended that the entire area is retained within the Green Belt. Improved pedestrian access may enhance its Green Belt function.
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	<p>This area is prominent in the local landscape and serves the important Green Belt functions of provision of recreational space and public access to the countryside. Although development here could be contained by the existing roads – a substantial urban extension would close the gap between Coventry and Kenilworth. It is recommended that the entire area is retained within the Green Belt. A detailed study may find minor development opportunities to improve the urban edge at the west end of K3 - (Frythe Close, Fairway Rise).</p> <p>Options for Further Urban Expansion in Warwick District Appendix A (Feb 2016 - landscape survey review) - 3.2.12 Should the golf course be allocated for development, a suitable masterplan would ideally utilise the considerable topographic variety and extensive tree planting. This is likely to result in a fairly low-density development – but a potentially very attractive residential setting. With careful design, the existing boundary planting should enable a relatively discrete urban extension, even considering the elevated topography. This might be assisted along the northern boundary by ensuring a satisfactory landscape buffer between the site and the HS2 rail corridor. However, as noted, it seems likely that a new road access onto Dalehouse Lane may be required to alleviate the impact on Crewe Lane. This would have to be carefully designed if the rural character of the lane was to be retained (notwithstanding the likely impact of the HS2 crossing). If additional community recreation space was required to serve this new neighbourhood (it is expected that it would be), it may be most appropriately located within the current golf course setting.... 3.3.6 A number of dwellings at Fairway Rise, Frythe Close, Knowle Hill Park and Lulworth Park back onto the golf course or have potential views towards it and there would therefore be some potential for intervisibility with new development on the Golf Course and at K31. Mature boundary vegetation around the golf course will generally filter such views and additional planting could be provided. Views of development at the golf course from Dalehouse Lane and dwellings along Dalehouse Lane are likely to be evident but limited – pending confirmation of access infrastructure (and the final design of HS2). Views of development at the paddock on Dalehouse Lane (K31) are likely to be more notable, both to dwellings opposite and road users – especially if there is a new road entrance created. There is also potential for cherished views north from Knowle Hill Park to be blocked by new housing at K31, unless it is carefully planned. 3.3.7 The Centenary Way footpath presently passes through the golf course and the setting of the path would be altered by development for around 650m. Views from the footpath are mainly restricted to the golf course in this section.</p>
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	<p>Glasshouse Lane presently forms a definitive edge to the east side of Kenilworth at this location and appears to enable the agricultural landuse to have continued in K4 without obvious urban fringe conflicts. However it could be argued that the A46 road has already undermined the historic landscape continuity between Kenilworth and the Avon valley and that it is the A46 corridor that forms the real interface between the settlement and the rural landscape setting. It might be demonstrated that further development up to the A46 corridor would not have major impacts to the wider landscape context. Existing mature vegetation would allow this area to be visually contained whilst sensitive design could extend this enclosure. It is considered that area K4 could be identified for a further level of detailed study and consideration for removal from the Green Belt.</p> <p>Options for Further Urban Expansion in Warwick District Appendix A (Feb 2016 - landscape survey review) -3.4.1 This land parcel was identified as being one of the 'least constrained' Green Belt parcels reviewed in 2008. The advent of the HS2 railway proposal will greatly alter the northern fringe of Kenilworth and it is now considered appropriate to consider 'positive planning' approaches that might integrate the rail corridor with adjacent land use. A review of the study site has indicated that development of this entire parcel may provide opportunities for an integrated new neighbourhood that could provide a more sustainable outcome for existing allocated sites to the south and the proposed new school site.</p> <p>Considerations for Sustainable Landscape Planning Report, November 2012 8.11 Kenilworth, Coventry, Burton Green, Westwood Heath. The landscape between Coventry and Kenilworth has recognised importance as Green Belt and it is considered that these functions must be safeguarded. A variety of housing development has been proposed in the study area and other development pressures include the proposed HS2 rail corridor and possible future expansion of the University of Warwick campus. It is proposed that a mix of development might be possible in small areas around the northern edge of Kenilworth and on land adjacent Westwood Heath / Burton Green. However, principal goals of such development should include facilitation of improved access to existing green infrastructure assets in the locality and mitigation of landscape impacts from other development proposed (e.g. HS2). ... The landscape appraisal from 2008 - Conclusion / recommendation - Glasshouse Lane presently forms a definitive edge to the east side of Kenilworth at this location and appears to enable the agricultural land-use to have continued in K4 without obvious urban fringe conflicts. However, it could be argued that the A46 road has already undermined the historic landscape continuity between Kenilworth and the Avon valley and that it is the A46 corridor that forms the real interface between the settlement and the rural landscape setting. It might be demonstrated that further development up to the A46 corridor would not have major impacts to the wider landscape context. Existing mature vegetation would allow this area to be visually contained whilst sensitive design could extend this enclosure. We consider that area K4 could be identified for a further level of detailed study and consideration for removal from the Green Belt.</p>

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	Awaiting information from English Heritage on the Roman settlement to the east of the site and the rides to Stoneleigh Park on the west of the site	The site is within Flood Zone 1 Flooding from Land is deemed Low – a few small areas indicated as being 'less' susceptible to surface water flooding. The site specific FRA will need to carefully consider surface water drainage management due to high flood risk areas downstream. Flooding from Groundwater - Low to Medium – The local risk of groundwater should be considered further during a FRA. Flooding from Artificial Sources is considered to be low.
Crackley Triangle	K02 (Part)		
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 9 for further details	The site is within Flood Zone 1 Flooding from Land is deemed Low – a few small areas indicated as being 'less' susceptible to surface water flooding. The site specific FRA will need to carefully consider surface water drainage management due to high flood risk areas downstream. Flooding from Groundwater - Low to Medium – The local risk of groundwater should be considered further during a FRA. Flooding from Artificial Sources is considered to be low.
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	Very south-eastern corner of site abuts scheduled ancient monument SM167 – Roman settlement at Glasshouse Wood See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 6, 7, 8 for further details	The site is within Flood Zone 1 Flooding from Land is deemed Low – a few small areas indicated as being 'less' susceptible to surface water flooding. Flooding from Groundwater - Low to Medium – The local risk of groundwater should be considered further during a FRA. Flooding from Artificial Sources is considered to be low. ST Note – April 2012 Glasshouse Lane and Crewe Gardens / Glasshouse Lane only There are isolated known sewer flooding problems downstream of this development, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. No further action is being taken at this time, but the impact of development on these properties should be assessed. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity. Potential impact on sewerage infrastructure - Medium - Known isolated flooding downstream

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	<p>The 2008 Warwick District Habitat Assessment covered Thickthorn in part through Map 31 - Land at Thickthorn. Kenilworth Wardens was not subject to this study and has subsequently been assessed (report pending May 2013).</p> <p>The woodlands are of high biodiversity value and should be protected from development, including implementation of a buffer zone of 50m width around the site. All species rich hedgerows are retained. Mature trees within the parcel should be retained, with each tree having a buffer zone to protect its roots from development.</p> <p>Due to this parcels proximity to pLWS/SINC species rich woodland any development should focus on protecting the areas of woodland with considerable buffer zones implemented and managed to reduce any biodiversity losses.</p> <p>This site is suitable subject to appropriate regard in the development/ layout process necessary to accommodate / mitigate for some of the habitat/ biodiversity issues identified.</p>	See JGBS (site not assessed in further landscape study 2012).
Crackley Triangle	K02 (Part)	<p>The area is comprised of improved grassland, arable and hedgerows. There is a railway with embankments dissecting the Northern section. The Southern section is poor semi improved grassland and semi improved grassland that is less intensively managed than the majority of the parcel. Resurveying is suggested between June and July for botanical interest of the semi improved grassland alongside a reptile and invertebrate survey.</p> <p>The two Linear pLWS/SINCS (Kenilworth to Balsall Railway Embankment SP37Li9b and River Sowe & Finham Brook & Lakes SP37Li4b) should be retained and a buffer zone implemented to prevent direct or indirect impact on either site.</p> <p>Note: Assessment covered wider area - Map 25 Crackley Triangle / Dalehouse in the Warwick District Habitat Assessment 2008.</p>	Crackley Triangle falls within the wider boundary of SHLAA site K02 which was described alongside K03 and K04 as low lying agricultural land that contain or adjoining Crackley Brook and Finham Brook and therefore have flood risk constraints as well as ecological and landscape values that would need protecting. Development would reduce the existing landscape gap between Kenilworth and Coventry. If
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	<p>The 2008 Warwick District Habitat Assessment covered Kenilworth Golf Course only in part through Map 26 Golf Club. New Kingswood Farm, Dalehouse Lane</p> <p>Any development within this parcel of land should focus on retaining mature trees and the species rich hedgerow. The wooded strip alongside the road should be retained however this may affect any access to development. The woodland and pond outside the boundary should be protected to reduce any impact from development. The plantation woodlands within the golf course should be replaced to minimise biodiversity losses.</p> <p>Potential Local Wildlife Site (SP37B2) along Dalehouse Lane to north boundary of course. TPO 279 – group of ash and oak trees on Fairway Drive adjacent to boundary of course to west.</p> <p>This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate/ mitigate for some of the habitat / biodiversity issues identified.</p>	See JGBS (site not assessed in further landscape study 2012). 2016 Landscape Assessment Review - 3.3.2 Cumulative impacts: The proposed HS2 railway route is located immediately to the north of this land parcel. The construction process is likely to be disruptive, but it is not clear what operational impacts might emerge. A landscape buffer is likely to be required adjacent residential development and, as outlined above, this could be incorporated into a masterplan as public open space. Existing tree cover largely prevents intervisibility between the golf course and King's Hill and Gibbet Hill – although development on the higher land at K31 is likely to be visible from the north possibly as far as Warwick University. An additional landscape buffer alongside the railway could ensure any development at the Golf Course was enclosed from the north-east, but perhaps not
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	<p>No assessment undertaken as part of Warwick District Habitat Assessment 2008.</p> <p>South east corner / boundary of site (roughly 374m) identified as part of River Avon LWS (from GIS record 2010 / 11). Site ID: SP15Li8f.</p> <p>From description on GIS – "This section of the river retains many natural features, including several islands remnant channels and abundant diverse bankside vegetation. There are various habitats associated with the river, including woodland, meadows, scrub and ruderal areas."</p> <p>Recommendations</p> <p>Maintain the woodlands and associated hedgerows that connect to Glasshouse Spinney and Glasshouse West. The existing woodlands should be retained and managed accordingly by the instigation of a woodland management plan.</p> <p>The grassland and woodland mosaic in and around the Woodside Training Centre should be enhanced and protected.</p> <p>Survey Glasshouse Wood plws and Glasshouse Wood LWS to complete surveys across the mosaic of local woodlands either side of the A46. This will provide baseline data to determine the current status of the woodland network. The woodlands should be enhanced by the retention of mature hedgerows and veteran trees improving woodland connectivity and providing an important habitat corridor.</p> <p>This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate / mitigate for some of the habitat/ biodiversity issues identified.</p>	See JGBS (site not assessed in further landscape study). Landscape Assessment Review (January 2016)- 3.3.2 Cumulative impacts: The proposed HS2 railway route is located immediately to the north of this land parcel. The construction process is likely to be disruptive, but it is not clear what operational impacts might emerge. A landscape buffer is likely to be required adjacent residential development and, as outlined above, this could be incorporated into a masterplan as public open space. Existing tree cover largely prevents intervisibility between the golf course and King's Hill and Gibbet Hill – although development on the higher land at K31 is likely to be visible from the north possibly as far as Warwick University. An additional landscape buffer alongside the railway could ensure any development at the Golf Course was enclosed from the north-east, but perhaps not all views from the north. (In the case that the HS2 project does not proceed, then the existing golf course boundaries could define the extent of land allocation.) HS2 will substantially alter the setting of Dalehouse Lane and if a new residential road access was also constructed (and/or K31 was developed), there would

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	n/a	Improvements to Thickthorn Roundabout - with new access of island and into site Improvements to St John's Gyratory. Location at edge of urban means alternatives transport modes are possible.	There are isolated known sewer flooding problems downstream of this development, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. No further action is being taken at this time, but the impact of development on these properties should be assessed. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity.	Allocated as a strategic site for mixed use, subject to the successful relocation of the sports clubs, to meet employment and housing needs of Kenilworth. Community facilities, open space and a primary school to be provided on site.	Many representations in support and against development. Objections included loss of high quality agricultural land, impact on woodland and biodiversity; traffic impacts; loss of sports clubs; noise impacts; flooding and amenity, amongst other things. Representations in support included recognises this is the most suitable site in Kenilworth; would enable further employment land development; meet Kenilworth's housing need (including affordable housing); in a sustainable location and well connected to the town centre and can bring improvements to transport infrastructure, amongst other matters.	Allocated as a strategic site for mixed use, subject to the successful relocation of the sports clubs to meet employment and housing needs of Kenilworth. Community facilities, open space and a primary school to be provided on site.
Crackley Triangle	K02 (Part)	N/A	Extra traffic can be accommodated within the transport mitigation proposals identified for Thickthorn site. Location on edge of urban area means alternative transport modes could be used		Not allocated or identified as an alternative. Not considered to be suitable due to access issues	No specific representations	Not allocated or identified as an alternative. Not considered to be suitable due to access issues
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	n/a	Nothing modelled for this site specifically. Limited scope for development of this site given horizontal and vertical alignment of Dalehouse Lane and gradient of land within the site. Some level of development would be possible, but some initial design work would be required to establish the prevailing vehicle 85th percentile speeds to determine visibility splay criteria. As discussed for sites to south of Crewe Lane, the junctions with Knowle Hill and the B4115 are substandard for visibility and therefore significant development could not be accessed from Crewe Lane.	High pressure gas pipeline adjoins the south eastern boundary between the site and the A46 Impact on Area of Groundwater Vulnerability	Identified as a potentially suitable site but not allocated	No specific representations	Identified as a potentially suitable site but not allocated
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)	n/a	Improvements to Thickthorn Roundabout - with new access of island and into site Improvements to St John's Gyratory Crewe Lane provides more limited opportunities for access – narrow carriageway, no footway, mature hedgerows and vertical alignment restricts horizontal and forward visibility. Also visibility splays are poor at junction of Crewe Lane/Knowle Hill and Crewe Lane/B4115, without some improvements significant development of the scale proposed could not be accommodated.	EA Groundwater Vulnerability records on GIS for majority of site – MINOR_11 - Variably permeable groundwater with intermediate leaching potential / Soils which can possibly transmit a wide range of pollutants EA Groundwater Vulnerability records on GIS for northern and eastern boundaries of site – MINOR_H3 - Variably permeable groundwater high leaching potential / Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content	Identified as a potentially suitable site but not allocated	Representations from developers with control of land to suggest that it should be removed from the Green Belt and allocated in the Plan or at the very least, safeguarded.	Identified as a potentially suitable site but not allocated

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
Thickthorn, Kenilworth 46.2 hectares (approx. 770 dwellings)	K01, K05, K06, K09, K20	Many representations against development and few in support. Objections included impact on Green belt, loss of high quality agricultural land, impact on woodland and biodiversity; traffic impacts; loss of sports clubs; noise impacts; flooding and amenity, viability, impact on visual amenity - especially if employment located close to A46 and impact on character of the town. Representations in support included recognises this is the most suitable site in Kenilworth; would enable further employment land development; meet Kenilworth's housing need (including affordable housing); in a sustainable location and well connected to the town centre and can bring improvements to transport infrastructure, amongst other matters.	Allocated as a strategic site for mixed use, to meet employment and housing needs of Kenilworth. Community facilities, open space and a primary school to be provided on site. Relocation of sports clubs to Castle Farm and land to south of Kenilworth	
Crackley Triangle	K02 (Part)	No representations	Included, as access issue adequately resolved	
Kenilworth Golf Course 51 hectares (approx. 875 dwellings)	K07	NA	Not included	Not included (concerns about availability and deliverability, especially in the context of other proposed allocations to east of Kenilworth)
Glasshouse Lane / Crewe Lane 37.3 hectares (approx. 640 dwellings)	K18 (includes K17 and K19 on latest selection of sites)		Not allocated	Included. Sustainable location to contribute towards the housing needs of the District Coventry.

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	Adjacent land uses include residential, sports facilities and rail line.	Landowners promoting site for development. 2015 SHLAA form states site would be available within five years	site identified for residential and sporting facilities	From Draft SA of New Site Options 2015 - The delivery of approx. 125 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion ... given the capacity of the site it is considered unlikely that development will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing facilities/services. ... Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. ... While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6. ... The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. ... It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. ... There are no designated heritage assets within or immediately adjacent to the boundary of the site. There is a Grade II Listed Building on the other side of Coventry Road, which runs adjacent to the western boundary of the site. Evidence suggests that Conservation Areas within 1km of
Kenilworth 6th Form	K27	Potentially suitable subject to justification for loss of Green Belt and playing fields.	Not currently available but owners have expressed interest in relocating the Castle VI Form and Kenilworth School onto a single site	Potentially achievable, subject to acquisition of satisfactory alternative site and viability of relocation	
Kenilworth School Site	K29	Potentially suitable	Not currently available but owners have expressed interest in relocating the School and Castle VI	Potentially achievable, subject to acquisition of satisfactory alternative site and viability of	
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	Physical constraints - railway line on western boundary, footpath through centre of site, part of site within water source protection zone and area of ground water vulnerability, grade 2 agricultural land, part adjacent to Leamington conservation area.	Owner willing to release site for mixed use development within 2 years	Yes - however scale of development will require significant contributions towards infrastructure including transport, education and health	The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network. Air, light and noise pollution are likely to increase particularly in the short term during the construction phases and the presence of the railway to the west could be a potential nuisance source for new development. There is potential for contamination to be present as the site is adjacent to an old landfill and quarry site. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the area has been identified as having a medium landscape value, however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface. The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	Physical constraints - railway line on western boundary, footpath through centre of site, part of site within water source protection zone and area of ground water vulnerability, grade 2 agricultural land, part adjacent to Leamington conservation area.	Owner willing to release site for mixed use development within 2 years	Yes - however scale of development will require significant contributions towards infrastructure including transport, education and health	The site is adjacent the North of Milverton (West) site and therefore the effects on: prudent use of land; natural environment and landscape; air, light and noise pollution (although site is not next to a railway and therefore effects are minor instead of major); and transport, are expected to be similar. At this stage the effect on the historic environment and natural environment is likely to be minor negative. The south-eastern part of the site is adjacent to the Leamington Spa Conservation area and although the presence of archaeology is unknown, the area has a rich heritage and it does include a minor watercourse designated as a local wildlife site linked to the River Avon which could be directly affected. A tiny fraction to the very north-east of the site is at risk from flooding. It is assumed that appropriate mitigation will be put in place at the development management level. The north/ north-eastern part of the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality

Site (including site area and potential capacity)		Greenbelt Assessment		Landscape Cha
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	Landscape value
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	<p>The site lies within parcel KE4 of the Joint Green Belt Study (2015)</p> <ul style="list-style-type: none"> • It helps prevent ribbon development along Warwick Road and Rouncil Lane. • It contains two large dwellings and two sports pavilions. The majority of the green belt remains open in character and undeveloped, and none of the developments are considered to have an urbanising influence on the countryside. • Leek Wootton lies 1.1km to the north of Kenilworth. • A railway line and the A46 run along the east boundary of the parcel preventing encroachment of the countryside to the east; however these significant boundaries run perpendicularly to the urban edge of Kenilworth limiting their role. There are no other significant boundaries within the parcel or to the west. • The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 		
Kenilworth 6th Form	K27	<p>Only Kenilworth Sixth form playing fields are in the Green Belt, however this was not subject to study in the JGBS (2009).</p> <p>The site lies within parcel KE4 of the Joint Green Belt Study (2015)</p> <ul style="list-style-type: none"> • It helps prevent ribbon development along Warwick Road and Rouncil Lane. • It contains two large dwellings and two sports pavilions. The majority of the green belt remains open in character and undeveloped, and none of the developments are considered to have an urbanising influence on the countryside. • Leek Wootton lies 1.1km to the north of Kenilworth. • A railway line and the A46 run along the east boundary of the parcel preventing encroachment of the countryside to the east; however these significant boundaries run perpendicularly to the urban edge of Kenilworth limiting their role. There are no other significant boundaries within the parcel or to the west. • The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	N/A	K6 - 3 (High Value)
Kenilworth School Site	K29	N/A	N/A	N/A
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	<p>WL6A - Meets three purposes - contributes to restricting sprawl from north of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, retention of greenbelt will assist urban regeneration by encouraging use of derelict and other urban land</p> <p>Joint Green Belt Study – land parcel RL1</p> <ul style="list-style-type: none"> • It plays some role in preventing ribbon development along the eastern edge of the parcel along Kenilworth Road • Development is concentrated in the northern part of the parcel and includes hospital and clinic, which areas are less open and somewhat urbanised by the areas of hard standing and large buildings associated them. Remaining areas are open and free from development. • It prevents Leamington Spa to the south merging with the small village of Old Milverton to the west on the other side of the railway line. Although the railway line plays a separating role, development along the eastern side of the line up to Sandy Lane would effectively merge these two settlements. The distance between the two settlements is less than 1km at this point. It also separates the small village of Hill Wootton roughly 1.7km to the north (measured through the centre of the parcel) on the other side of the River Avon from merging with Leamington. • The River Avon lies to the north and prevents encroachment from Leamington. There is a railway line to the west. However, the railway is perpendicular to Leamington and does not prevent encroachment to the east. The river is some distance from Leamington and thus plays no role in protecting the countryside. • The parcel borders the Leamington Spa Conservation Area which runs into the core of this historic town. In addition, on the areas of high ground within the parcel, there is good intervisibility with the historic core of the town which lies to the south. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	Transition from urban to rural is successful with some urban fringe uses (playing fields, schools and allotments) creating transition to arable based agriculture. Recommend further detailed study but majority is retained in the greenbelt	Medium value
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	<p>WL6A - Meets three purposes - contributes to restricting sprawl from north of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, retention of greenbelt will assist urban regeneration by encouraging use of derelict and other urban land</p> <p>Joint Green Belt Study – land parcel RL1</p> <ul style="list-style-type: none"> • It plays some role in preventing ribbon development along the eastern edge of the parcel along Kenilworth Road • Development is concentrated in the northern part of the parcel and includes hospital and clinic, which areas are less open and somewhat urbanised by the areas of hard standing and large buildings associated them. Remaining areas are open and free from development. • It prevents Leamington Spa to the south merging with the small village of Old Milverton to the west on the other side of the railway line. Although the railway line plays a separating role, development along the eastern side of the line up to Sandy Lane would effectively merge these two settlements. The distance between the two settlements is less than 1km at this point. It also separates the small village of Hill Wootton roughly 1.7km to the north (measured through the centre of the parcel) on the other side of the River Avon from merging with Leamington. • The River Avon lies to the north and prevents encroachment from Leamington. There is a railway line to the west. However, the railway is perpendicular to Leamington and does not prevent encroachment to the east. The river is some distance from Leamington and thus plays no role in protecting the countryside. • The parcel borders the Leamington Spa Conservation Area which runs into the core of this historic town. In addition, on the areas of high ground within the parcel, there is good intervisibility with the historic core of the town which lies to the south. 	Transition from urban to rural is successful with some urban fringe uses (playing fields, schools and allotments) creating transition to arable based agriculture. Recommend further detailed study but majority is retained in the greenbelt	Medium value

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	<p>Landscape Assessment review 2016 (Appendix A) - 5.2.2 A residential development at this site will ideally provide an acceptable setting and boundary arrangement adjacent the existing Kenilworth Cricket Club at the north end of the site; a mitigating setback for the railway adjacent the east boundary of the site; retention of key trees and landscape enhancement along the Warwick Road frontage; and, provision of an appropriate landscape buffer along the southern site boundary to assist integration with the Green Belt.</p> <p>Consideration of Sustainable Landscape Planning Report , 2014 Review Appendix A, pages 2 – 5 4.4.0 Conclusions: 4.4.1 The representation site will intrude into Green Belt but landscape and visual impacts might be mitigated with appropriate design and commitment to long-term landscape enhancement.</p> <p>Opportunities and Assets:</p> <ul style="list-style-type: none"> • Essentially flat site (for proposed residential development) with apparently viable road access and existing boundary vegetation assets providing enclosure and visual mitigation. • Potential asset in the proximity / outlook to Cricket Club? • Potential asset of proximity to major open space provision in shape of new Rugby Club (albeit private). (There would be some potential synergy and benefit to the public if peripheral areas of the rugby club were considered for public access round-walks, fitness trails or links to other areas, such as Bullimore Wood). • Existing trees and mature boundary vegetation, southerly aspect and views over countryside. • Reasonable proximity to Kenilworth town centre and community facilities. <p>Constraints and Challenges:</p> <ul style="list-style-type: none"> • Levels, proximity to mature landscape assets and access issues for proposed Rugby Club. • Proximity to railway line and A46 (noise?). • Potential unsustainable impacts to Cricket Club? • Retaining landscape assets and landscape character in the Green Belt. Retaining sufficient space between Kenilworth / Leek Wootton to avoid perception of settlement coalescence. • Retaining site biodiversity and wildlife corridors. • <u>Retaining viable parcels of agricultural land</u>
Kenilworth 6th Form	K27	NB As of February 2014 a further landscape study is under preparation for this area.
Kenilworth School Site	K29	N/A
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	November 2012 work - Landscape has a range of assets which could help to provide a distinctive development. Green infrastructure planning could provide considerable benefits to future and existing residents. Should aim to create network of non vehicular routes around north Leamington including wildlife corridors and other multifunctional uses. Setting of Old Milverton and the Avon Valley should be protected. Visual impacts could be mitigated by avoiding built development on some areas of high ground. The extent of sustainable development might be defined by acceptable infrastructure provision
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	November 2012 work - Landscape has a range of assets which could help to provide a distinctive development. Green infrastructure planning could provide considerable benefits to future and existing residents. Should aim to create network of non vehicular routes around north Leamington including wildlife corridors and other multifunctional uses. Setting of Old Milverton and the Avon Valley should be protected. Visual impacts could be mitigated by avoiding built development on some areas of high ground. The extent of sustainable development might be defined by acceptable infrastructure provision

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 10 for further details	<p>Cattle Brook (minor river) runs to the south of the site.</p> <p>The SFRA (Plan B2) identifies areas within the site that are at less risk of surface water flooding.</p> <p>EA records of areas subject to ground water flooding show it is susceptible to clearwater and superficial deposits flooding and has an area classification of <25% (proportion of each 1 km square that is susceptible to groundwater flood emergence)</p> <p>Water Cycle Study March 2010</p> <p>Summary of Alternative Option Sites – Table 6.3, p.74 – 75</p> <p>Kenilworth</p> <p>Wastewater infrastructure - Foul flows from Kenilworth drains to Finham WwTW (Wastewater Treatment Works). It drains by gravity for approximately 2.5km, and is then pumped to the works by Dalehouse pumping station. There are existing sewer flooding problems between Kenilworth and Dalehouse pumping station, which would need to be further assessed (and resolved if necessary).</p> <p>Water Quality - New DWF and discharge consents required at Finham WwTW, and load standstill indicates phosphate consent to maintain load would need to be set beyond current BAT (best available technology). Potential constraint to development and requires further assessment by EA.</p> <p>Flood Risk - In Warwick District the majority of nonstrategic development is predicted to come forward from windfall development. There will always be uncertainty as to the location of these sites, and the specific locations of development cannot be predicted. For the nonstrategic development the advice provided in section 6.5.1 should be adhered to.</p> <p>Surface Water Management - Infiltration SUDS (sustainable urban drainage) may be appropriate depending on location of windfall development – need to consider GSPZ to the north</p>
Kenilworth 6th Form	K27		
Kenilworth School Site	K29		
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 11 for further details	Mainly flood zone 1, minor areas of flood zone 2 in northern site area. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA.
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 11 for further details	Mainly flood zone 1, minor areas of flood zone 2 in northern site area. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA.

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	<p>Potential Local Wildlife Site (SP27Li9n) on railway embankment (Kenilworth to Balsall Railway Embankment).</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate/ mitigate for some of the habitat/ biodiversity issues itemised below.</p> <p>It is preferential that the development be incorporated into the existing curtilage of the site, as to facilitate the principal goal to improve access to existing green infrastructure in the locality and to mitigate landscape impacts from other developments. This should be achieved by the retention of the existing veteran trees and mature boundary features surrounding the development parcel, retaining viable parcels of agricultural land and the planting of trees to enhance connectivity along the Coventry to Leamington Railway Line with the margins of Bullimore Wood. The proposed change of land use should use sensitive management and design and incorporate appropriate native planting which will retain Site biodiversity and create and enhance wildlife corridors. The creation of field margins along existing boundaries of the existing site together with the surrounding arable farmland will provide important buffers for nesting and foraging birds as well as coverage for reptiles and amphibians.</p>	<p>From Options for Future Urban Expansion in Warwick District Considerations for Sustainable Landscape Planning 2015–2016</p> <p>5.3.1 The present gap between Kenilworth and Leek Wootton is around 1200m and the proposed development including the rugby club would reduce this by approximately 400m (where the housing component is around 250m wide). With retention of existing mature vegetation within and around the site and the establishment of a meaningful shelterbelt along the new southern boundary of the rugby club, this shrinkage of the Green Belt could be acceptable in landscape terms. A mixed native woodland shelterbelt 20–30m wide is recommended as a minimum landscape requirement along the southern rugby club boundary. There might be advantages from creating public access through it for the benefit of new and existing residents. It is recommended that the remaining land to the south is safeguarded for agricultural use.</p>
Kenilworth 6th Form	K27		<p>Landscape Study 2014</p> <p>"3.4.1 Pending more detailed review of possible site constraints and infrastructural requirements, it seems likely that redevelopment of the Sixth Form College site will not greatly intrude on the rural setting of Kenilworth or undermine the functions of the adjacent Green Belt."</p>
Kenilworth School Site	K29	N/A	N/A
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	<p>Area comprises of arable land, rich hedgerows and allotments including a wide range of species. Northern edge consists of a linear pLWS/SINC River Avon SP36Li8d and a pLWS/SINC Hill Wootton Farm Meadows SP36E2 which should be retained and a buffer zone implemented to prevent direct or indirect impacts. River Avon runs along the north boundary with high potential for supporting protected species. Resurvey of pLWS /SINCS, River Avon and ponds necessary. All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone.</p>	<p>Potential coalescence between Old Milverton and Blackdown and the main urban area of Leamington</p>
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	<p>Area comprises of arable land, rich hedgerows and allotments including a wide range of species. Northern edge consists of a linear pLWS/SINC River Avon SP36Li8d and a pLWS/SINC Hill Wootton Farm Meadows SP36E2 which should be retained and a buffer zone implemented to prevent direct or indirect impacts. River Avon runs along the north boundary with high potential for supporting protected species. Resurvey of pLWS /SINCS, River Avon and ponds necessary. All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone.</p>	<p>Potential coalescence between Old Milverton and Blackdown and the main urban area of Leamington</p> <p>From 2012 Landscape Study: Wider Landscape impacts and intervisibility could be greatly contained with GI provision.</p>

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25		Site frontage is within the signed 50mph limit, carriageway circa 7.5m wide with a narrow footway along the site frontage, single and double solid centre line markings due to horizontal and vertical alignment of Warwick Road. Access could be formed with a ghost right turn lane junction or a roundabout, former probably sufficient for capacity, latter would provide opportunity for a gateway feature to be introduced in association with a relocation of the speed limit (preferable provided an active frontage is created). Emergency access would be required for 100 dwellings and a single vehicle access. Existing public transport hourly but no existing stops close to site frontage, likely to be scope to provide a shared footway/cycleway north.	Adjacent to residential area. Cricket club. Impact on soft boundary of town, comprising Bullimore Wood to east and cricket ground, Wootton Grange Farm and school to west. Impact on gap between Kenilworth and Leek Wootton. Railway noise	Not included	N/A	Not included
Kenilworth 6th Form	K27	N/A	No additional traffic impacts if school moves to Southcrest Farm. Strategic mitigation measures for Thickthorn site can accommodate traffic generated. Location at edge of urban means alternatives transport modes are possible.		Not identified. Site not available	No specific representations	Not identified. Site not available
Kenilworth School Site	K29	N/A	No additional traffic impacts if school moves to Southcrest Farm. Strategic mitigation measures for Thickthorn site can accommodate traffic generated. Location within urban means alternatives transport modes are possible.		Not identified. Site not available	No specific representations	Not identified. Site not available
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	N/A	If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts	Potential high impact on sewerage infrastructure capacity, known sewer flooding appraised as part of Severn Trent sewer investment programme. Further hydraulic modelling needed to identify impact.	Entire site allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.	Alternative sites available, the very special circumstances to justify development in the greenbelt have not been demonstrated, land has important amenity value, would result in coalescence between Leamington and Old Milverton	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	N/A	If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts	Potential high impact on sewerage infrastructure capacity, known sewer flooding appraised as part of Severn Trent sewer investment programme. Further hydraulic modelling needed to identify impact.	Part of site allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the south of the district due to highway constraints.	Alternative sites available, the very special circumstances to justify development in the greenbelt have not been demonstrated, land has important amenity value, would result in coalescence between Leamington and Old Milverton	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
East of Warwick Road, Kenilworth 5.68 hectares (approx. 100 dwellings)	K25	N/A	Not allocated	Included. Sustainable location to contribute towards the housing needs of the District Coventry. Helps to deliver land for outdoor sports provision.
Kenilworth 6th Form	K27	Proposals from Kenilworth School to relocate on to a single site thereby releasing this site for development	Included for 110 dwellings on the basis that housing is needed and there is potential for the school to relocate to a single site at Southcrest Farm	
Kenilworth School Site	K29	Proposals from Kenilworth School to relocate on to a single site thereby releasing this site for development	Included for 220 dwellings on the basis that housing is needed and there is potential for the school to relocate to a single site at Southcrest Farm	
North of Milverton (West) 38.6 hectares (approx. 670 dwellings)	L07	Not included as a proposal so limited number of responses relating specifically to this site. A significant amount of support for the changes to the development strategy with development focused away from the north Leamington Greenbelt. However, also a significant number of objections suggesting inclusion of this site would be fairer and would ensure impacts are not concentrated and infrastructure would be more able to cope	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.	Land removed from Green Belt and safeguarded
North of Milverton (East) 34.7 hectares (approx. 610 dwellings)	L07	Not included as a proposal so limited number of responses relating specifically to this site. A significant amount of support for the changes to the development strategy with development focused away from the north Leamington Greenbelt. However, also a significant number of objections suggesting inclusion of this site would be fairer and would ensure impacts are not concentrated and infrastructure would be more able to cope	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.	Partially allocated (see below). Remainder removed from Green Belt and safeguarded

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)	L07	Physical constraints - railway line on western boundary, footpath through centre of site, part of site within water source protection zone and area of ground water vulnerability, grade 2 agricultural land, part adjacent to Leamington conservation area.	Owner willing to release site for mixed use development within 2 years	Yes - however scale of development will require significant contributions towards infrastructure including transport, education and health. If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts	This site includes both the East and West allocations mentioned above and therefore both positive and negative effects are likely to be enhanced / exacerbated leading to major effects on transport, prudent use of land; and air, light and noise pollution
North of Milverton 24.1 hectares (approx. 250 dwellings)	L07 (part)	Physical constraints - railway line on western boundary, footpath through centre of site, part of site within water source protection zone and area of ground water vulnerability, grade 2 agricultural land, part adjacent to Leamington conservation area.	Owner willing to release site for mixed use development within 2 years	Yes - however scale of development will require significant contributions towards infrastructure including transport, education and health. If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts	This site includes both the East and West allocations mentioned above and therefore both positive and negative effects are likely to be enhanced / exacerbated leading to major effects on transport, prudent use of land; and air, light and noise pollution
Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)	L10	Potentially suitable, subject to amendment to area of	Owner willing to release land for development	Achievable, subject to market. The scale of development will require contributions	The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). There is also the potential for a long term positive effect on SA objective 13 through the provision of community facilities. Development at this site will require significant contributions towards infrastructure and services, including transport, health, education and parks and open spaces. Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/ bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible. Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on: SA objective 5 (prudent use of land); SA objective 9 (air, water & soil quality); and biodiversity (Whitnash Brook flows north into the River Leam and becomes a Local Nature Reserve just above Greenfield Road). Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas and school in the north but is less likely to affect existing development to the west given the existing railway corridor. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up. A buffer will also be required to protect development from the noise and vibration created by the railway. The eastern boundary of the site is within Flood Zones 2, 3A & 3B. Proposed development could increase the risk of flooding on the Whitnash Brook to the east of the site as well as increase the risk of flooding on the River Leam

Site (including site area and potential capacity)		Greenbelt Assessment		Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	Landscape value
North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)	L07	<p>WL6A - Meets three purposes - contributes to restricting sprawl from north of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, retention of greenbelt will assist urban regeneration by encouraging use of derelict and other urban land</p> <p>Joint Green Belt Study – land parcel RL1</p> <ul style="list-style-type: none"> • It plays some role in preventing ribbon development along the eastern edge of the parcel along Kenilworth Road • Development is concentrated in the northern part of the parcel and includes hospital and clinic, which areas are less open and somewhat urbanised by the areas of hard standing and large buildings associated them. Remaining areas are open and free from development. • It prevents Leamington Spa to the south merging with the small village of Old Milverton to the west on the other side of the railway line. Although the railway line plays a separating role, development along the eastern side of the line up to Sandy Lane would effectively merge these two settlements. The distance between the two settlements is less than 1km at this point. It also separates the small village of Hill Wootton roughly 1.7km to the north (measured through the centre of the parcel) on the other side of the River Avon from merging with Leamington. • The River Avon lies to the north and prevents encroachment from Leamington. There is a railway line to the west. However, the railway is perpendicular to Leamington and does not prevent encroachment to the east. The river is some distance from Leamington and thus plays no role in protecting the countryside. • The parcel borders the Leamington Spa Conservation Area which runs into the core of this historic town. In addition, on the areas of high ground within the parcel, there is good intervisibility with the historic core of the town which lies to the south. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	Transition from urban to rural is successful with some urban fringe uses (playing fields, schools and allotments) creating transition to arable based agriculture. Recommend further detailed study but majority is retained in the greenbelt	Medium value
North of Milverton 24.1 hectares (approx. 250 dwellings)	L07 (part)	<p>WL6A - Meets three purposes - contributes to restricting sprawl from north of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, retention of greenbelt will assist urban regeneration by encouraging use of derelict and other urban land</p> <p>Joint Green Belt Study – land parcel RL1</p> <ul style="list-style-type: none"> • It plays some role in preventing ribbon development along the eastern edge of the parcel along Kenilworth Road • Development is concentrated in the northern part of the parcel and includes hospital and clinic, which areas are less open and somewhat urbanised by the areas of hard standing and large buildings associated them. Remaining areas are open and free from development. • It prevents Leamington Spa to the south merging with the small village of Old Milverton to the west on the other side of the railway line. Although the railway line plays a separating role, development along the eastern side of the line up to Sandy Lane would effectively merge these two settlements. The distance between the two settlements is less than 1km at this point. It also separates the small village of Hill Wootton roughly 1.7km to the north (measured through the centre of the parcel) on the other side of the River Avon from merging with Leamington. • The River Avon lies to the north and prevents encroachment from Leamington. There is a railway line to the west. However, the railway is perpendicular to Leamington and does not prevent encroachment to the east. The river is some distance from Leamington and thus plays no role in protecting the countryside. • The parcel borders the Leamington Spa Conservation Area which runs into the core of this historic town. In addition, on the areas of high ground within the parcel, there is good intervisibility with the historic core of the town which lies to the south. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	Transition from urban to rural is successful with some urban fringe uses (playing fields, schools and allotments) creating transition to arable based agriculture. Recommend further detailed study but majority is retained in the greenbelt	Medium value
Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)	L10	Non green belt land	Non green belt land	Medium

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
<p>North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)</p>	L07	<p>Land Assessment review (January 2016)</p> <p>5.2.1 Taylor Wimpey continue to promote their land option north of Milverton – which they claim is an area of 73 hectares capable of delivering 1500 homes and a new local centre with primary school. They have published a new masterplan (dated October 2015) which broadly follows the indicative plan produced in the RMA Considerations for Sustainable Landscape Planning report (2012). The only area of notable divergence in the two schemes appears to be at the west end – where the RMA approach suggested avoiding development on the higher ground (65-70m AOD) so as to limit the potential for visual intrusion on the wider Green Belt to the north and north-west – including the settings of Old Milverton and Hill Wootton. This approach would still be recommended.</p> <p>5.2.1 In the Blackdown area the former North Leamington school site has still not been fully redeveloped although there is an extant planning consent for a care home. Significant additional residential development north of this (to the west or east of Sandy Lane) would still have to be considered in the context of the associated infrastructure (particularly road infrastructure), that might be required. Cumulative impacts associated with other sites, but particularly the Taylor Wimpey land to the west, would certainly need to be fully considered. The landscape significance is that existing roads including the A452 Kenilworth Road, Sandy Lane, Westhill Road and Stoneleigh Lane all presently have a pleasant tree-lined character in part, providing attractive approaches to Leamington contributing greatly to a pleasing 'peri-urban' environment at the edge of the urban area. Significant road widening and junction improvements could very well jeopardise this character.</p> <p>5.3.1 An area of Green Belt land north of Milverton could be released for development without substantial harm to the wider landscape toward Hill Wootton, Old Milverton and the River Avon valley. Settlement expansion here could fit with the existing settlement footprint and be undertaken within well-defined landscape boundaries. There will be good opportunities for new green infrastructure that could enhance recreational provision around northern Leamington. However it is recommended that higher land to the west of the SHLAA L07 land parcel is safeguarded from development and may be viable to retain in agricultural use. It will however be important to confirm that existing infrastructure (especially roads) are capable of supporting the additional development. This may define the sustainable limit of urban expansion in this area.</p> <p>5.3.2 Opportunities for sustainable urban expansion at and around Blackdown would appear to be more constrained. Development to the north of the new North Leamington School site and east of Sandy Lane (approximately 10 hectares) might have relatively limited landscape impacts – assuming incorporation of a sensitive approach to boundary design with existing neighbouring land use including schools and residential. It should also be considered important to retain the 'rural' character of Sandy Lane. Land to the east of Sandy Land, including Westhill, is presently recommended for retention within the Green Belt.</p> <p>November 2012 work - Landscape has a range of assets which could help to provide a distinctive development. Green infrastructure planning could provide considerable benefits to future and existing residents. Should aim to create network of non vehicular routes around north Leamington including wildlife corridors and other multifunctional uses. Setting of Old Milverton and the Avon Valley should be protected. Visual impacts could be mitigated by avoiding built development on some areas of high ground. The extent of sustainable development might be defined by acceptable infrastructure provision</p>
<p>North of Milverton 24.1 hectares (approx. 250 dwellings)</p>	L07 (part)	<p>Landscape Assessment review (January 2016)</p> <p>5.2.1 Taylor Wimpey continue to promote their land option north of Milverton – which they claim is an area of 73 hectares capable of delivering 1500 homes and a new local centre with primary school. They have published a new masterplan (dated October 2015) which broadly follows the indicative plan produced in the RMA Considerations for Sustainable Landscape Planning report (2012). The only area of notable divergence in the two schemes appears to be at the west end – where the RMA approach suggested avoiding development on the higher ground (65-70m AOD) so as to limit the potential for visual intrusion on the wider Green Belt to the north and north-west – including the settings of Old Milverton and Hill Wootton. This approach would still be recommended.</p> <p>5.2.1 In the Blackdown area the former North Leamington school site has still not been fully redeveloped although there is an extant planning consent for a care home. Significant additional residential development north of this (to the west or east of Sandy Lane) would still have to be considered in the context of the associated infrastructure (particularly road infrastructure), that might be required. Cumulative impacts associated with other sites, but particularly the Taylor Wimpey land to the west, would certainly need to be fully considered. The landscape significance is that existing roads including the A452 Kenilworth Road, Sandy Lane, Westhill Road and Stoneleigh Lane all presently have a pleasant tree-lined character in part, providing attractive approaches to Leamington contributing greatly to a pleasing 'peri-urban' environment at the edge of the urban area. Significant road widening and junction improvements could very well jeopardise this character.</p> <p>5.3.1 An area of Green Belt land north of Milverton could be released for development without substantial harm to the wider landscape toward Hill Wootton, Old Milverton and the River Avon valley. Settlement expansion here could fit with the existing settlement footprint and be undertaken within well-defined landscape boundaries. There will be good opportunities for new green infrastructure that could enhance recreational provision around northern Leamington. However it is recommended that higher land to the west of the SHLAA L07 land parcel is safeguarded from development and may be viable to retain in agricultural use. It will however be important to confirm that existing infrastructure (especially roads) are capable of supporting the additional development. This may define the sustainable limit of urban expansion in this area.</p> <p>5.3.2 Opportunities for sustainable urban expansion at and around Blackdown would appear to be more constrained. Development to the north of the new North Leamington School site and east of Sandy Lane (approximately 10 hectares) might have relatively limited landscape impacts – assuming incorporation of a sensitive approach to boundary design with existing neighbouring land use including schools and residential. It should also be considered important to retain the 'rural' character of Sandy Lane. Land to the east of Sandy Land, including Westhill, is presently recommended for retention within the Green Belt.</p> <p>November 2012 work - Landscape has a range of assets which could help to provide a distinctive development. Green infrastructure planning could provide considerable benefits to future and existing residents. Should aim to create network of non vehicular routes around north Leamington including wildlife corridors and other multifunctional uses. Setting of Old Milverton and the Avon Valley should be protected. Visual impacts could be mitigated by avoiding built development on some areas of high ground. The extent of sustainable development might be defined by acceptable infrastructure provision</p>
<p>Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)</p>	L10	<p>The railway line makes a definitive edge to Whitnash and there are constraints for development of this area. However, as it is relatively hidden from the main towns and their approaches, in theory this area could be developed without significant harm to the landscape setting of Warwick or Leamington.</p>

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)	L07	Adjacent to Leamington Spa Conservation Area to part of eastern boundary See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 11 for further details	Mainly flood zone 1, minor areas of flood zone 2 in northern site area. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA. Records on GIS of surface water flooding events along a broad north-east to south west line through middle of area, other records scattered across site (not significant). Warwick District Water Cycle Study (Halcrow) Appendix D Technical Analysis, p.106 D1.4 ... Site L07, Land North of Milverton – the northern part of the site is affected by fluvial flood risk, and there has been one reported incidence of flooding from an unknown source in the north east of the site. There is sufficient land available within the remainder of the site to allow developed to occur. D1.5 ... Fluvial flood risk does not represent a constraint to development for the majority of the proposed potential sites.
North of Milverton 24.1 hectares (approx. 250 dwellings)	L07 (part)	Adjacent to Leamington Spa Conservation Area to part of eastern boundary See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 11 for further details	Mainly flood zone 1, minor areas of flood zone 2 in northern site area. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA. Records on GIS of surface water flooding events along a broad north-east to south west line through middle of area, other records scattered across site (not significant). Warwick District Water Cycle Study (Halcrow) Appendix D Technical Analysis, p.106 D1.4 ... Site L07, Land North of Milverton – the northern part of the site is affected by fluvial flood risk, and there has been one reported incidence of flooding from an unknown source in the north east of the site. There is sufficient land available within the remainder of the site to allow developed to occur. D1.5 ... Fluvial flood risk does not represent a constraint to development for the majority of the proposed potential sites.
Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)	L10		EA maps show about half of the site as part of a River catchment area which probably discharges to the watercourse running south of the site and eventually joins the Avon downstream.

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
<p>North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)</p>	<p>L07</p>	<p>Area comprises of arable land, rich hedgerows and allotments including a wide range of species. Northern edge consists of a linear pLWS/SINC River Avon SP36Li8d and a pLWS/SINC Hill Wootton Farm Meadows SP36E2 which should be retained and a buffer zone implemented to prevent direct or indirect impacts. River Avon runs along the north boundary with high potential for supporting protected species. Resurvey of pLWS /SINCs, River Avon and ponds necessary. All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone.</p> <p>HBA Local Wildlife sites (2012 – 13) north east corner of site crossed by linear LWS – tributary to River Avon (SP15Li18f). Description - this section of the river retains many natural features, including several islands, remnant channels and abundant diverse bankside vegetation. There are various habitats associated with the river, including woodland, meadows, scrub and ruderal areas. River Avon runs to the north of the site All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone Number of intact hedges and linear trees (HBA – Hedgerows 2011 – 12) No TPOs within site but along boundary: - TPO 138 - Kingsley School Playing Fields, off Northumberland Road, Leamington Spa TPO 91 - Beverley Hills, off Guys Cliffe Avenue Leamington Spa.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate/ mitigate for some of the habitat/ biodiversity issues itemised below. The loss of a large expanse of arable farmland should be mitigated by the creation, maintenance and enhancement of set-a-side arable fields, wild bird covers and fallows/stubbles to provide safe nesting sites and shelter alongside both a summer and winter food source for farmland birds. Grass margins at a width of 1.5-6 m adjacent to hedgerows and watercourses will deliver significant wildlife benefits. The enhancement and retention of such high value habitats such as hedgerows, ponds and brooks should be incorporated within development proposals. Broad buffer zones of rank grassland and scrub should be delivered in addition to the gapping up of existing hedgerows to be retained using native woody species of local provenance of crab apple and rowan. This will produce winter fruit for a wide range of bird species. The margins should be managed appropriately with seed mixes sown in the spring or autumn with grass margins left undisturbed in the summer and managed with existing hedgerows should be cut around one-third on a three year rotation. Veteran and mature trees particularly within hedgerows should be retained and incorporated within the development in areas of open space and retained semi-natural areas. All those hedgerows and trees that form the development boundary should be retained and enhanced. Each hedgerow and tree should be identified and protected to BS5837:2012. An adequate buffer zone should be place between any proposed development and the brook as an LWS tributary of the River Avon as not to adversely affect the character and value of the watercourse. Any proposed development at a minimum should not be</p>	<p>Potential coalescence between Old Milverton and Blackdown and the main urban area of Leamington From 2012 Landscape Study: Wider Landscape impacts and intervisibility could be greatly contained with GI provision.</p>
<p>North of Milverton 24.1 hectares (approx. 250 dwellings)</p>	<p>L07 (part)</p>	<p>Area comprises of arable land, rich hedgerows and allotments including a wide range of species. Northern edge consists of a linear pLWS/SINC River Avon SP36Li8d and a pLWS/SINC Hill Wootton Farm Meadows SP36E2 which should be retained and a buffer zone implemented to prevent direct or indirect impacts. River Avon runs along the north boundary with high potential for supporting protected species. Resurvey of pLWS /SINCs, River Avon and ponds necessary. All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone.</p> <p>HBA Local Wildlife sites (2012 – 13) north east corner of site crossed by linear LWS – tributary to River Avon (SP15Li18f). Description - this section of the river retains many natural features, including several islands, remnant channels and abundant diverse bankside vegetation. There are various habitats associated with the river, including woodland, meadows, scrub and ruderal areas. River Avon runs to the north of the site All species rich hedgerows, ponds and reed beds and mature trees should be retained with a buffer zone Number of intact hedges and linear trees (HBA – Hedgerows 2011 – 12) No TPOs within site but along boundary: - TPO 138 - Kingsley School Playing Fields, off Northumberland Road, Leamington Spa TPO 91 - Beverley Hills, off Guys Cliffe Avenue Leamington Spa.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate/ mitigate for the habitat/ biodiversity issues itemised below The loss of a large expanse of arable farmland should be mitigated by the creation, maintenance and enhancement of set-a-side arable fields, wild bird covers and fallows/stubbles to provide safe nesting sites and shelter alongside both a summer and winter food source for farmland birds. Grass margins at a width of 1.5-6 m adjacent to hedgerows and watercourses will deliver significant wildlife benefits. The enhancement and retention of such high value habitats such as hedgerows, ponds and brooks should be incorporated within development proposals. Broad buffer zones of rank grassland and scrub should be delivered in addition to the gapping up of existing hedgerows to be retained using native woody species of local provenance of crab apple and rowan. This will produce winter fruit for a wide range of bird species. The margins should be managed appropriately with seed mixes sown in the spring or autumn with grass margins left undisturbed in the summer and managed with existing hedgerows should be cut around one-third on a three year rotation. Veteran and mature trees particularly within hedgerows should be retained and incorporated within the development in areas of open space and retained semi-natural areas. All those hedgerows and trees that form the development boundary should be retained and enhanced. Each hedgerow and tree should be identified and protected to BS5837:2012. An adequate buffer zone should be place between any proposed development and the brook as an LWS tributary of the River Avon as not to adversely affect the character and value of the watercourse. Any proposed development at a minimum should not be</p>	<p>Potential coalescence between Old Milverton and Blackdown and the main urban area of Leamington From 2012 Landscape Study: Wider Landscape impacts and intervisibility could be greatly contained with GI provision.</p>
<p>Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)</p>	<p>L10</p>	<p>It is essential that Whitnash Brook LNR is retained and a considerable buffer zone is designated and implemented, with appropriate management of the buffer zone to meet objectives of the reserve. The Linear pLWS/SINC Whitnash Brook SP36G1 should be retained and a buffer zone implemented to prevent direct or indirect impact on the site. The brook is potential water vole habitat and needs to be protected. The size of the buffer zone for this linear habitat therefore depends on the presence or absence of water voles. A management plan for the brook should be written and implemented to ensure future good management and enhancement of the habitat. It is recommended that hedgerows are replaced with new hedgerow habitat through and around any development, comprising suitable native species, as advised by Arden Character area guidelines. Please refer to the hedgerow regulations for advice on their legal protection and requirements within Planning and Legal Context. The mature trees within the parcel should be retained. Each tree should have a buffer zone to protect the tree's roots from development. It is important that a buffer zone is in place to address health & safety issues of future tree loss impacting on development properties. Please refer to the section on tree preservation and protection within Planning and Legal Context.</p> <p>Recommendation This site is suitable subject to appropriate regard to in the development / layout process necessary to accommodate/ mitigate for some of the habitat / biodiversity issues itemised below. The most important habitat features are those associated with the Whitnash Brook, which provides a mix of wetland habitats acts as an important wildlife corridor and flood alleviation channel. The Whitnash Brook South plws should be incorporated into the existing Whitnash Brook LWS including wetland grassland and should be surveyed as an extension to the existing LWS. Consideration should be given to maintaining the vegetation buffer along Whitnash Brook to include the existing semi-improved grassland and open scrub on the western edge of the proposed development site. An adequate buffer zone should be place between any proposed development and the brook, as not to adversely affect the character and value of the watercourse. Any proposed development at a minimum should not be within 8 metres of the brook, the vegetated buffer zone of native plant species will allow the retention of any trees and shrubs along this boundary. Consideration should be given to maintaining the possible flood protection zone along the Whitnash Brook by maintaining the natural buffer in addition to conserving the associated wetland as a wildlife habitat. The hedgerows along the field boundaries noted as being species rich should also be recorded and maintained to BS5837:2012. They form part of the important local landscape and act as wildlife corridors to the south of Radford Semele.</p>	<p>There is development pressure to expand Sydenham and Whitnash south and east into greenfield areas of the Whitnash Brook valley, whilst there is also pressure to expand the village of Radford Semele. Both areas of expansion are likely to lead to the actual or perceived coalescence of the settlements. The rural setting, which includes managed nature reserve areas are well used public footpaths, has important functions for existing residents that are likely to be greatly undermined by some of the larger proposals for development adjacent the valley. Smaller land parcels are suggested for possible development where there would seem to be potential to retain the separate identity of Radford, the wider landscape character, some specific and distinctive landscape features and the multi-functional green infrastructure purposes of the valley. It is again considered important that viable agricultural units are retained. A commitment to excellence within new development is also essential - where some previous residential development in the locality seems to lack the potential to mature into attractive, desirable neighbourhoods in the longer term.</p>

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)	L07	N/A	<p>If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts</p> <p>County Highways Access comments 2015 - Area shaded on Additional Site Options 2 plan is smaller than the red line boundary plan. For large scale development the site would need 2 or 3 main points of access to adequately cope with the traffic that would be generated by the site. Access onto the A452 would be possible, traffic signals and/or a roundabout would provide opportunities for a high capacity access that could also act as a gateway associated with a change in speed limit. Would need to ensure that pedestrian/cycle facilities are provided along this frontage, and for development of just the 'coloured' part of the site on the Additional Site Options 2 plan good access to public transport on the A452 corridor needs to be provided with crossings, for larger scale development public transport serving the site itself would be required. This may also be combined with a halt railway station if one can be provided ie. Construction and timetable/stopping considered.</p> <p>Access onto Sandy Lane is more difficult given both the horizontal and vertical alignment of the road. There are no existing footways or street lighting, 50mph speed limit. Access could be achieved – but capacity of those accesses could be limited. Existing roundabout junction to the north (Old Milverton Lane/A452/Stoneleigh Rd) would need to be improved as would junctions and link capacity on the A452 corridor further north and south of the site.</p> <p>Access through to the residential area to the south via Guy Cliffs Avenue may be possible, but given the residential nature of those roads, widths, layout on-street parking etc, may only be suitable for pedestrian/cycle access/emergency link. Public transport could also be possible</p>	<p>Potential high impact on sewerage infrastructure capacity, known sewer flooding appraised as part of Severn Trent sewer investment programme. Further hydraulic modelling needed to identify impact.</p> <p>EA Groundwater Vulnerability records on GIS for sections of site – MINOR_H1 - Variably permeable groundwater with intermediate leaching potential / soils which can possibly transmit a wide range of pollutants</p> <p>EA Groundwater Vulnerability records on GIS for southern part of site – MINOR_H3 - Variably permeable groundwater high leaching potential / Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content</p> <p>EA Groundwater Vulnerability records for north-west section of site – MAJOR_H3 - Highly permeable groundwater with high leaching potential / coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content</p>	<p>Allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.</p>	<p>Alternative sites available, the very special circumstances to justify development in the greenbelt have not been demonstrated, land has important amenity value, would result in coalescence between Leamington and Old Milverton</p>	<p>Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.</p>
North of Milverton 24.1 hectares (approx. 250 dwellings)	L07 (part)	N/A	<p>If entire site was developed would need to dual the A452 or Leamington Northern Relief Road. Related works include improvements to the A452 Bericote and Blackdown roundabouts</p> <p>County Highways Access comments 2015 - Area shaded on Additional Site Options 2 plan is smaller than the red line boundary plan. For large scale development the site would need 2 or 3 main points of access to adequately cope with the traffic that would be generated by the site. Access onto the A452 would be possible, traffic signals and/or a roundabout would provide opportunities for a high capacity access that could also act as a gateway associated with a change in speed limit. Would need to ensure that pedestrian/cycle facilities are provided along this frontage, and for development of just the 'coloured' part of the site on the Additional Site Options 2 plan good access to public transport on the A452 corridor needs to be provided with crossings, for larger scale development public transport serving the site itself would be required. This may also be combined with a halt railway station if one can be provided ie. Construction and timetable/stopping considered.</p> <p>Access onto Sandy Lane is more difficult given both the horizontal and vertical alignment of the road. There are no existing footways or street lighting, 50mph speed limit. Access could be achieved – but capacity of those accesses could be limited. Existing roundabout junction to the north (Old Milverton Lane/A452/Stoneleigh Rd) would need to be improved as would junctions and link capacity on the A452 corridor further north and south of the site.</p> <p>Access through to the residential area to the south via Guy Cliffs Avenue may be possible, but given the residential nature of those roads, widths, layout on-street parking etc, may only be suitable for pedestrian/cycle access/emergency link. Public transport could also be possible</p>	<p>Potential high impact on sewerage infrastructure capacity, known sewer flooding appraised as part of Severn Trent sewer investment programme. Further hydraulic modelling needed to identify impact.</p> <p>EA Groundwater Vulnerability records on GIS for sections of site – MINOR_H1 - Variably permeable groundwater with intermediate leaching potential / soils which can possibly transmit a wide range of pollutants</p> <p>EA Groundwater Vulnerability records on GIS for southern part of site – MINOR_H3 - Variably permeable groundwater high leaching potential / Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content</p> <p>EA Groundwater Vulnerability records for north-west section of site – MAJOR_H3 - Highly permeable groundwater with high leaching potential / coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content</p>	<p>Allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.</p>	<p>Alternative sites available, the very special circumstances to justify development in the greenbelt have not been demonstrated, land has important amenity value, would result in coalescence between Leamington and Old Milverton</p>	<p>Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.</p>
Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)	L10	N/A	<p>Impact on wider transport network can be managed within current mitigation proposals</p>	<p>Loss of Grade 2 agricultural land. Eastern boundary within Flood Risk Zones 2, 3A & 3B</p> <p>Footpath runs east/west through northern section</p>	<p>Allocated for Mixed Use development</p>	<p>Increase in traffic and congestion. Infrastructure costs uneconomic. Not needed. Impact on Campion School. Danger of coalescence. Loss of habitat. Access issues. Loss of archaeology. Pollution. Risk of flooding.</p>	<p>Included as part of larger site (see below)</p>

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
North of Milverton (whole area including safeguarded land) 73.3 hectares (approx. 1,288 dwellings)	L07	Not included as a proposal so limited number of responses relating specifically to this site. A significant amount of support for the changes to the development strategy with development focused away from the north Leamington Greenbelt. However, also a significant number of objections suggesting inclusion of this site would be fairer and would ensure impacts are not concentrated and infrastructure would be more able to cope	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.	Partially allocated (see below). Remainder removed from Green Belt and safeguarded
North of Milverton 24.1 hectares (approx. 250 dwellings)	L07 (part)	Not included as a proposal so limited number of responses relating specifically to this site. A significant amount of support for the changes to the development strategy with development focused away from the north Leamington Greenbelt. However, also a significant number of objections suggesting inclusion of this site would be fairer and would ensure impacts are not concentrated and infrastructure would be more able to cope	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.	Allocated for 250 dwellings with potential for employment and park and ride.
Whitnash East (Part) 7.5 hectares (approx. 175 dwellings)	L10	Concern about loss of agricultural land, access, impacts on the transport infrastructure, impact on the historic area of Whitnash, impact on ecology, flood risk and perceived coalescence with Radford Semele	Has planning permission for 209 dwellings. This is included as a commitment.	

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	Potentially suitable dependent upon findings of a full Transport Assessment and improvements to highway network to mitigate any transport safety issues.	Landowner is willing to release land for development	Subject to ability to satisfactorily address any issues arising from a full Transport Assessment	The site is situated to the south of Whitnash, defined by Golf Lane and the Leamington & County Golf Club to the west, the railway line to the east and existing residential development to the north. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). Given the scale of proposed development it is less likely to support a range of sustainable transport options or reduce the need to travel as some of the larger allocations. There is a bus stop within 250 m of the site. Increased traffic as a result of proposed development could have impacts on the junction of Golf Lane and Whitnash Road as well as the junction of Heathcote Road and Tachbrook Road. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network. There is potential for minor long term negative effects on landscape as the site is well contained parcel of land where development would not have a major impact on the overall landscape setting around Warwick and Leamington Spa. Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on SA objective 5 (prudent use of land) and 9 (air, water & soil quality). There are two pLWS/SINCs adjacent to the east and west of the site and mature species rich hedgerow along the boundary of the site. These should be protected from development and enhanced where possible. The site has some historic value as the ridge and furrow pattern present is typically derived from farming techniques in the Middle Ages and therefore there is potential for a minor long term negative effect on heritage
Sydenham Industrial Estate North, Sydenham	L13	Not suitable due to environmental conditions of location within employment area.	Owner is working towards the submission of a planning application		
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	Potentially suitable, subject to amendment to Area of Restraint boundary	Landowner is willing to release land for development within 2 years	Achievable subject to market. The scale of development will require contributions towards improved infrastructure and services. Existing agreement allows for	As with the other allocations, the delivery of 280 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion. The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the B4087 Tachbrook Road/Harbury Lane experiences high volumes of traffic. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Development of the site will lead to the loss of Greenfield with long term negative effects on the prudent use of land and there is the potential for minor long term
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	Physical constraints - no means of access, dependant upon agreement with third party, north eastern part of site slopes away steeply - development on part of site would be highly visible from surrounding countryside	Willingness to bring forward site within three years	Achievable in medium term subject to securing suitable access to the site	The delivery of between 220 - 250 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. In relation to travel and transport, the site has good access to public transport leading to Leamington's Centre with a bus stop within approximately 50 m from the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the west of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface. The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.
Court Street	L33	Potentially suitable, as part of a mixed use development	Warwick District Council is working in partnership with the private sector to assemble a site for the delivery of a housing scheme for (in large part)	Potentially achievable, subject to viability	
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	Site abuts Leamington Spa Conservation Area. Part employment allocation, part Opportunity Site supporting mixed use development. Bus depot currently in use. Some protected trees. Limited access. Noise from railway line and bus depot. Potentially suitable subject to comprehensive redevelopment.	Majority of site vacant and available. Alternative location for bus depot required	The site is understood to be achievable, subject to the market and relocation of the bus depot. The scale of development will require contributions towards improved infrastructure and services. This may require third party land and the agreement of statutory bodies.	It is expected to have similar effects (albeit slightly greater given the large size) to the allocation at the Former Ridgway School on: housing; employment; health and well being; poverty and social exclusion; the prudent use of land; and the natural environment and landscape. The effects on air, water and soil are similar to those identified for the allocation at Leamington Spa Fire Station although there is a potential existing noise source from the railway. The effects regarding travel and transport are positive as the site is situated within Leamington Spa adjacent to the railway track and in close proximity to the railway station and therefore has good access to public transport. In addition, the effects on crime are more certain and considered to be positive in the long-term as the development also has the potential to improve what is considered a crime hotspot (Warwick District Council, Community Protection Officers). The site abuts the Leamington Spa Conservation so there is the potential for a negative effect; however, careful planning and design of development could help to enhance the setting of the Conservation with a long term positive effect on heritage. There are some protected trees on site and these should be protected from development and retained where possible

Site (including site area and potential capacity)	Greenbelt Assessment			Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	non green belt land	non green belt land	Medium
Sydenham Industrial Estate North, Sydenham	L13	N/A	N/A	N/A
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	Non green belt land	Non green belt land	Medium
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	<p>W10 - Meets three purposes of the greenbelt - Contributes to safeguarding the countryside from encroachment East of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, retention of the greenbelt will assist urban regeneration by encouraging the recycling of derelict land.</p> <p>Joint Green Belt Study 2015 - Site within parcel RL3</p> <ul style="list-style-type: none"> Parcel plays some role in preventing further ribbon development along the western edge of Welsh Road towards the village of Offchurch. Several large dwellings and small clusters of farm buildings are scattered throughout the parcel. These large buildings compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised. Few of the buildings represent urbanising influences that encroach upon the countryside Distance between Leamington Spa and Offchurch is 2.5km across the parcel. It also separates Leamington Spa and Cubbington. The River Leam runs along the southern and eastern boundaries. It creates a floodplain that is mostly unsuitable for development. This significant boundary is some way distant from Leamington and the green belt helps to prevent encroachment. However, it does not prevent encroachment to the east of Welsh Road – mostly sits close to edge of Leamington Spa. It is adjacent to the Royal Leamington Spa Conservation Area. It contains areas of high ground which offer viewpoints into the historic core. It is considered to contribute to the setting of this historic town. All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	W10 - whilst it is difficult to justify expansion of Leamington on this eastern boundary in landscape planning terms however there is potential that development could be visually contained.	Medium value
Court Street	L33	N/A	N/A	N/A
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	N/A	N/A	N/A

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	This small site is well contained and development here would not have a major impact on the overall setting of the towns. However it has some historical value and could set a precedent for further expansion south.
Sydenham Industrial Estate North, Sydenham	L13	N/A
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	Although this site is partly on high ground, if sensitively developed it could be a relatively discreet urban extension.
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	<p>A sensitive development could avoid being visually prominent and might have potential landscape benefits. It is recommended that a slope at the south east corner of the site is not developed.</p> <p>Considerations for Sustainable Landscape Planning Report, November 2012 8.6 Red House Farm, Lillington. This generally flat, greenfield site is situated on high ground south of the Lillington residential estate and is included in the WDC SHLAA report as site L23. In spite of the topography, it is concluded that a sensitively considered development here could avoid being visually prominent and might have potential landscape benefits e.g. opportunities to make good some urban fringe problems and also to create a better transitional zone at the urban-rural interface. It is recommended that a slope at the south-east corner of the site is not developed.</p> <p>Considerations for Sustainable Landscape Planning Report, November 2012 – Appendix A 5.4.0 Conclusions: 5.4.1 Pending more detailed review of possible site constraints and infrastructural requirements, the Red House Farm site appears to offer good potential for future urban expansion. Opportunities and Assets: <ul style="list-style-type: none"> • Some good landscape assets to retain around the boundaries. • Generally flat building areas. • Opportunity to use unique topography of south-east corner for green infrastructure. • Considered design could enhance urban/rural interface. • Excellent aspect and outlook for new homes. • Potential to remove / enhance present 'urban fringe' elements and to design to avoid them returning. • Existing footpaths provide access to countryside and regional recreation facilities. Constraints and Challenges: <ul style="list-style-type: none"> • To achieve successful integration between the existing and proposed built environment. • Achieve suitable vehicular access. • Create sustainable urban fringe landscape. • Avoid detrimental impacts on wider landscape. </p> <p>Considerations for Sustainable Landscape Planning 2014 Addendum – Appendix B Land south of the Red House Farm Allocation, Lillington, Leamington Spa (R156)</p>
Court Street	L33	N/A
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11		In flood zone 1. Medium risk of flooding from land some areas indicated as being 'more'. Medium risk of flooding from groundwater. Low risk of flooding from artificial sources. risk of groundwater should be considered further during a FRA. A detailed study may be required. susceptible to surface water flooding
Sydenham Industrial Estate North, Sydenham	L13		
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14		Low risk of flooding from land and residual risk from partially potential reservoir risk from Draycote Water. Low to medium risk of flooding from groundwater which should be considered further during a FRA
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)		Flood zone 1. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA. Update to SFRA, 2012 Table 7: Flood Risk to Current Potential Allocation Sites L23 • FZ1 • Flooding from land - Low to Medium – a few small areas indicated as being 'less' and 'more' susceptible to surface water flooding. • Flooding from Groundwater - Medium – The local risk of groundwater should be considered further during a FRA. A detailed study may be required. • Flooding from artificial sources - Low 2015 info - ST note – April 2012 Potential impact of proposed developments on sewerage infrastructure assets This site (located to the south of Mill Hill according to the GIS data) is located immediately upstream of a small sewage pumping station off Mill Hill. This pumps the most of Baginton to the main 3000mm dia. Coventry eastern interceptor sewer to Finham STW. Subject to detailed hydraulic modelling and capacity checks at Mill Hill SPS capacity problems are not envisaged. Potential impact on sewerage infrastructure - Low - subject to the hydraulic modelling 2015 info - Water Cycle Study (Halcrow, March 2010) Appendix D Technical Analysis - Sewerage Comments L23 - This development is located immediately adjacent to significant known sewer flooding problems. Capacity improvements to alleviate this flooding problem are currently being appraised as part of Severn Trent's sewer flooding investment programme. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity. Potential impact on sewerage infrastructure - High – Known flooding downstream In terms of the alternative option scenarios the sites North of Milverton, and Land at Red House Farm (Campion Hills) are remote from the WwTW and there are existing flooding issues downstream of these sites. However, Severn Trent are currently investing in sewer flooding projects, and further modelling would be required to assess whether the sewer upgrades could accommodate the proposed development.
Court Street	L33		
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35		Flood Zone 1. Low risk of surface water flooding. Low to medium risk of flooding from groundwater - local risk should be considered during a FRA.

Site (including site area and potential capacity)		Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
	ref		
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	The pLWS/SINC Whitnash Meadow SP36G2 and Linear pLWS/SINC Railway Cutting SP36K1 should be retained and a buffer zone implemented to prevent direct or indirect impact on these sites. The relatively rare calcareous grassland within the pLWS/SINC Whitnash Meadow and the other areas of semi improved grassland should be retained and buffered to prevent impact from run off and changes to hydrology affecting the site. A management plan should be written and implemented for these grasslands to maintain their biodiversity value. It is recommended that the species rich hedgerows are retained with a buffer zone. The less biodiverse hedgerows should be replaced with new hedgerow habitat through and around any development, comprising suitable native species, as advised by Arden Character area guidelines. Please refer to the hedgerow regulations for advice on their legal protection and requirements within Planning and Legal Context. The pond (ID#16,17) within the amenity grassland is a valuable habitat and therefore should be retained with a buffer zone that will suitably protect its biodiversity value. The mature trees within the parcel should be retained. Each tree should have a buffer zone to protect the tree's roots from development. It is important that a buffer zone is in place to address health & safety issues of future tree loss impacting on development properties. Refer to the section on tree preservation and protection within Planning and Legal Context. This parcel of land has a high biodiversity value and the loss of this biodiversity through development would be a great loss. The majority of this parcel is unfavourable for development due to the proportion of ecologically significant habitats.	There is development pressure to expand Sydenham and Whitnash south and east into greenfield areas of the Whitnash Brook valley, whilst there is also pressure to expand the village of Radford Semele. Both areas of expansion are likely to lead to the actual or perceived coalescence of the settlements. The rural setting, which includes managed nature reserve areas are well used public footpaths, has important functions for existing residents that are likely to be greatly undermined by some of the larger proposals for development adjacent the valley. Smaller land parcels are suggested for possible development where there would seem to be potential to retain the separate identity of Radford, the wider landscape character, some specific and distinctive landscape features and the multi-functional green infrastructure purposes of the valley. It is again considered important that viable agricultural units are retained. A commitment to excellence within new development is also essential - where some previous residential development in the locality seems to lack the potential to mature into attractive, desirable neighbourhoods in the longer term.
Sydenham Industrial Estate North, Sydenham	L13	N/A	N/A
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	The small section of woodland is of high biodiversity value and should be protected from development, including designation and implementation of a buffer zone of 50 metres around the site. This is to prevent damage to the woodland site from direct impact of root damage, or from indirect issues including changes to site hydrology, compaction, and increased temperature from development. With mature trees in the woodland, it is important that a buffer zone is in place to address health & safety issues of future tree loss impacting on development properties. It is recommended that the species rich hedgerows are retained with a buffer zone. The less biodiverse hedgerows should be replaced with new hedgerow habitat through and around any development, comprising suitable native species, as advised by Arden Character area guidelines. Please refer to the hedgerow regulations for advice on their legal protection and requirements within Planning and Legal Context. The mature trees within the parcel should be retained. Each tree should have a buffer zone to protect the tree's roots from development. It is important that a buffer zone is in place to address health & safety issues of future tree loss impacting on development properties. New areas of tree planting should compensate for the loss of the scattered trees within the parcel. All planting should be native and sourced locally. Please refer to the section on tree preservation and protection within Planning and Legal Context. Any development within this parcel would need to consider the area of woodland and have suitable mitigation for any hedgerow losses.	There is development pressure to expand Sydenham and Whitnash south and east into greenfield areas of the Whitnash Brook valley, whilst there is also pressure to expand the village of Radford Semele. Both areas of expansion are likely to lead to the actual or perceived coalescence of the settlements. The rural setting, which includes managed nature reserve areas are well used public footpaths, has important functions for existing residents that
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	Predominately arable with mature hedgerows and trees and improved grassland with low ecological value. The hedgerows are the most ecologically significant aspect of this parcel due to their number and their value to wildlife. Ponds provide opportunities for breeding amphibians and will need to be surveyed. Minor watercourse is potential water vole habitat and should be surveyed.	N/A
Court Street	L33	N/A	N/A
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	N/A	None

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	N/A	Access issues can be resolved. Impact on wider transport network can be managed within current mitigation proposals	Impact on open countryside of medium landscape value. Mollington Hill potential SINC to west of site. Likely impact of worsening highway safety at junction of Golf Lane and Whitnash Road and potential impact on the junction of Heathcote Road and Tachbrook Road. Loss of ridge and furrow. The site is likely to drain directly to the Golf Lane SPS. Hydraulic modelling should be undertaken to confirm that there is sufficient capacity in the SPS for the development.	Allocated for housing and Open Space	Lack of suitable drainage. Increased traffic and congestion. Pressure on schools and other services. Infrastructure required. Loss of habitat. Impact on golf course. Highly visible due to topography. Results in creep of urbanisation into countryside.	Allocated for 100 houses with open space.
Sydenham Industrial Estate North, Sydenham	L13	Identified as one of the employment areas where there is potential for redevelopment and regeneration. This will be delivered via a dedicated policy ensuring that any current business will be supported in their relocation.	No specific improvement to strategic transport network required to accommodate the additional traffic. Can be dealt with as part of the strategic transport proposals. Location within urban area means alternative transport modes could be used.		Not identified. Site not available	No specific representations	Not specifically identified, although the Sydenham Industrial estate - of which this forms a part - was identified as an area where there are vacancies and there is potential to consolidate employment land and in so doing bring forward some land for housing. Employment land to be replaced elsewhere to a higher quality
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	N/A	Access issues can be resolved. Impact on wider transport network can be managed within current mitigation proposals	Footpath runs north/south through site. Underground electricity cable hard along boundary. There is a 225mm diameter foul sewer crossing the west of the site. There are no known sewer flooding problems downstream of this development but hydraulic modelling will be required to confirm the extent of any capacity improvement works and to confirm capacity at Grove Farm SPS.site which drains to the Grove Farm SPS located to the south	Allocated for Housing and Open Space	Increase in traffic and congestion. Infrastructure costs uneconomic. Not needed. Impact on Campion School. Danger of coalescence. Loss of habitat. Access issues. Loss of archaeology. Pollution. Risk of flooding. Additional pressure on services	Allocated together with other sites in the south as part of Masterplan area
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	N/A	No improvements directly related. Can be accommodated in proposed traffic mitigation measures	Limited access into site EA records of areas subject to ground water flooding show it is susceptible to superficial deposits flooding and has an area classification of <25% (proportion of each 1 km square that is susceptible to groundwater flood emergence) EA Groundwater Vulnerability records – MINOR_H2 - Variably permeable groundwater high leaching potential / deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential (across north-eastern edge of site).	Site allocated for residential development for 220 dwellings	Generally supportive comments. Concern over potential drainage issues and treatment of sewage due to recent flooding in Lillington and that greenbelt should only be developed where there are very special circumstances. Concern that the site occupies the highest point in town so will be seen for miles around.	Area extended to reflect potential opportunities for the wider regeneration of Lillington.
Court Street	L33	Includes derelict former tyre depot and some loss of parking associated with Motorcycle dealership	No specific improvement to strategic transport network required to accommodate the additional traffic. Can be dealt with as part of the strategic transport proposals. Location within urban area means alternative transport modes could be used.		Not identified. Site not available	No specific representations	Not identified. Site not available
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	The Local Plan allocates the western part of the site for employment uses and the eastern part of the site as an Opportunity Site for mixed uses. The Station Area Development Brief suggests a mix of business and residential uses, depending upon the relationship between the bus depot and any residential use.	Current access issues could be resolved if the site is developed comprehensively	Low potential impact on sewerage infrastructure. Hydraulic modelling will be required to assess sewer capacity and performance on a downstream combined sewer overflow.	The site was included as a committed housing site for 150 dwellings based on the proposals for mixed housing and employment uses in the Station Area Development Brief.		The site was included as a housing allocation for 220 dwellings. Following the sale of parts of the site to the Homes and Communities Agency and a Registered Housing Provider, the comprehensive development of the site for housing is looking more likely. The Council is working with Stagecoach to assist with the relocation of the Bus Depot.

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
Golf Lane / Fieldgate Lane, Whitnash 4 hectares (approx. 100 dwellings)	L11	Concern about flooding, access, infrastructure, ecology and impact on landscape	Has planning permission for 94 dwellings. This is included as a commitment.	
Sydenham Industrial Estate North, Sydenham	L13	No representations	Included. Land assembly and proposals demonstrate this specific site is viable and deliverable.	Planning Permission granted for 147 dwellings
Land at Woodside Farm, Whitnash 11 hectares (approx. 250 dwellings)	L14	Concern about access, in particular, but also about impact on wider highway network and the on landscape, loss of agricultural land and infrastructure	Has planning permission for 250 dwellings. This is included as a commitment.	
Red House Farm 8.7 hectares (approx.200 dwellings)	L23, R156 (proposed extension - 17.4ha / 180 dwellings)	There was a relatively low level of response to this site and of those who did respond, there was a significant amount of support on the basis that it could provide regeneration in Lillington and is well located in terms of services	Site included. Further work completed on how the site could help to underpin the viability and deliverability of a wider regeneration scheme in Lillington including significant environmental and housing improvements in the areas around the Crest. Potential for net number of houses delivered to slightly exceed 250	
Court Street	L33	No specific representations	Included for 50 dwellings. Site assembly opportunities explored by linking Council owned land with privately owned land to make scheme viable	Capacity increased to reflect planning permission on southern part of the site and emerging proposals on northern part of te site
Land at Station Approach, Leamington Spa 4.47 hectares (approx. 220 dwellings)	L35	Mixed support and objections. Concern about loss of the car park and the bus depot	Site included. Work progressed on relocation of existing bus depot	Has planning permission for 212 dwellings

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36	No policy restrictions. Physical constraints include Flood Zones 2, 3A & 3B along south eastern perimeter of site. Protected trees in north east corner. Railway runs along western boundary. River Leam potential SINC to south east of site. Adjacent to Leamington Spa Conservation Area. Spa Gardens Registered Park and Garden of Special Historic Interest to the south east. Site satisfactory subject to mitigation against noise from railway and protection of assets of acknowledged importance	Site currently in use - not currently available	Achievable in latter phase of plan period subject to relocation of existing use.	There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live. There is potential for minor negative effects on historic environment as: there is one listed building to the east of the site; the site is adjacent to a register park and garden; the site is within the Leamington Spa Conservation Area[1]; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. In relation to travel and transport, the site has good access to public transport with a bus stop within the site, although at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	Approximately 38% of the site is within Flood Zones 2, 3A & 3B. Protected trees throughout the site. Site partly within or adjacent to Leamington Spa Conservation Area. River Leam potential SINC to the south of the site. Spa Gardens Registered Park and Garden of Historic Interest to south of the site. Buildings on Portland Place frontage to east of site all Listed Grade II. Suitable in part (1.08 hectares). Site currently in use.	Subject to relocation of existing use	Subject to relocation of existing use	The allocation will provide land for 60 dwellings on brownfield land to meet the current (and potentially additional) residential needs in the area. It is expected to have similar effects to the allocation at the Former Ridgeway School on: housing; employment; health and well being; poverty and social exclusion; the prudent use of land; and the natural environment and landscape. The effects on air, water and soil are similar to those identified for the allocation at Leamington Spa Fire Station. The effects regarding travel and transport are more positive as the site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site. It is within walking distance of Leamington Town centre. Potential effects on historic environment are considered to be negative at this stage as there are a number of listed buildings adjacent to the western boundary, is adjacent to the Leamington Spa Conservation Area; there is a Registered park and Garden adjacent to the
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	Potentially suitable in part (circa 37 ha - to exclude school and provide buffer to Whitnash Brook) subject to: provision of social and community facilities, access arrangements, significant buffer to protect LNR and potential SINC; areas at risk of flood; and properties from noise and vibration from railway, amendment to Area of Restraint boundary	Most recent information suggests the site are will exclude the school (10.4ha)	Achievable although the scale of development will require significant contributions toward improved infrastructure and services, including transport, education, health and parks and open spaces. This may	The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). There is also the potential for a long term positive effect on SA objective 13 through the provision of community facilities. Development at this site will require significant contributions towards infrastructure and services, including transport, health, education and parks and open spaces. Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible. Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on:
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40	Policy restrictions include the loss of sport & recreation facilities, which are still in active use. The site is adjacent to Leamington Spa Conservation Area. There are localised flooding problems across the northern boundary. Lillington Brook traverses this northern boundary and is culverted under part of the site. There is a filled pond on the line of the culvert which is potential contaminated land. Potentially suitable subject to the satisfactory relocation of existing sports facilities and the satisfactory attenuation of flood water	The site is not currently available but the owners have indicated a willingness to relocate should a suitable site become available	Subject to the satisfactory relocation of the existing club	There is the potential for minor long term negative effects on the prudent use of land, health and the landscape as the site is Greenfield land surrounded by existing development and would result in the loss of sports and recreational facility. Potential effects on historic environment are considered to be negative at this stage as there are a number of listed buildings to the west of the allocation; the site is adjacent to the Leamington Spa Conservation Area; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects. In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of
Leamington Fire Station	L45	Potentially suitable subject to satisfying highway safety issues	Site no longer available	Potentially achievable subject to relocation of existing use.	
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	Physical constraints - site is within a water source protection zone and an area of groundwater vulnerability. A minor watercourse and footpath traverse the site. Loss of grade 2 agricultural land over large area of the site Potentially suitable subject to alteration of Green belt boundary	Owner of large part of site has expressed willingness to make the site available	Development understood to be achievable subject to the market although the scale of development will require significant contributions towards infrastructure	The effects on prudent use of land and transport, are expected to be similar to those identified for North of Milverton (East) as the site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1 mile) and the development at this site would lead to the loss of Greenfield and Green Belt Land. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, there is potential for contamination to be present as the site contains an old quarry. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. There is the potential for a long term major negative effect on landscape and a minor negative effect on natural environment as the area has been identified as being of high landscape value; there is a disused quarry and a water course on the site which could provide habitat for a number of protected species. Also the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality. The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56	Adjacent to L11, which has planning permission for residential development Recommendations			Draft SA of New Site Options 2016 - The delivery of approx. 59 dwellings has the potential for a long term minor positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. ... Evidence suggests that whilst development at the site is unlikely to lead to any significant negative effects on the overall landscape setting around Warwick and Leamington, it may represent expansion / ribbon development towards the south east. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6.

Site (including site area and potential capacity)	Greenbelt Assessment			Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36	N/A	N/A	N/A
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	N/A	N/A	n/a/A
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	non green belt land	non green belt land	Medium
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40	N/A	N/A	N/A
Leamington Fire Station	L45	N/A	N/A	N/A
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	<p>WL7 - Meets four purposes - contributes to restricting sprawl from the north of Leamington, contributing to safeguarding the countryside from encroachment north of Leamington Spa, contributes to preserving the setting and special character of Leamington Spa, will assist urban regeneration by encouraging recycling of derelict land.</p> <p>Joint Green Belt Study 2015 – land parcel RL2</p> <ul style="list-style-type: none"> • It plays a role in preventing ribbon development along several roads leading out of Cubbington and the north of Leamington Spa: Leicester Lane, West Hill Road, Kenilworth Road and Sandy Lane. • Large parts are open and free from development to north. More development south of West Hill Road. Two further elements that compromise the openness of the green belt to the south (North Leamington Secondary School and Blackdown Hall). These also represent urbanising influences which represent significant areas of encroachment in to the Green Belt. • Leamington Spa sits roughly 700m from the edge of Blackdown. National Agricultural Centre at Stoneleigh measured from the northern tip of Leamington is roughly 2.2km to the north. Measured from the same point, the village of Ashow is located c. 2.1km to NW. • The River Avon lies to the NW and protects the countryside to the west from encroachment by Leamington. A small tributary of the Avon runs along the northern boundary. However, these boundaries are a significant distance from the existing edge of Leamington and therefore are not considered to protect the countryside from encroachment. • The parcel does not overlap with a Conservation Area within an historic town. From the footpath to the west of West Hill Farm, off West Hill Road, All Saints Church in the historic core of Leamington Spa is visible. There are also clear views to St Marys Church in the historic core of Warwick. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	No further assessment	High value
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56	Non green belt land	n/a	

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36	
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	The railway line makes a definitive edge to Whitnash and there are constraints for development of this area. However, as it is relatively hidden from the main towns and their approaches, in theory this area could be developed without significant harm to the landscape setting of Warwick or Leamington. Landscape Assessment review (January 2016) - addresses area in general and mentions L39 at paragraph 8.2.2. Section 8 of Appendix A refers in general: 8.2.2 It is therefore very important that if L39 is allocated for development to the south that the proposed scheme includes a more generous and thoughtful approach to green infrastructure provision. The proposed allocation will push the settlement footprint a further 400–500m south into an arable landscape and it will be notable from the footpaths south of Radford Semele.
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40	
Leamington Fire Station	L45	
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	Landscape Sensitivity and Ecological and Geological Study – produced by Warwickshire County Council Ecological Services & Biodiversity Audit and WCC Landscape Architects, November 2013 Parcel BG_01 High sensitivity to both housing and commercial development November 2012 work - Landscape has a range of assets which could help to provide a distinctive development. Green infrastructure planning could provide considerable benefits to future and existing residents. Should aim to create network of non vehicular routes around north Leamington including wildlife corridors and other multifunctional uses. Setting of Old Milverton and the Avon Valley should be protected. Visual impacts could be mitigated by avoiding built development on some areas of high ground. The extent of sustainable development might be defined by acceptable infrastructure provision
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56	Landscape Assessment review January 2016 - 9.3.1 The apparent access constraints for this site would need to be overcome. The site is relatively high and design should take account of this and utilise an approach to minimise visual impacts. If this site was allocated for development, it is likely to form the edge of settlement for the foreseeable future. It would therefore be appropriate to assign a generous landscape approach to ensure an appropriate 'transition' from settlement to open countryside. Landscape Character Assessment for South of Warwick – Appendices (2009) (LA03) Previous work was undertaken on adjacent site – Land south of Fieldgate Lane – assume the issues may be similar: Study Area Reference: Site J: Land south of Fieldgate Lane Study Area Description: The smallest study area at four hectares and essentially one field of permanent pasture with mature overgrown boundary hedges. Lying immediately south of Whitnash, the site is defined by Fieldgate Lane (off Golf Lane) to the north, Golf Lane (turning to an unadopted track) to the west, the Birmingham to London railway line to the east, and, detached dwellings in large gardens to the south. Landscape Character: The study area is located in the Feldon and Dunsmore character area and within the Feldon Parklands landscape type although also at the edge of the Plateau Fringe landscape type: The site gently rises from around 60 metres AOD in the north-east corner beside the railway track to over 70 metres AOD at the south-west corner adjacent to Golf Lane – therefore having a northerly aspect. Ridge and furrow is notable. The site is well contained topographically and by vegetation. In the wider context, the Leamington and County Golf Club lies to the west and south-west, and beyond this Harbury Lane and Tachbrook Mallory. Further to the south and east is open agricultural land, whilst to the north is the town of Whitnash. Visual Issues: The hedges provide a level of enclosure but housing on the south side of Fieldgate Lane will have views into the field. Vegetation encloses the northern boundary whilst the railway embankment and vegetation enclose the eastern boundary and block longer views towards the east. Overgrown hedgerows on both sides of Golf Lane enclose the site to the west and prevent views of the Golf Course. Historic and Cultural Issues: The ridge and furrow pattern present in this field is typically derived from farming techniques in the middle ages where a non-reversible plough was used to cultivate the land over many years. Once a common sight throughout the English Midlands it has become much less common due to urbanisation and deep ploughing by modern reversible ploughs. Good examples, such as on this site, are now usually restricted to land that has been managed as permanent pasture over centuries. This is the best example of ridge and furrow noted in all the study areas for this report, although other good examples are known to exist west of the A46 and around Hampton Magna. Ecological Features: As noted above, this pasture could be old and species rich. Pasture with hedgerows can support a varied biodiversity. The railway corridor to the east has previously been identified as a potential SINC site, as has the Golf Course to the west. Landscape Condition: The hedges are becoming overgrown but are generally intact. Planning Issues The entire site is within a Dap 2 Area of Restraint. The entire site also falls within the Rap 1–Rap 16 Rural Policies area. Conclusion / Recommendation:

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36		Mainly flood zone 1 with southern boundary in flood zones 2 and 3. Low risk of surface water flooding. Low risk of flooding from groundwater - local risk should be considered during a FRA.
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37		Flood zones 1, 2 and 3. High risk of surface water flooding - opportunities to improve the situation should be considered through the FRA. Low to medium risk of flooding from groundwater - should be considered further through the FRA.
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 13 for further details	Site drainage should consider highways culvert on not to increase surface water or highway flooding on the A425. Update to SFRA, 2012 Table 7: Flood Risk to Current Potential Allocation Sites Land at South Sydenham and east of Whitnash (ID code 1C/L39) • Flood zones - Mainly FZ1 with eastern boundary in FZ2 and FZ3 • Flooding from land - low – a few small areas indicated as being 'less' susceptible to surface water flooding. • Flooding from groundwater - low to medium – the local risk of groundwater should be considered further during a FRA.. • Flooding from artificial sources - low– Residual Risk. Partially potential reservoir risk from Draycote Water.
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40		Not located in flood zones 2 or 3
Leamington Fire Station	L45		Flood zone 1. Low to medium risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA.
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 12 for further details	Flood zone 1. Low risk of surface water flooding. Medium risk of ground water flooding- should be investigated further through a FRA. Update to SFRA, 2012 Table 7: Flood Risk to Current Potential Allocation Sites Land at Blackdown (ID code: L48) • Flood zones - FZ1 • Flooding from Land - Low – a few small areas indicated as being 'less' susceptible to surface water flooding. • Flooding from Groundwater - Medium – The local risk of groundwater should be considered further during a FRA. A detailed study may be required. • Flooding from Artificial Sources - Low From survey of potential impact of proposed developments on sewerage infrastructure assets, Severn Trent comments, April 2012: Blackdown (comments based on 1170 units) (options1, 4) Longbridge Sewage Treatment Works catchment Comments: The site is located at the edge of the Longbridge catchment. The site is likely to drain in a westerly direction and there are a number of connection options, some of which have known capacity constraints downstream. Hydraulic modelling should be undertaken to confirm the extent of any required capacity improvements for this level of development. Potential impact on sewerage infrastructure: high - known flooding downstream
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56		EA records of areas susceptible to surface water flooding (April 2009) – east corner of site adjacent to railway. • Both L55 and L56 are in Flood Zone 1. • FRA required and it will be best to incorporate both sites as one to attenuate surface water discharge 1 in 100 year +30% storm event • SWS to be discharged to Whitnash brook as this part of the brook sits in Flood Zone 3a which is a functional floodplain. • The two sites are affected by low to medium surface water flooding along the north western part for L55 and southern part of the site for L56. Northern corner of site - EA – area susceptible to ground water flooding (May 2013): area classification – from <25% to <50% in general area - clearwater and superficial deposits flooding No specific records of surface water flooding on GIS

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36	N/A	N/A
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	N/A	None
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	It is essential that Whitnash Brook LNR is retained and a considerable buffer zone is designated and implemented, with appropriate management of the buffer zone to meet objectives of the reserve. The Linear pLWS/SINC Whitnash Brook SP36G1 should be retained and a buffer zone implemented to prevent direct or indirect impact on the site. The brook is potential water vole habitat and needs to be protected. The size of the buffer zone for this linear habitat therefore depends on the presence or absence of water voles. A management plan for the brook should be written and implemented to ensure future good management and enhancement of the habitat. It is recommended that hedgerows are replaced with new hedgerow habitat through and around any development, comprising suitable native species, as advised by Arden Character area guidelines. Please refer to the hedgerow regulations for advice on their legal protection and requirements within Planning and Legal Context. The mature trees within the parcel should be retained. Each tree should have a buffer zone to protect the tree's roots from development. It is important that a buffer zone is in place to address health & safety issues of future tree loss impacting on development properties. Please refer to the section on tree preservation and protection within Planning and Legal Context.	There is development pressure to expand Sydenham and Whitnash south and east into greenfield areas of the Whitnash Brook valley, whilst there is also pressure to expand the village of Radford Semele. Both areas of expansion are likely to lead to the actual or perceived coalescence of the settlements. The rural setting, which includes managed nature reserve areas are well used public footpaths, has important functions for existing residents that are likely to be greatly undermined by some of the larger proposals for development adjacent the valley. Smaller land
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40	N/A	N/A
Leamington Fire Station	L45	N/A	N/A
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	<p>Minor watercourse designated as a LWS linked to the River Avon (SP15Li8f) Setting of Old Milverton and the Avon Valley should be protected.</p> <p>An adequate buffer zone should be place between any proposed development and the brook separating the two arable fields, as not to adversely affect the character and value of the watercourse. Any proposed development at a minimum should not be within 8 metres of the brook. The vegetated buffer zone of native plant species will allow the retention of any trees and shrubs along this boundary.</p> <p>All those hedgerows and trees that form the development boundary should be retained and enhanced. Each hedgerow and tree should be identified and protected to BS5837:2012.</p>	From Landscape Study 2012: Development here would be partially intevisible with land to the west. Visual impacts could be reduced by avoiding development on the higher ground.
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56	<p>Local Wildlife Site- Mollington Hill (SP36G3) on part of golf course on opposite side of road – description of site (formerly a SINC) includes following: The SINC consists of several disconnected areas of species-rich semi-improved limestone grassland, forming roughs within the Leamington and County Golf Course on the southern edge of Whitnash, 3 km south-south-west of Leamington Spa. The golf course is bounded on the north by modern suburban development and on the other sides by medium-large arable and improved pasture fields. Throughout the golf course there are traces of old ridge-and furrow. Species-rich calcareous grassland is now a scarce habitat within Warwickshire.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accomodate / mitigate for some of the habitat / biodiversity issues itemised below. A detailed Local Wildlife Site survey is required for Hazelmere and Whitnash potential local wildlife site (pLWS) along with a resurvey of Mollington Hill LWS taking in an additional survey of the grassland extension to the LWS on the western edge of the Leamington Golf Course down to Harbury Lane. The hedgerow along Golf Lane should be retained and enhanced. The hedgerow and any tree should be identified and protected to BS5837:2012. Re-instating the hedgerow on either side of the trackway between Little Acre and Hazelemere will enhance habitat connectivity from Mollington Hill south to the Railway Line.</p>	Landscape Assessment review January 2016 - 9.2.2 Cumulative impacts: This development site would clearly form a visual extension to the existing Fairways development in the surrounding setting – but particularly from the north. It is also likely to be partially intervisible with development proposed east of Whitnash, south of Sydenham and possibly new development around Radford Semele, 2km to the north-east. However, it is not expected to be intervisible with the much large urban extensions proposed south of Harbury Lane and towards Europa Way. It is not expected to be intervisible with the presently proceeding Persimmon development, Mallory Grange at Tachbrook Mallory. As noted, the need for infrastructure improvements at this end of Whitnash may result in secondary development impacts.

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36	None	None. Location within urban area means alternatives transport modes are possible	Low potential impact on sewerage infrastructure. Hydraulic modelling will be required to assess sewer capacity and performance on a downstream combined sewer overflow.	Included as one of 4 housing sites within the urban area (for 300 dwellings) in Phase 3	Concern from College that relocation unlikely within the Plan Period	Not included as a housing allocation following representations from College
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	Site currently in employment (office) use.	Location within urban means alternatives transport modes are possible. No specific strategic traffic mitigation measures required. Can be accommodated with the wider mitigation proposals.	Low potential impact on sewerage infrastructure. There are combined and surface water sewers crossing the site. The surface water sewer discharges directly to the watercourse to the south. There are no known capacity issues downstream of the site. Hydraulic modelling will be required to confirm whether any capacity improvements will be required.	Included as one of 4 sites within the urban area for 50 dwellings in Phase 3		
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	N/A	Access issues can be resolved through partial redevelopment of Campion School. Impact on wider transport network can be managed within current mitigation proposals Principal access to site appears to have to be via existing approved development site ie. Withy Bank, and a total of 500 units from a single access would not be supported. Reference is made above to access being provided through the partial redevelopment of Campion School – if a second point of access onto the existing adopted highway can be provided, and connection to the consented site can be provided then development of the plot to the south may be achievable. The development of the combined sites would also need to demonstrate that provision is made for pedestrians, cyclists and public transport services within the site and connecting with local facilities.	Transmission line runs north/south through south eastern part of site. Public footpath traverses site west/east from Church Lane and railway bridge. Southern part of site remote from existing built up area if access is from north. High potential sewage impact, development is likely to require pumping but is located upstream of a sub-catchment with known sewer flooding problems, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. No further action is being taken at this time, but further hydraulic analysis will be required to assess the impact of this development on sewer capacity.	Allocated for Mixed Use development	Increase in traffic and congestion. Infrastructure costs uneconomic. Not needed. Impact on Campion School. Danger of coalescence. Loss of habitat. Access issues. Loss of archaeology. Pollution. Risk of flooding.	Allocated for a total of 500 houses with open space and community facilities
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40	None	None. Location within urban area means alternatives transport modes are possible	High potential impact on sewerage infrastructure. There is a combined sewer crossing the site. There are known capacity issues downstream of the site and capacity improvements are likely to be required subject to hydraulic modelling.	Not included as a housing allocation - concerns about loss of viable local sporting facility		Not included as a housing allocation - concerns about loss of viable local sporting facility
Leamington Fire Station	L45	None	None. Location within urban area means alternatives transport modes are possible	There are combined sewers to the west and east of the site. The site is located upstream of phase 1 of a flood alleviation scheme, which has alleviated capacity issues in the local area. Hydraulic modelling should be undertaken to confirm that the development does not affect the	Included as one of four sites within urban area for 50 dwellings in phase 1	concern about need to ensure fore service is maintained	Included as one of four sites within urban area for 60 dwellings in phase 2
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	N/A	Extent of site shown on plan larger than shown on the Additional Sites Options 2 plan. Access to one or both plots possible from Sandy Lane, a roundabout would form a speed reducing feature if a reduction to, or reinforcement of, the existing 40mph required. Potential constraint to design will be consideration of bridge/culvert for watercourse. Access also possible from Leicester Lane and Westhill Road though horizontal and vertical alignments would need to be considered to determine the location for one or more accesses on Leicester Lane, and/or Westhill Road, the latter would also require a reduction in speed limit and likely that an access towards the eastern boundary would be selected. Junctions in both close proximity to the site and further afield would need to be improved to accommodate additional movements and address visibility constraints at some locations (ie. Stoneleigh Road/Sandy Lane could be improved with a roundabout layout if insufficient land to signalise), as well as having a sustainable transport strategy for journeys to/from local facilities, the town centre and employment centres further south eg. improvement to existing narrow footways on site boundaries, suitable crossing locations to provide for pedestrian and cycle access, traffic calming measures and provision of public transport access.	Within area of groundwater vulnerability EA Record 11576-- Ground water vulnerability data - MAJOR_H3 (from GIS) (defined as coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content)	Allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.	Alternative sites available, the very special circumstances to justify development in the greenbelt have not been demonstrated, land has important amenity value, would result in coalescence between Leamington and Old Milverton	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56		L55 - Golf Lane as currently set out is narrow – circa 4m wide plus verges. The lane currently provides access to 5 residential properties and gated access to the golf course. There are no formal passing places along the lane, the verge on the western side contains a drainage ditch, and the eastern side has mature hedgerows. Use of Golf Lane, as currently set out, to access further residential development would not be supported unless the lane could be widened to an adoptable standard (likely to require land under the ownership of adjacent site to the north currently being developed for residential use). Should the construction of a road to adoptable standards be possible between Fieldgate Lane/Golf Lane and the site then development of the site for circa 10 dwellings would be acceptable. The lane could form a pedestrian/cycle/emergency access route to this site, if access to an adoptable standard could be achieved from the residential development currently being constructed on the site to the north (land south of Fieldgate Lane – circa 110 dwellings being served from a single point of access) L56 - This site could only be developed if the lane could be widened and constructed to meet adoptable standards (see above – may require land under other ownerships). The lane would need to be improved either to the full extent of the site frontage unless a route was provided via L55 to serve both L55 and L56 sites.	L56 - 191m from gas pipeline consultation zone (14 feeder Churchover / Wormington) outer zone 210m; 407m from gas pipeline itself. EA Groundwater vulnerability - aquifer classification MINOR_I1 - Variably permeable groundwater with intermediate leaching potential / Soils which can possibly transmit a wide range of pollutants. from draft SA, 2016 - The railway line runs along the eastern boundary of the site so there is the potential for negative effects on health as a result of noise pollution and vibrations; however, it is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects. This could include the provision of a buffer zone between the railway line and development; however, at this stage it is not known how this would affect the capacity of the site. There is existing residential development north of the site, and a golf course west of the site. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities; however it is considered that there is suitable mitigation to ensure that negative effects will not be significant.	Not included (not available)	N/A	Not included (not available)

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
Warwickshire College, Warwick New Road, Leamington Spa 5.78 hectares (approx. 300 dwellings)	L36		Not included as a housing allocation following representations from College	
Riverside House, Milverton Hill, Leamington Spa 1.75 hectares (approx. 50 dwellings)	L37	Generally supported although concern about loss of Council offices and parking	Included, with capacity increased to 100 following a detailed feasibility study	
Land at Campion School / Whitnash East 37 hectares (approx. 500 dwellings)	L39	Concern about loss of agricultural land, access, impacts on the transport infrastructure, impact on the historic area of Whitnash, impact on ecology, flood risk and perceived coalescence with Radford Semele	Part of site (to the north) has planning permission for 209 dwellings. This is included as a commitment. The southern part of the site is included for 300 dwellings	Part of site (to the north) has planning permission for 209 dwellings. This is included as a commitment. Capacity of southern part of the site increased to 500 dwellings.
Leamington Cricket Club 3.19 hectares (approx. 70 dwellings)	L40		Not included as a housing allocation - concerns about loss of viable local sporting facility	
Leamington Fire Station	L45	generally supported, although some concern about impact on parking in the area and the need to maintain a local fire station for Leamington	Included as one of four sites within urban area for 60 dwellings in phase 2. Proposals for relocation of fire station to southern sites is progressing	Not included - site no longer available
Blackdown 66.7 hectares (approx. 1,170 dwellings)	L48	Not included as a proposal so limited number of responses relating specifically to this site. A significant amount of support for the changes to the development strategy with development focused away from the north Leamington Greenbelt. However, also a significant number of objections suggesting inclusion of this site would be fairer and would ensure impacts are not concentrated and infrastructure would be more able to cope	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.	
Hazelmere / Little Acre, Leamington 3.275 hectares approx. across two sites (approx. 75 dwellings)	L55, L56	N/A	Not included (not available)	Included

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04	This site is suitable subject to appropriate regard in the development/ layout process necessary to accommodate / mitigate for some of the habitat / biodiversity issues identified.	Owner had expressed willingness to release the site for housing	Achievable subject to a strong market and appropriate contributions towards infrastructure and services	The site is a former car park situated adjacent to the A46, existing employment uses and the Warwick Cemetery. The site is not being allocated for housing as it is considered to be more suitable for employment. The provision of employment at this site will have a long term positive effect on the economy and reducing the need for the residents of Kenilworth to travel for employment. Improved accessibility to employment opportunities will also have long term positive effects on health and well-being. The site is previously developed land so will have a positive effect on the SA objective relating to the prudent use of land. The key sustainability issues with regard to this site are the potential impacts of noise and atmospheric pollution generated from the A46 and the presence of cemetery adjacent to the site. The proximity to the cemetery would require ground investigation work and project level assessments would ensure that any adverse effects on the cemetery are avoided. A buffer will be required
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	<p>Potentially suitable, subject to amendment to open countryside boundary and significant open buffer to southern fringe within flood zone, to form a natural boundary to development, possibly in public ownership</p> <p>This additional development parcel originally forms open space as part of an existing development permission of 85 ha of open farm land encompassing Lower Heathcote Farm buildings, a caravan park and two fishing ponds alongside semi-improved neutral grassland within the former Severn Trent sewage works. The additional development parcel comprises a 9.6 ha arable farmland immediately bordered to the east by the former sewage works. Directly to the north sits an arable field bordered beyond by Harbury Lane and further west by the two fishing ponds surrounded by mown grassland and a broad-leaved plantation which edges Europa Way. South of the additional development parcel, a large arable field itself is enclosed by the Tach Brook.</p> <p>Key Features</p> <ul style="list-style-type: none"> • Arable farmland • Hedgerow with trees • Linear scrub <p>Recommendations</p> <p>Lower Heathcote Farm forms a small part of a much larger development parcel which includes proposals for the design and incorporation of a country park. The retention of existing hedgerows with trees in addition to the integration of buffer strips and areas of set-a-side arable farmland managed for winter stubble will provide some compensatory habitat for farmland birds given the substantial loss of arable farmland.</p>	Available, landowners have expressed willingness to release the land for mixed use development	Achievable, although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces.	The allocation is located to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north, the Tach Brook watercourse to the south and south west and the A452 (Europa Way) to the west. Given the proximity of the South of Gallows Hill site, there will be some similarities with regard to identified effects in term of housing; employment; health and well being; poverty and social exclusion; air, water and soil (some remediation required as it is adjacent an old sewage works); transport (although it does not include a park and ride); climate change adaptation; natural environment (biodiversity interest adjacent to the site and similar habitats on site) and the prudent use of land. There are also possibilities of cumulative effects in particular on landscape and transport. The site is on a ridge of higher ground that is prominent in some views from the south and the site was assessed as having a medium to high landscape value. While the site clearly has landscape qualities, it had been identified that the site also has detracting features - the intensive agriculture. Proposed development at the site has the potential for a significant long term negative effect on the landscape if not carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	<p>Potentially suitable, subject to amendment to open countryside boundary, site remediation in area of sewage works and significant open buffer to southern fringe within flood zone, to form a natural boundary to development, possibly in public ownership.</p> <p>2015 - Small additional site under consideration - parcel of land created by internal land swap between play area and country park</p>	Available, landowners have expressed willingness to release the land for mixed use development	Achievable, although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.	See information and comments in the Interim SA report relating to the Former Severn Trent Sewage Works and Grove Farm
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	Potentially suitable, subject to amendment to Area of Restraint boundary and as part of comprehensive development with land to the north.	Landowners have expressed willingness to release site for mixed use development	This site is understood to be achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	The delivery of between 1,050 to 1,250 new dwellings, employment 7 – 8 ha and community facilities (local centre, new primary school and contributions to secondary school) will have a significant medium to long term effect on SA objectives relating to the economy, housing and accessibility of services and facilities. The road network around the site is busy and at times suffers from congestion and it is noted that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects. The site is greenfield land, which is predominantly arable with some pasture and there are mature trees, a brook (running from north to south) and a large pond present on the site and there is evidence of badgers and badger setts in the northern portion of the site. Development will have long term negative effects on SA objective 5 (prudent use of land) and SA objective 6 (natural environment and landscape) through the loss of Greenfield land and habitats/ species and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. It is expected that mitigation could address this. There is the potential for negative effects on heritage through impacts on landscape as well as Heathcote Hill Farmhouse (Grade II Listed Building), which is adjacent to the site. Local Plan policies should seek to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential adverse effects

Site (including site area and potential capacity)	Greenbelt Assessment			Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	Landscape value
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04	N/A	N/A	N/A
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	Non green belt land	Non green belt land	Part of larger parcel assessed as medium to high value
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	Non green belt land	Non green belt land	Medium to High
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	Non green belt land	Non green belt land	Low to Medium

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04	N/A
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	This area is on a ridge of higher ground that is prominent in some views from the south. Development here would be a relatively prominent urban extension. However sensitive development could at least be contained naturally by Tach Brook and would be reasonably easy to integrate to existing development.
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	<p>This area is on a ridge of higher ground that is prominent in some views from the south. Development here would be a relatively prominent urban extension. However sensitive development could at least be contained naturally by Tach Brook and would be reasonably easy to integrate to existing development.</p> <p>Considerations for Sustainable Landscape Planning Report, November 2012</p> <p>8.3 Land South of Harbury Lane, south of Leamington.</p> <p>SHLAA area W07, including W03 and L09, constitute a large area of land south of Heathcote and the Warwick Gates estate and also form part of the Tachbrook valley landscape. Several proposals have been made for mixed use development across the site – although these have been contentious because of concerns that this would lead to the coalescence of Leamington and Bishop’s Tachbrook. A previous study commissioned by WDC has proposed a ‘peri-urban park’ along the valley – which could have multifunctional benefits for existing and future residents.</p> <p>There would seem to be good potential to use development in W07 to help implement the green infrastructure concepts. Other advantages would include re-using brownfield land (W03 – former sewage works) and integrating the anomalous Heathcote Park caravan park. Our plan A2 shows how a main corridor of naturalistic open space could create a substantial green buffer between new development and agricultural land / Bishop’s Tachbrook to the south. It is suggested that green space with a more ‘urban’ character (playing fields, allotments, play areas, etc.) would ideally be incorporated into the layout of the built environment.</p> <p>Appendix A Part 1</p> <p>2. Land south of Harbury Lane, Warwick – see paragraphs 2.1.1 (p. 8) to 2.4.1 (p.13)</p> <p>Extract from summary (2009) quoted in this section: -</p> <p>Landscape character - The study area is located in the Feldon and Dunsmore character area and the Feldon Parklands landscape type. The study area features the broad top of the Gallows Hill-Heathcote ridge (65–70 metres AOD) ... and then falls away quite steeply to the Tach Brook. There are some topographical details ... but essentially the study area has a south-facing aspect... the landscape is largely arable and open in character. ... the study area lies south of a large urban extension of late 1990s housing known as Heathcote or Warwick Gates. ... To the north-west is the Gallagher Business Park, featuring large office premises. ... To the west is agricultural land and to the south more agricultural land and the village of Bishop’s Tachbrook. ... To the east, beyond the B4087, is the hamlet of Tachbrook Mallory (a collection of large houses in established grounds) and more open countryside.</p> <p>...</p> <p>Conclusion - Using this area for urban expansion could relate well to existing development. There could be opportunities for new residential or employment land that would complement the existing urban structure. However, the majority of the site is on high ground and would be prominent in some views – particularly from the south and south-east and the village of Bishop’s Tachbrook and hamlet of Tachbrook Mallory.</p> <p>It is expected that there would be opportunities to create a landscape buffer along the Tach Brook corridor and that this would help to maintain sufficient distance between the settlements. However, the existing gap between the settlements would be greatly reduced (probably down to 600–700 metres) and the gap might be considered to have become academic in terms of landscape character.</p> <p>...</p> <p>2.2.0 2012 Review:</p> <p>2.2.1 General.</p> <p>The general landscape and planning context as described above has not altered since 2009. Development of the land adjacent Europa Way ... and other nearby SHLAA sites would influence the landscape setting. ... The area is contentious as substantial</p>
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	<p>Predominantly arable land with some pasture. is located in the Feldon and Dunsmore character area - though not entirely representative of this landscape type. Southern half of the site on relatively high land and is likely to be notable in some southerly views. However, the development of the Warwick Technology Park, coupled with the scale and prominence of commercial development east of Europa Way has diminished the rural landscape character. Development may have less impact on the character and scale than other land with a better conserved rural character and setting. Although this wedge of undeveloped land has been a strategic break between ‘Warwick’ and ‘Leamington’, we feel its value to the setting of the towns has been greatly diminished by surrounding land use. We feel that carefully considered development here could enhance the setting of the towns and provide a better transition from rural to urban land.</p>

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04		Not within flood zones 2 or 3
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07		There is watercourse flooding from the Tach brook to the southern end of the site, which mostly floods onto the adjoining site.
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 14 for further details	Top north-western corner surface water flooding, could potentially be a pond on site, site surveys should verify this. This indicates a small area to be taken out of the developable area to include the lower southern end of the site. Most of the larger site is likely to drain to Grove Farm sewage pumping station located to the east of the development. This then pumps flows back across the site to the main 675mm diameter outfall sewer serving the south of Leamington. The smaller site will drain to the foul sewer to the north. There are no known sewer flooding problems downstream of this development but hydraulic modelling will be required to confirm the extent of any capacity improvement works and, if Option 2 progresses, to confirm capacity at Grove Farm SPS.
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21		Mainly zone 1 with southern boundary in zones 2 and 3. Risk of flooding from land is low to medium. Risk of flooding from artificial sources and groundwater is low.

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04	N/A	N/A
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	See above, although it should be noted that this partial site does not adjoin the Tach Brook	Some inter-visibility with Bishops Tachbrook which could lead to a limited perception of coalescence. However, the impact of this site is less significant than the area further to the east
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	Key features: Tach Brook with continuous scrub; Poor semi improved grassland; Undisturbed areas on disused Severn Trent site; Hedgerows; Large ponds; Mature trees. Tach Brook is potential water vole habitat and needs to be protected by a suitable buffer zone. A management plan for the brook should be implemented. All species rich hedgerows are retained with a buffer zone. The lakes should be retained and a buffer zone be implemented to protect the biodiversity value of the lakes and the size of the buffer will be affected depending on the presence or absence of otters. The mature trees should be retained. This parcel of land contains multiple areas with high biodiversity and these areas (Lakes, grassland, scrub, watercourse) should be retained to prevent any major biodiversity losses. The linkage provided by Tach Brook should be retained with large buffer zones in order to prevent any restriction of connectivity with the surrounding landscape.	The perception of coalescence with Bishops Tachbrook is a relevant factor and would require careful mitigation in terms of the design and layout (eg "green fingers" of open space); the provision of a significant landscape buffer along the Tach Brook and with good landscape design views from the south could be screened. Development in this area should therefore be restricted well below the overall capacity of the site to allow for suitable layout and the provision of a substantive Country Park. The Tach Brook Country Park / landscape buffer should provide a permanent southern limit to the southern edge of the town.
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	Mature trees with good bat potential are found throughout. There is a brook running from North to South with diverse and interesting flora. There are five fields containing floristically poor improved grassland and two with prominent ridge and furrow. There is a large pond with good great crested newt potential. The brook and pond have the most significant ecological interest. The primary areas to focus on retaining within this parcel of land are the water bodies (stream and pond), species rich hedgerows, mature and veteran trees and ridge and furrow.	This is an area of restraint in the existing Local Plan and was seen as important in providing separation between Warwick and Leamington. Development here would increase the perception of coalescence between the two towns.

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04	Yes, suitable for employment uses	Location at edge of urban means alternatives transport modes are possible. No specific strategic traffic mitigation measures required. Can be accommodated with the wider mitigation proposals.	High potential impact on sewerage infrastructure. A foul sewer would need to be requisitioned to join the foul sewer to the south west of the site. There are known capacity issues downstream and the impact of the development should be assessed using hydraulic modelling to determine the extent of any required capacity improvements.	Not included as a housing allocation - considered to be more suitable as an employment site		Not included as a housing allocation - considered to be more suitable as an employment site
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	None	The highway network around this site is busy and at times suffers from congestion. Transport is therefore a major constraint. The Strategic Transport Assessments show that without mitigation development here (especially when associated with the development of other sites in close proximity) will lead to an unacceptable level of additional road traffic unless steps are taken to mitigate. With appropriate mitigation development would be possible.	Will drain to the foul sewer to the north. There are no known sewer flooding problems downstream of this development but hydraulic modelling will be required to confirm the extent of any capacity improvement works.	Not included due to concerns about perceived coalescence, potential impact on infrastructure (especially transport) and scale of development to the south of Warwick and Leamington	Suggested as an appropriate alternative to green belt sites to the north of Warwick and Leamington. It was suggested that exceptional circumstance for green belt releases could not be justified whilst there is an suitable non greenbelt site available.	Included as part of a wider site (see above)
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	None	The highway network around this site is busy and at times suffers from congestion. Transport is therefore a major constraint. The Strategic Transport Assessments show that without mitigation development here (especially when associated with the development of other sites in close proximity) will lead to an unacceptable level of additional road traffic unless steps are taken to mitigate. With appropriate mitigation development would be possible. Access possible via development of wider surrounding site. Capacity of new accesses already consented should be assessed to demonstrate can accommodate additional movements - no new accesses onto existing highway network should be created, and identify what additional support the development could give to public transport provision.	Development here would require a new primary school and either the expansion of Myton School or a contribution towards a new secondary school facility. Remediation required as site includes disused sewage works; site also former landfill site. Sludge deposits on lower part of site. EA records on GIS - Ground water vulnerability – MINOR_H2 - variably permeable groundwater high leaching potential / deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential.	Not included due to concerns about perceived coalescence, potential impact on infrastructure (especially transport) and scale of development to the south of Warwick and Leamington	Suggested as an appropriate alternative to green belt sites to the north of Warwick and Leamington. It was suggested that exceptional circumstance for green belt releases could not be justified whilst there is an suitable non greenbelt site available.	Included for approx 1500 houses, and school. Transport study showed that development here could be achieved, but proposed scale of development restricted to below overall site capacity to enable provision of substantial Tach Brook Country Park and to enable a layout/design which mitigates the landscape and perceived coalescence issues.
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	No loss of employment land	The highway network around this site is busy and at times suffers from congestion. Transport is therefore a major constraint. The Strategic Transport Assessments show that without mitigation development here (especially when associated with the development of other sites in close proximity) will lead to an unacceptable level of additional road traffic unless steps are taken to mitigate. With appropriate mitigation development would be possible	Development here would require a new primary school and either the expansion of Myton School or a contribution towards a new secondary school facility. This site is located north of the main 675mm diameter outfall sewer serving the south of Leamington and is crossed by a 450mm diameter sewer serving the Europa Way industrial estate. There are no known sewer flooding problems downstream of this development but hydraulic modelling will be required to confirm the cumulative effects of development in this area and the extent of any capacity improvement works.	Included as a Preferred Option for 1150 houses plus employment land	Some objections to development here mainly on the following grounds: coalescence (this is seen as strategic gap between Warwick and Leamington); transport (more traffic and congestion); infrastructure and impact on landscape and biodiversity; loss of countryside and farmland;	Included within Revised Development Strategy - proposals for housing, open space, employment land, local centre, new Primary School and transport infrastructure improvements.

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
Former IBM car Park (Opus 40 Site) 4.35 hectares (approx. 100 dwellings)	W04		Included for 107 houses - loss of employment land compensated by provision in Kenilworth and south of Warwick	Site has planning permission for 85 dwellings
South of Harbury Lane (partial site) - Lower Heathcote 40 hectares (approx 700 dwellings)	Part of W07	N/A	Included as part of a wider site (see above)	Site has planning permission for 785 dwellings. Capacity increased by 100 dwellings (reflecting potential for some open space provision to be located in Country Park)
South of Harbury Lane (whole site) 123 hectares (up to 2300 dwellings) (part of site - land for c100 dwellings)	W07 (part)	In combination with other sites being proposed to the south of Warwick, a significant number of objections received. These were focused on: lack of fairness as a result of concentrating so much development here; impact on infrastructure - most notably transport, with real concerns that the transport infrastructure will not be able to cope with the traffic generated; impact on historic environment - partly as a result of transport mitigation required; impact on air quality; coalescence and loss of green space; loss of agricultural land	Still included for approx 1500 houses, and school. Transport study showed that development here could be achieved, but proposed scale of development restricted to below overall site capacity to enable provision of substantial Tach Brook Country Park and to enable a layout/design which mitigates the landscape and perceived coalescence issues.	Most of the site now has planning permission. Capacity increased by 100 dwellings (reflecting potential for some open space provision to be located in Country Park)
West of Europa Way 63.3 hectares (1000-1250 dwellings plus employment)	W08 and W21	In combination with other sites being proposed to the south of Warwick, a significant number of objections received. These were focused on: lack of fairness as a result of concentrating so much development here; impact on infrastructure - most notably transport, with real concerns that the transport infrastructure will not be able to cope with the traffic generated; impact on historic environment - partly as a result of transport mitigation required; impact on air quality; coalescence and loss of green space; loss of agricultural land	Included with some amendments to the mix of development. Proposals for housing, open space, local centre, rebuilt and expanded secondary school; new Primary School, football club / community hub facilities and transport infrastructure improvements. Site area expanded to include the existing Myton School site which will partially accommodate the new secondary school and will provide some housing to replace an area that had previously been allocated for housing but will now partially accommodate the new schools; football facilities / community hub and local centre.	Most of the site now has planning permission

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10		Owner has expressed willingness to release site for development; previously subject to withdrawn planning application for up to 250 dwellings		The site is situated to the south of the Myton Garden Suburb site, separated by Heathcote Lane and Gallows Hill Road. Given the proximity of the sites, there will be some similarities with regard to identified effects in term of housing; employment; health and well being; poverty and social exclusion; air, water and soil; transport (although it allows for the provision of a park and ride) and the prudent use of land. There are also possibilities of cumulative effects in particular on landscape and transport. The site was identified as having high landscape value and it is considered to be an area of well-maintained agricultural land that is important to the setting of Castle Park and prominent in approaches to Warwick. The Landscape Character Assessment states that it should be safeguarded from development. There is the potential for development at this site to have significant medium to long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the North West boundary of the site. The allocation could also have long-term negative effects on flooding and the natural environment (potential water vole habitat adjacent to the site and also provides an important linkage with the surrounding landscape)
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	Potentially suitable subject to mitigation of impact on Warwick Castle Park and on open countryside in area of high landscape value	Landowners have expressed willingness to release site for mixed use development	Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	The site is situated to the south of the Myton Garden Suburb site, separated by Heathcote Lane and Gallows Hill Road. Given the proximity of the sites, there will be some similarities with regard to identified effects in term of housing; employment; health and well being; poverty and social exclusion; air, water and soil; transport (although it allows for the provision of a park and ride) and the prudent use of land. There are also possibilities of cumulative effects in particular on landscape and transport. The site was identified as having high landscape value and it is considered to be an area of well-maintained agricultural land that is important to the setting of Castle Park and prominent in approaches to Warwick. The Landscape Character Assessment states that it should be safeguarded from development. There is the potential for development at this site to have significant medium to long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the North West boundary of the site. The allocation could also have long-term negative effects on flooding and the natural environment (potential water vole habitat adjacent to the site and also provides an important linkage with the surrounding landscape)
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	Potentially suitable, subject to mitigation of impact on setting of Warwick Castle Park and impact on open countryside in area of high landscape value	Owner has expressed willingness to release site for development	Achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education, health and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.	The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments (2012) show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the level and location of proposed development has the potential to support new and improve existing public transport infrastructure, particularly with regard to Warwick technology Park, as well as reduce the need to travel for residents in Warwick and Leamington Spa, with the potential for significant long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel). Proposed development is likely to increase air, light and noise pollution - particularly in the short term during construction. This may affect the Warwick Technology Park to the north, The Aspens (Grade II Listed) and the Warwick Castle Historic Park and Garden (Grade I Listed). There is also the potential for development at this site to have significant long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the western boundary of the site. The site is predominantly arable Greenfield land, so there is the potential for long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield land and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. In addition, a small part of the middle of the site following the Tach brook has been identified as a potential local wildlife site and therefore the development could have minor negative effects. The middle part of the site is located within an area of medium to high flood risk. Proposed development will increase the level of surface water runoff as a result of impermeable surfaces. This could increase the risk of flooding on the Tach Brook as well as increase the risk of flooding on the River Avon
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	Occupied at time of SHLAA assessment but since vacated. Potential SINC to south of site adjacent to canal. Potential air and noise pollution from adjacent established employment areas to south and east. Suitable subject to buffer to existing employment area.	Part of site available within the period 2013-2018	Achievable subject to market and land being released	The delivery of 50 dwellings has the potential for a long term positive effect on SA objective 12 through helping to meet the housing needs of the area. This has the potential for indirect positive effects on the economy, health and well being and poverty and social exclusion. The site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site and local services and community facilities within 1 mile. There is the potential for a short to long term negative effect on SA objective 2 (sustainable transport) through increased traffic and for minor long term positive effects on the prudent use of land and the landscape as the regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live. The effects on historic environment and natural environment are considered to be uncertain at this stage. However, the allocation has potential local wildlife site adjacent the southern part of the site which could be indirectly affected. It is recommended that a buffer is provided

Site (including site area and potential capacity)	Greenbelt Assessment			Landscape Char
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	Landscape value
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	Non green belt land	Non green belt land	
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	Non green belt land	Non green belt land	Part of larger parcel assessed as high value
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	Non green belt land	Non green belt land	High
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	N/A	N/A	N/A

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	<p>Extract from Sec of State's decision on Gallows Hill appeal, 14th January 2016: -</p> <p>24. In his separate decision on The Asps appeal, the Secretary of State concludes that the very substantial harm to the established character and appearance of the area as a consequence of allowing The Asps appeal proposal on its own would not be made significantly more harmful, cumulatively, if both that appeal and this appeal were to be allowed, <u>as well as the other developments likely to proceed on the south side of Warwick</u>. Consistent with that conclusion, he does not consider that allowing this appeal would have a significant impact on visual amenity, including views from Banbury Road, even when considered in combination with the impact of development of The Asps site.</p> <p>Extract from Inspector's report on Gallows Hill, January 2016, p. 88</p> <p>435. It is notable that when the appeal site was removed from the emerging Local Plan, that was for reasons of heritage impact rather than landscape impact [76]. The Appellant points out that the LPA's landscape consultant Mr Morrish had not found the landscape impact to be unacceptable even when the development was also to include <u>the Hallam land to the west</u> [216-219].</p> <p>Landscape Assessment Review (January 2016) -</p> <p>10.2.1 Planning conditions for the proposed development south of Gallows Hill must ensure the design, delivery and ongoing management of high quality green infrastructure. This will ideally include a first-rate network of cycle and footpaths that can minimise the need for local car journeys and provide a high quality living and working environment for this large urban extension.</p> <p>Considerations for Sustainable Landscape Planning Report November 2012</p> <p>8.2 Land South of Gallows Hill & The Asps.</p> <p>SHLAA areas W10 (Land south of Gallows Hill)... form a large triangle of land south of Warwick. ...it is suggested that there is some potential for development in the areas of W10 ... to be visually contained and to have limited impacts to the wider landscape – as long as adequate measures are taken to develop appropriate green infrastructure. Important considerations identified include the need to strengthen the multi-functional role of the east-west corridor along Tachbrook; to create north-south green corridors that will provide links to the Europa triangle (and areas to the north); and, to establish woodland shelterbelts opposite castle park. The south-east portion of the site might remain undeveloped to minimise and mitigate wider visual impacts.</p>
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	<p>Well preserved farmland that creates an attractive rural setting for the south side of Warwick and should be considered an important part of the setting for Castle Park. Development here would set a major landscape precedent in extending the urban area so far south. However following a reassessment of the 2009 study, it was felt that this area could have development potential with appropriate landscape mitigation (Castle Park, Tach Brook and wider visual impact)</p>
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	<p>Well preserved farmland that creates an attractive rural setting for the south side of Warwick and should be considered an important part of the setting for Castle Park. Development here would set a major landscape precedent in extending the urban area so far south. The southern part of this site (The Asps) is considered unsuitable for development due to prominence in views from the south and would represent a considerable extension in to the countryside. It would also sever the last link between Castle Park and its historical context.</p> <p>Extract from Inspector's report / Sec of State decision on The Asps, January 2016</p> <p>20. The Secretary of State has considered the cumulative landscape and visual amenity impacts if he were to allow this appeal and the separate appeal for land south of Gallows Hill. He has had particular regard to the assessment of this matter at paragraphs 17.14 - 26 of the ES. That assessment considered the cumulative impact of an extensive area of potential development to the south of Warwick including, but not limited to, The Asps site and land south of Gallows Hill. It was concluded that, overall, taking all other potential cumulative schemes into consideration, there would be a notable increase in built development in the local area with associated consequences for the character of the landscape, which would become much more urbanised. However, because there are no especially elevated viewpoints in the local area with commanding views across the wider countryside, the prospects of perceiving the cumulative effects from any individual point location are limited. As such, the ES considered it unlikely that any individual viewpoint assessed would experience visual change greater than the effect of views of the proposed development in isolation. The Secretary of State accepts that assessment and concludes that the very substantial harm to the established character and appearance of the area as a consequence of allowing the Asps appeal proposal on its own would not be made significantly more harmful, cumulatively, if both this appeal and the Gallows Hill appeal were to be allowed.</p> <p>Landscape Assessment Review (January 2016) -</p> <p>10.2.1 Planning conditions for the proposed development south of Gallows Hill must ensure the design, delivery and ongoing management of high quality green infrastructure. This will ideally include a first-rate network of cycle and footpaths that can minimise the need for local car journeys and provide a high quality living and working environment for this large urban extension.</p> <p>Considerations for Sustainable Landscape Planning Report November 2012</p> <p>8.2 Land South of Gallows Hill & The Asps.</p> <p>SHLAA areas W10 (Land south of Gallows Hill), W26 (Gallows Hill / Europa Way), and W27 (The Asps, Europa Way and Banbury Road) form a large triangle of land south of Warwick. The Asps, the largest part of the study area, is prominent in approaches to Warwick, is valuable in the setting of the town and provides the historic context for Castle Park. The recommendation remains that this area should be protected from development. However, it is suggested that there is some potential for development in the areas of W10 and W26 to be visually contained and to have limited impacts to the wider landscape – as long as adequate measures are taken to develop appropriate green infrastructure. Important considerations identified include the need to strengthen the multi-functional role of the east-west corridor along Tachbrook; to create north-south green corridors that will provide links to the Europa triangle (and areas to the north); and, to establish woodland shelterbelts opposite castle park. The south-east portion of the site might remain undeveloped to minimise and mitigate wider visual impacts.</p>
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	Area of high landscape value, potential impact on the rural setting of the registered historic Warwick Castle Park (listed Grade 1). Development here would set a major landscape precedent in extending the urban area so far south. However following a reassessment of the 2009 study, it was felt that this area could have development potential with appropriate landscape mitigation (Castle Park, Tach Brook and wider visual impact).	2009 EA Surface water flooding records – area susceptible to surface water flooding to intermediate and lesser extents in north west end of site. Top north-western corner surface water flooding, could potentially be a pond on site, site surveys should verify this. This indicates a small area to be taken out of the developable area to include the lower southern end of the site. There is watercourse flooding from the Tach brook to the southern end of the site, which mostly floods onto the adjoining site. As for groundwater flooding there is no indication of this flooding according to Environment Agency Maps. EA maps show about half of the site as part of a River catchment area which probably discharges to the watercourse running south of the site and eventually joins the Avon downstream. Site drainage should consider highways culvert on not to increase surface water or highway flooding on the A425.
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	The impact on Castle Park and the setting of the Castle is of paramount importance. The open countryside views on this side of Warwick are unparalleled elsewhere on the approach to the town. There is a fast transition from countryside to town as one approaches over Castle Bridge and the visual impact of the fortification from that approach (the surprise element) is vital to the appreciation of the historic environment and understanding of the importance of the Castle and its location. Additionally, although Castle Park was altered to make New Waters and Banbury Road was aligned differently to the old road to compensate, the open nature of this approach has remained largely unchanged since that time. 2015 SHLAA form for W26 - Extract from Environmental Statement submitted with appeal, 2015 - *Chapter 8 of the ES (Volume 1) submitted with application W/14/0681 for Land South of Gallows Hill and Land at Lower Heathcote Farm and Focussed on Built Heritage and a further Heritage Statement was included as an Appendix to the ES. Land south of Gallows Hill itself has no designated and non-designated above ground heritage assets and no scheduled ancient monuments or registered battlefields. In relation to surrounding built heritage the ES used a study area of 1KM distance from the wider Lower Heathcote and Gallows Hill sites. This identified the following Designated Heritage Assets within 1km distance: - Warwick Castle Registered Park and Garden (Grade I listed) - Warwick Conservation Area - The Toll House (Grade II listed) - Heathcote Hill Farmhouse (Grade II listed) - The Hunting Lodge (Grade II* listed) - The Aspens (Grade II listed) - Barn approximately 30 metres north west of Newhouse Farmhouse (Grade II listed) - Greys Mallory (Grade II listed) - West Lodge, East Lodge and Archway to east of Greys Mallory (Grade II listed) Also identified were the following designated Heritage Areas more than 1 km distance: - Warwick Castle (Grade I listed and Scheduled Ancient Monument) - St Mary's Church (Grade I listed) and non-designated heritage assets within a 1km distance: - Courtyard buildings at Lower Heathcote Farm (no status) The ES concluded that the low adverse magnitude of impact on Warwick Registered Park and Garden, Warwick Conservation Area, The Toll House, Heathcote Hill Farmhouse and the barn 30 metres north west of Newhouse Farmhouse during the construction phases of the two proposed developments on the land south of Gallows Hill and land at Lower heathcote Farm will be temporary and reversible. The ES concluded that these effects are considered to be acceptable and no further mitigation is proposed.	Mainly zone 1 with southern boundary in zones 2 and 3. Risk of flooding from land is low to medium. Risk of flooding from artificial sources and groundwater is low.
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	The impact on Castle Park and the setting of the Castle is of paramount importance. The open countryside views on this side of Warwick are unparalleled elsewhere on the approach to the town. There is a fast transition from countryside to town as one approaches over Castle Bridge and the visual impact of the fortification from that approach (the surprise element) is vital to the appreciation of the historic environment and understanding of the importance of the Castle and its location. Additionally, although Castle Park was altered to make New Waters and Banbury Road was aligned differently to the old road to compensate, the open nature of this approach has remained largely unchanged since that time.	
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18		Flood zone 1. High risk of surface water flooding, opportunities to improve the situation should be considered during the FRA

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	HBA Local Wildlife Sites 2012 – 13 – Adjacent to pLWS (Turnbolls Gardens - SP26W3 forms the southern boundaries of W10 and W26. The Tach Brook tributary of the River Avon LWS (SP15Li8f) runs SE – NW through the central Turnbolls Garden area	none
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	Tach Brook is potential water vole habitat and needs to be protected by a suitable buffer zone. The size of the buffer zone for this linear habitat will depend on the presence or absence of water voles. A management plan for the brook should be implemented to ensure future good management and enhancement of the habitat. The woodlands and mature trees are of biodiversity value and should be protected from development. Any development within this parcel of land should focus on protecting the section of most ecological significance within the adjacent pLWS/SINC and surrounding grasslands and ponds. Tach brook is an important linkage with the surrounding landscape and should therefore be retained with suitable buffer zones to minimise disturbance.	None
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	Tach Brook is potential water vole habitat and needs to be protected by a suitable buffer zone. The size of the buffer zone for this linear habitat will depend on the presence or absence of water voles. A management plan for the brook should be implemented to ensure future good management and enhancement of the habitat. The woodlands and mature trees are of biodiversity value and should be protected from development. Any development within this parcel of land should focus on protecting the section of most ecological significance within the adjacent pLWS/SINC and surrounding grasslands and ponds. Tach brook is an important linkage with the surrounding landscape and should therefore be retained with suitable buffer zones to minimise disturbance. HBA Local Wildlife Sites 2012 – 13 – Adjacent to pLWS (Turnbolls Gardens - SP26W3), which lies centrally between the sites and which extends into W27. It forms the southern boundaries of W10 and W26. The Tach Brook tributary of the River Avon LWS (SP15Li8f) runs SE – NW through the central Turnbolls Garden area and forms part of the northern boundary of W27 and edges the southern boundary of W26.	None although development here would have a wider visual impact and would be impact on views from the south, including Bishops Tachbrook
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	N/A	None

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	none	Access to W10 could be achieved from Heathcote Lane / Gallows Hill boundary, access from Banbury Road frontage more difficult given horizontal and vertical alignment. Two points of access would be required, and given existing ghost right turn lane junctions with Warwick Technology Park, roundabouts or signalised accesses with these existing junctions would be preferred. Existing flag stops along the site frontage and provided site layout facilitates good pedestrian links diversion of services into the site may not be necessary. Provision would need to be made for pedestrian/cycle modes.	Former landfill site at Turnbull Gardens to the south – EA records show asbestos, construction, soil and biodegradable wastes on site. Waste first input in 1971, last input in 1990. Licence modified 1982 and 1986. Passive gas venting system proposed. Site also used as transfer station for scrap metal / food waste. EA Ground water vulnerability – MINOR_H2 - variably permeable groundwater high leaching potential / deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential. ST note, April 2012 – Potential impact of proposed developments on sewerage infrastructure assets These sites will drain to the foul sewer adjacent to the northern site boundary. There are no known flooding incidents downstream of the site and this site in isolation should not cause significant capacity issues. The cumulative impact of development on this site and development within the vicinity (Warwick Gates, W of Europa Way and S of Harbury Lane) should be quantified using hydraulic modelling. Potential impact on sewerage infrastructure - Low - subject the	Site included as part of wider area taking in the Asps and the remainder of Gallows Hill	Some objections including concerns about coalescence; impact on Castle Park; urban sprawl to the south and potential impact on gap between towns and Bishops Tachbrook; impact on historic approaches to the town; more traffic and congestions; concern about flooding; loss of countryside; loss of high value landscape; loss of/impact on important habitats; loss of farmland. English Heritage also objected to this site (in conjunction with the Asps).	Included within Revised Development Strategy - as part of wider area taking in the remainder of Gallows Hill
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	None	The highway network around this site is busy and at times suffers from congestion. Transport is therefore a major constraint. The Strategic Transport Assessments show that without mitigation development here (especially when associated with the development of other sites in close proximity) will lead to an unacceptable level of additional road traffic unless steps are taken to mitigate. (esp dualling of Europa Way and Gallows hill) development would be possible.	These sites will drain to the foul sewer adjacent to the northern site boundary. There are no known flooding incidents downstream of the site and this site in isolation should not cause significant capacity issues. The cumulative impact of development on this site and development within the vicinity (Warwick Gates, W of Europa Way and S of Harbury Lane) should be quantified using hydraulic modelling. 2015 SHLAA form for W26 - information from Severn Trent indicates an asset crossing the southern part of the site. This would be incorporated within the area proposed as open space and will not require any diversionary works. With regard to electricity the site is bounded by an 11kv network and there are number of overhead high voltage (33kv and 11kv) cables crossing the site. No gas mains within site boundary, but gas mains along Gallows Hill and Harbury Lane.	Included as a Preferred Option as part of a wider areas taking in the Asps	Some objections including concerns about coalescence; impact on Castle Park; urban sprawl to the south and potential impact on gap between towns and Bishops Tachbrook; impact on historic approaches to the town; more traffic and congestions; concern about flooding; loss of countryside; loss of high value landscape; loss of/impact on important habitats; loss of farmland. English Heritage also objected to this site (in conjunction with the Asps).	Included within Revised Development Strategy - proposals for housing, open space, and transport infrastructure improvements.
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	None	Heathcote Lane / Gallows Hill and A452 Europa Way highly trafficked routes, consideration will need to be given to off-site capacity improvements as well as provision of a sustainable access strategy to Warwick town centre, employment sites, and local facilities.	EA Ground water vulnerability – MINOR_H2 - variably permeable groundwater high leaching potential / deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential.	Included as a Preferred Option for 1600 houses plus employment land	Whilst the overall number of objections was relatively low, there were objections including from English Heritage regarding the impact on the setting of Castle Park.	Northern part (South of Gallows Hill) retained. The southern part (The Asps) excluded from the proposals
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	The eastern part of the site includes a depot building. However in September 2012 the owner informed the Council of their desire to retain the depot and not release it for development	None. Location within urban area means alternatives transport modes are possible	Medium potential impact on sewerage infrastructure. Hydraulic modelling would be required to confirm if capacity improvements would be required.	The larger site area of the original SHLAA site (3.49 hectares/80 dwellings) was allocated as one of four sites in the urban area to come forward in Phase 1		Due to landowner now wishing to retain the employment part of the site, a reduced area is suggested for allocation at a higher density to take into account the urban location of the site (1.8 hectares/72 dwellings)

Site (including site area and potential capacity)	ref	2013 Consultation	Submission Draft Local Plan	Modifications 2016
Land south of Gallows Hill (West) 14.9 hectares (approx. 220 dwellings)	W10	In combination with other sites being proposed to the south of Warwick, a significant number of objections received. These were focused on: lack of fairness as a result of concentrating so much development here; impact on infrastructure - most notably transport, with real concerns that the transport infrastructure will not be able to cope with the traffic generated; impact on historic environment (particularly Castle Park , the Castle and Warwick Conservation Area; impact on air quality; coalescence and loss of green space; loss of agricultural land	Not included	Site included for 180 dwellings, following the granting of planning permissions (on appeal) for neighbouring sites. In light of this landscape and heritage issues have been reviewed.
South of Gallows Hill (whole area) 36.4 hectares (approx 600 dwellings)	W10 and W26	In combination with other sites being proposed to the south of Warwick, a significant number of objections received. These were focused on: lack of fairness as a result of concentrating so much development here; impact on infrastructure - most notably transport, with real concerns that the transport infrastructure will not be able to cope with the traffic generated; impact on historic environment (particularly Castle Park , the Castle and Warwick Conservation Area; impact on air quality; coalescence and loss of green space; loss of agricultural land	Not included. Heritage Setting Assessment undertaken in line with English Heritage guidance suggests the impact on the Castle and Castle Park is significant and that as a result this site should not be developed.	Part of site granted planning permission on appeal for 450 dwellings. The remainder is allocated for 180 dwellings (see above)
South of Gallows Hill and the Asps 96 hectares (approx 1600 dwellings)	W10, W26 and W27	In combination with other sites being proposed to the south of Warwick, a significant number of objections received. These were focused on: lack of fairness as a result of concentrating so much development here; impact on infrastructure - most notably transport, with real concerns that the transport infrastructure will not be able to cope with the traffic generated; impact on historic environment (particularly Castle Park , the Castle and Warwick Conservation Area); impact on air quality; coalescence and loss of green space; loss of agricultural land	Not included - comments relating impacts on setting of heritage assets (see above) also apply to the area known as the Asps	Most of this area has been granted planning permission on appeal (The Asps 900 dwellings and Gallows Hill 450 dwellings). The remainder is allocated for 180 dwellings (see above)
Former Ridgeway School and adjoining land, Montague Road, Warwick 349 hectares (approx. 80 dwellings)	W18	In general development here was supported although concerns raised about loss of playing fields	Included. The adjacent site (currently used as a depot by the County Council) is now available as well. This would give a total site capacity of up to 100 dwellings	

Site (including site area and potential capacity)	SHLAA Assessment				Sustainability Appraisal
	ref	Suitability	Availability	Achievable	Assessment
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Potentially suitable, subject to the site no longer required to be retained as employment land.	Available, with the exception of Hawkes Farm (0.3 hectares)	Achievable, subject to market	As with the other allocations, the delivery of 220 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion. The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the A452 Heathcote Lane/Gallows Hill/Harbury Lane experience high volumes of traffic. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and there are potential noise and air pollution sources from the adjoining employment uses. There is the potential for a long term negative effect on landscape, particularly when considered cumulatively with other proposed allocations south of Warwick and Leamington Spa. The cumulative effect of proposed development on the
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	Suitable in part (approx 7.8 hectares) subject to: access, mitigation of impact on Guy's Cliffe Park & Garden of Special Historic Interest and mitigation of impact of noise from A46	Available - owner has expressed a willingness to release the site	Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles). There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, the presence of the A46 to the west could be a potential nuisance source for new development. Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the site includes a large area of Guy's Cliffe Park and Garden. At this stage the effect on the historic environment is likely to be negative as the site is adjacent Guy's Cliffe Park and Garden which is of Special Historic Interest (registered park and garden) and the presence of archaeology is likely to be high
Campion Hills	L54	Potentially suitable subject to ability to assemble the site	Warwick District Council is the majority landowner and is in the process of assembling a site for affordable housing for older people	Potentially achievable subject to the ability to assemble the site	
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	Residential to the north east A46 / agricultural and sewage treatment works to the south east Residential and school to the north of the railway line Agricultural / farms to the south Wainbody Wood / residential and railway line to the west This site is suitable subject to appropriate regard in the development / layout process necessary to mitigate for the habitat and biodiversity issues identified	Consortium of landowners seeking development of the site.	Available within five years Assuming Plan adoption 2016 and Planning Permission in 2017/18 the site could be delivering houses from 2020 onwards. Assuming delivery of up to 200-250 dwellings per annum the site could take 15-20 years to deliver	From draft SA of new site options 2016 - The delivery of approx. 1,900 dwellings during the Plan period and a further 1,600 to 2,100 dwellings following the Plan period has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. While development could result in the loss of some existing employment this is not considered of significance for the District as a whole. There is the potential for any proposal for development to retain the employment in the south east of the site and improve access to it. Given the size of site and potential scale of development there is also the opportunity to provide some form of employment; however, this is uncertain at this stage. If employment was to provided there is the potential enhance the significance of positive effects against SA Objective 1. ... The Alvis Sports & Social Club falls within the boundary of the site, which includes a cricket pitch, tennis courts and full size football pitch. While development could result in the loss of the sports club and recreational areas, given the potential capacity of the site it is assumed that development could provide equivalent facilities if not an improvement to the recreational facilities on offer. There is also potential for any proposal for development to retain the sports club and associated pitches. However, this is uncertain at this stage. ... Given the good access to existing facilities/services as well as the potential opportunity for the provision or improvements to facilities/services there is the potential for a major long term positive effect against SA Objective 13. There is an element of uncertainty as the precise nature and level of provision and/or improvements to facilities is not known at this stage. ... The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. ... it is recommended that the Council require any proposal for development at this site to undertake an assessment of significance for heritage in order to understand the nature, extent and level of significance of the designated heritage assets that may be affected by development. It should also consider cumulative effects as well potential opportunities for enhancement and clearly identify any mitigation measures necessary to address adverse effects. ... Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds. The assessments found that the significant

Site (including site area and potential capacity)	Greenbelt Assessment			Landscape Cha
	ref	Assessment against five purposes of the Greenbelt	Further assessment of land meeting three or less purposes	Landscape value
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Non green belt land	Non green belt land	N/A
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	Parcel WL5a. This meets three out of the 5 purposes of the green belt: in contributes to preventing urban sprawl and the setting a character of the town. It also assists urban regeneration and the recycling of derelict land. Site lies within parcel WA5 of the Joint Green Belt Study 2015 . Aspects of the parcel: - <ul style="list-style-type: none"> •The parcel helps to prevent ribbon development along Coventry Road towards Leek Wootton and Coventry to the North. •The land parcel contains limited development: Four detached dwellings are scattered in the southern two thirds of the parcel. The parcel is relatively open. The south eastern corner of the site is a plant nursery and the centre of the site contains a farmhouse and associated agricultural buildings. •Measured along Coventry Road which connects with the A46 to the north of the parcel, Warwick lies roughly 1.8km to the south of Leek Wootton. •Land within the parcel has the characteristics of countryside. The land parcel contains four detached dwellings which are scattered in the southern two thirds of the parcel. The site is relatively open. The south eastern corner of the site is a plant nursery and the centre of the site contains a farmhouse and associated agricultural buildings. None of the development in the parcel is considered urbanising development in the countryside. •The A46 Warwick Bypass runs along the northern boundary of the site. The River Avon flows less than 200m from the eastern boundary of the site. •The parcel does not overlap with a Conservation Area within an historic town. In addition, there is no intervisibility between the historic core of a historic town and the parcel. •All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	Arden Parklands Character. This parcel is separated from Woodloes by Woodloes Lane and this provides a clear boundary which should be retained and it is recommended that this parcel is retained within the green belt	N/A
Campion Hills	L54	W11 - Meets 4 of the 5 Purposes of Green Belt: It contributes to restricting sprawl from the East of Leamington Spa. Contributes to safeguarding the countryside from encroachment East of Leamington Spa. It contributes to preserving the setting and special character of Leamington Spa. Retention of the Green Belt will assist urban regeneration by encouraging the recycling of derelict land and other urban land. Site within parcel RL3 of Joint Green Belt Study 2015 <ul style="list-style-type: none"> • Parcel plays some role in preventing further ribbon development along the western edge of Welsh Road towards the village of Offchurch. • Several large dwellings and small clusters of farm buildings are scattered throughout the parcel. These large buildings compromise the openness of the Green Belt within their immediate vicinity; however, the openness of the wider Green Belt remains uncompromised. Few of the buildings represent urbanising influences that encroach upon the countryside • Distance between Leamington Spa and Offchurch is 2.5km across the parcel. It also separates Leamington Spa and Cubbington. • The River Leam runs along the southern and eastern boundaries. It creates a floodplain that is mostly unsuitable for development. This significant boundary is some way distant from Leamington and the green belt helps to prevent encroachment. However, it does not prevent encroachment to the east of Welsh Road – mostly sits close to edge of Leamington Spa. • It is adjacent to the Royal Leamington Spa Conservation Area. It contains areas of high ground which offer viewpoints into the historic core. It is considered to contribute to the setting of this historic town. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 	N/A	WL11 – 3 (High Value)
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	The site lies within land parcel C14 in the Joint Green Belt Study. Elements of the parcel identified in the study: - <ul style="list-style-type: none"> • It prevents ribbon development along Stoneleigh Road along the SW border and along Kings Hill Lane through the southern half. • It contains several agricultural farms / nurseries, some playing fields along the edge of Coventry and a couple of clusters of isolated residential properties, which compromise the openness of the Green belt within their immediate vicinity. The majority of the land is open. None of the developments are considered to be urbanising development encroaching on the Green Belt. • Measured along the SW edge of the parcel, Stoneleigh is located 2.1km to the south of Coventry. • Land within the parcel has the characteristics of countryside. • A46 follows the SE border of the parcel acting as a strong defensible boundary. Finham Brook runs through the south of the parcel and represents a less significant boundary. Their role in protecting the countryside from encroachment by Coventry is diminished. • A small portion of the NW border runs along the Kenilworth Road Conservation Area within the historic city of Coventry and a band of ancient woodland that starts in the Conservation Area enters it. It is part of the setting of the historic city of Coventry. In addition, there is good intervisibility with the historic core of Coventry to the north. • All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. 		

Site (including site area and potential capacity)	Character Assessment	
	ref	Comments
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Not assessed as already allocated as employment land
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	<p>Predominantly stock grazing with attractive parkland character. Development here would need to take careful account of the historical setting, the landscape quality, noise and access. The site has significant landscape constraints. If part of the registered parkland and the ridge and furrow is expendable then it may be possible to mitigate the landscape impacts more successfully by developing the area fronting Coventry Road.</p> <p>Consideration for Sustainable Landscape Planning Report, Nov 2012 8.5 Loes Farm, Woodloes, north of Warwick.</p> <p>This area is a triangle of greenfield land defined by the A46, A429 and the existing Woodloes housing estate and is SHLAA site W28. It has significant constraints due to historic landscape features, mature trees and topographic variety, whilst creating suitable access may also be difficult. Visual impacts would be notable due to the proximity to main roads and adjacent housing, and there is some potential for cumulative impacts with other potential development. We have proposed that a partial development of the site might be sustainable if the loss of historic landscape assets was accepted.</p> <p>Appendix A, Part 1 (extract) 4. Loes Farm, Woodloes Farm, Warwick (see paragraphs 4.1.1 – 4.4.1; pages 18 – 21)</p> <p>4.1.1 This land parcel is located within the West Midlands Green Belt and was therefore included in the original JGBS study as part of the study areas WL 5a. 4.1.2 The land has been considered in the updated 2012 SHLAA as W28. Additionally the south east corner is divided by a second SHLAA site – W05, 'Hintons Nursery').</p> <p>JGBS Study Findings – 2008:</p> <ul style="list-style-type: none"> • Study area ref. – WL5a • Study area description - WL5a is a small triangle of land adjacent Guy's Cliffe and bounded by the A429 to the east, the A46 to the west and Woodloes Lane to the south. • Landscape character - The area lies within the Arden character area and the Arden Parklands character type. The Avon valley is the significant landscape feature and there are many mature trees along the river valley and several blocks of woodland. • Visual issues - Trees, hedges and valley topography create a variety of visual experience but generally there are mid-distant views over an attractive rural landscape. The A46 and A429 are notable but tree planting generally screens them. Some views back to Warwick and Leamington. • Historic and cultural issues - No historical information gathered. Guy's Cliff, Guy's Cliff House (ruin), Guy's Cave, Guy's Mill – an historically important chantry estate prior to Dissolution. Some ridge and furrow noted to the west of A429. Good footpath network. This area appears to be a well-used section of the Green Belt, with various recreational opportunities. • Ecological features - The river corridor; woodland; permanent pasture. • Landscape condition - General condition appears good. Detailed study likely to reveal opportunities for management improvement along the river corridor. • Conclusion / recommendation - WL5a – the triangle including Guy's Cliff, is divided from the late 20th century Woodloes Park residential estate by Woodloes Lane. This appears to be a successful and definitive boundary and we would recommend retaining it. We recommend that WL5a is retained within the Green Belt. Some piecemeal development maybe possible – not least the restoration of Guy's Cliff House.
Campion Hills	L54	<p>From JGBS: "WL11 is essentially a small ridge of land at the east end of Leamington and defined by a loop of the River Leam as it meanders west to meet the River Avon. It is defined by the river course to the north, east and south and the edge of the urban area at Campion Hills to the west.</p> <p>The ridge (Campion Hills) at the west end of the area is one of the highest parts of Leamington and has telecommunications and water infrastructure. Visual connections with Offchurch and the A425 corridor to Radford Semele.</p> <p>This area has been developed as a recreational and conservation orientated section of the Green Belt and appropriate development in this area is likely to be related to those land use types."</p> <p>NB As of February 2014 a further landscape study is under preparation for this area.</p>
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	<p>Landscape Assessment review, 2016 - The King's Hill land parcel is relatively large and if released from the Green Belt could provide a significant opportunity for a new residential neighbourhood.</p> <ul style="list-style-type: none"> - It is well defined by the roads and railway line so that development here is unlikely to lead to further urban sprawl. It could be argued that development here is infilling a corner of the existing Coventry settlement footprint. - Development here would reduce the area of open countryside between Coventry, Kenilworth and Stoneleigh – but there would still be a definable and relevant gap between these settlements. - There would be potential to retain significant landscape elements and green space within the parcel – assisting a successful urban / rural transition. - The scale of potential development here would constitute a new neighbourhood with additional facilities that could benefit existing residents as well as new. It would also be likely to require new infrastructure – especially roads. <p>1.4.1 Although this land parcel provides a rural outlook for neighbouring local residents at the southern edge of Coventry, and is partially visible from the A46 and Coventry-Kenilworth railway line, development here would be relatively well contained within the wider landscape. Appropriate development is unlikely to have a significant adverse impact on the character of Coventry, Kenilworth or Stoneleigh or approaches to those settlements. The land presently provides for some of the purposes of Green Belt, but allowing development at this parcel would have clear boundaries to prevent future urban sprawl, would not result in settlement coalescence, will 'fit' the wider settlement pattern and will provide a variety of opportunities for positive planning.</p> <p>Coventry Joint Green Belt Study 2009 – Appendices</p> <ul style="list-style-type: none"> • Study Area C12a/b/c/d/e (King's Hill falls within parcel C12e and part of C12d) • Description - An area at the southern edge of Coventry defined by Green Lane and schools to the north, the Kenilworth-Coventry railway and Gibbett Hill to the west, Stoneleigh road to the south and the A46 to the west and running down to the eastern edge of Kenilworth. • Landscape Character - C12 is in the Arden character area and the Arden Parkland character type. Principally arable agriculture at the edge of the city with some nurseries, playing fields and woodland. A small valley drains to Finham Brook. • Visual Issues - Woodland, hedgerows and trees enclose the site from the peripheral roads, but within this area the agricultural landscape appears to be quite open. Trees along the watercourse. Mid-distant views. A notable ridge about the Finham Brook (See K3 / K4) • Historic and Cultural issues - No data gathered. Sites at Kings Hill are scheduled monuments. Gibbett Hill is a conservation area. Wainbody Wood – ancient woodland. This area understood to be formerly part of the Stoneleigh estate. No footpaths in this area. • Ecological Features - Wainbody Wood nature reserve; Finham Brook; permanent pasture, hedges and hedge trees. • Landscape Condition - Difficult to assess. Expect opportunities to enhance the hedge pattern where modern agriculture has weakened them. • Conclusion / Recommendation - A strategically important section of Green Belt lying between Stoneleigh, Kenilworth and Coventry that we recommend is retained within the Green Belt. Consider improved access and landscape enhancement projects. • Score for Landscape Values - C12a – 1 (Low Value); C12b – 1 (Low Value); C12c – 3 (High Value); C12d - 3 (High Value); C12e – 2 (Medium Value).

Site (including site area and potential capacity)	Historic Settings Assessment		SFRA and water / sewerage comments
	ref		
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20		As for groundwater flooding there is no indication of this flooding according to Environment Agency Maps.
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	<p>Impact on registered park and garden. Grade 2 Guy's Cliffe - Early C19 gardens and pleasure grounds in part designed by Uvedale Price, which were developed from C17 riverside walks and mid C18 rococo gardens. Adjacent listed buildings to east associated with Guy's Cliffe: –</p> <ul style="list-style-type: none"> • St Mary's Lodge, Coventry Road CV34 5HH - Grade II • Guy's Cliffe House, Leek Wootton CV34 5YD – Grade II • The Saxon Mill (part of the Saxon Mill restaurant), Coventry Road CV35 7QX – Grade II <p>Scheduled ancient monument associated with Guy's Cliffe: • SM30053/01 – Guy's Cave Hermitage and other rock cut chambers at Guy's Cliffe (approx. 230m to boundary of site to the west)</p>	Flood zone 1. Risk of flooding from land and groundwater is low to medium and needs to be considered further a detailed flood risk assessment. Risk of flooding from artificial sources is low.
Campion Hills	L54		
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	<p>Hill Farmhouse = Grade II Listed Building Wainbody Farmhouse and barn = Grade II Listed Building Deserted Medieval Village at Kings Hill = Scheduled Ancient Monument; English Heritage List Entry No. 1005724; AM ref No. SM169</p> <p>See Local Plan Site Allocations - Historic Environment Assessment Statement 2015 section 5 for further details</p>	<p>Flood Zones 2, 3a, 3b runs east – west across site to south, south and east of Newera Farm. Finham Brook loops through site to south-east.</p> <p>Update to SFRA, 2012 Table 7: Flood Risk to Current Potential Allocation Sites Land at King's Hill, south of Green Lane, Finham (ID code: 10)</p> <ul style="list-style-type: none"> • Flood zones - mainly FZ1, some FZ2 and 3 between A46 and King's Hill Lane associated with Finham Brook (Main River) • Flooding from land - low to medium – a few small areas indicated as being 'less' and 'more' susceptible to surface water flooding. • Flooding from groundwater - low – the local risk of groundwater should be considered further during a FRA. • Flooding from artificial sources - low <p>The SFRA (Plan B2) identifies areas within the site that are at intermediate and higher risk of surface water flooding. Finham Brook (minor river) runs through part of site. EA records of areas subject to ground water flooding show it is susceptible to cleanwater and superficial deposits flooding and has an area classification of <25% (proportion of each 1 km square that is susceptible to groundwater flood emergence)</p> <p>Finham Sewage works to east of site. Water Cycle Study (Halcrow, March 2010) Paragraph 6.2, p. 70 stated that "There is no current hydraulic capacity at ... Finham-Coventry WwTW [Wastewater Treatment Works] and STW need to identify when capacity can be accommodated ... – this will influence the phasing of development in Warwick DC." Water Cycle Study for Warwickshire, 2010 (extract): Kings Hill Road, Gibbet Hill, Green Lane / Southcrest Farm WwTW (Wastewater Treatment Works) infrastructure - drains to Finham WwTW which currently has no infrastructure capacity at the works. STW has indicated that infrastructure can be provided, subject to EA consents being granted (category red - No existing capacity at the WwTW and/or there are known planning constraints to additional capacity) Wastewater network infrastructure - good location due to proximity to Finham WwTW - may require some upgrading of network or new outfall sewer Water Quality - New DWF (dry weather flow) and discharge consents required at Finham WwTW, and load standstill indicates phosphate consent to maintain load would need to be set beyond current BAT. Potential constraint to development and requires further assessment by EA (amber category - New consent needed and can be achieved within limits of BAT for no deterioration or to achieve good status) Flood Risk – Kings Hill - site affected by Flood Zones 2 and 3 in southern extent from Finham Brook. Surface Water Management – Kings Hill - attenuation SUDS (Sustainable Urban Drainage Systems) likely to be most suitable. GSPZ (Groundwater Source Protection Zone) to the north should be considered Water Cycle Study March 2010 – Sewerage Comments</p>

Site (including site area and potential capacity)	ref	Habitat Assessment / identified impacts on natural environment	Potential coalescence between settlements (see landscape assessment part 2)
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Not assessed in 2008 as site already allocated for employment	No impact.
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	This small parcel of land that is between two major roads is primarily poor semi improved grassland, improved grassland, continuous scrub and mature trees. Dissecting the northern section is a strip of mixed plantation woodland that is a pLWS/SINC . The woodland contains veteran oaks and a watercourse. The grasslands have numerous mature yellow meadow anthills. The majority of the habitat is poor semi improved sheep grazed grassland with some areas showing faint ridge and furrow. Although the grassland is floristically poor it has more value due to the frequency of mature ant hills. There are many mature trees in a range of species including some very large oaks. There is a stretch of mature species rich hedgerow. The grassland dominates the parcel meaning it is not favourable for development	There is some narrowing of the gap between northern Warwick and Leek Wootton as a result of development here and some suggested this could be perceived as leading the coalescence. However, the site is approximately a mile away from Leek Wootton and the gap between is bisected by the A46 which provides a strong boundary to prevent further coalescence.
Campion Hills	L54	N/A	See JGBS (site not assessed in further landscape study). NB As of February 2014 a further landscape study is under preparation for this area.
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	<p>from SA draft update, 2015 - The site contains a portion of the Wainbody Wood & Stivichall Common LNR, which is also designated as an Ancient Woodland. There are also a number of ponds present and Finham Brook flows through the south east section of the site. It is assumed that any proposal will avoid development on the LNR and Ancient Woodland.</p> <p>Regionally Important Geological Site to south of Kings Hill Lane. Potential LWS</p> <p>Warwick District Habitat Assessment 2008 Paragraph 3.34 – Map 24 Stoneleigh / Finham Parcel 35 (176.4ha – excludes section to south west corner of current option). Overview This large parcel is dominated by arable, improved grassland, hedgerows, mature trees and numerous ponds. There is a large area of semi natural ancient broadleaved woodland that is a Coventry SINC (Wainbody Wood). There is an area of species rich calcareous semi improved grassland in the Southern corner. [Large number of mature and veteran trees, species-rich hedgerows and ponds on site – summary of report] The area of most ecological significance within this parcel is the large area of semi natural ancient woodland (Wainbody Wood South Coventry SINC, separate map and Target Notes).</p> <p>Recommendations (summary): - This site is suitable subject to appropriate regard in the development/ layout process necessary to accommodate/ mitigate for some of the habitat / biodiversity issues itemised below. <ul style="list-style-type: none"> • The woodland (Coventry SINC Wainbody Wood) is of high biodiversity value and should be protected from development, including designation and implementation of a buffer zone of 50 m width around the site • Relatively rare calcareous grassland should be retained and buffered • Species-rich hedgerows should be retained with buffer and less rich hedges should be replaced with new hedgerow habitat with suitable native species mix • Ponds should be retained and buffered • Watercourse a potential water vole habitat and should be buffered • Mature trees should be retained with a buffer zone and trees protected with a TPO should have a 50m buffer zone imposed Any development within this large parcel should depend on the ability to retain the connectivity between the ponds via the hedgerows and the protection of the woodland and semi improved grassland. The woodland and grassland should have significant buffer zones to protect against impacts of development and to maximise retention of biodiversity. To reduce biodiversity losses all the ponds, species rich hedgerows and mature trees should be retained.</p> <p>Recommendations This site is suitable subject to appropriate regard in the development / layout process necessary to accommodate / mitigate for some of the habitat / biodiversity issues itemised below. Wainbody Wood forms one of the largest and finest remnants of ancient and semi-natural woodlands in Coventry. Given the high biodiversity value and rarity of ancient semi-natural woodland represented, Wainbody Wood should be protected from development. Even so, development close to Wainbody Wood may result in five effects that are not mutually exclusive; chemical effects, disturbance, fragmentation, invasion by non-native species and all those cumulative effects. The potential impacts on Wainbody Wood are not always clear but are insidious and cumulative. It is essential that Wainbody Wood is protected and enhanced as part of mitigation and management solutions resulting from potential development. Existing hedgerows and small sections of woodland, tree regeneration should be actively encouraged, greatly improving the resource available for other animals and plants. The implementation of a 50m wooded buffer zone and the use of passive management techniques such as fencing to prevent impacts of development on Wainbody Wood should be considered to protect against edge effects, encroachment activities and clearly delineate private from public land uses.</p>	<p>Landscape Study review 2016: 1.4.0 Conclusions: 1.4.1 Although this land parcel provides a rural outlook for neighbouring local residents at the southern edge of Coventry, and is partially visible from the A46 and Coventry–Kenilworth railway line, development here would be relatively well contained within the wider landscape. Appropriate development is unlikely to have a significant adverse impact on the character of the historic centres of Coventry, Kenilworth or Stoneleigh or approaches to those settlements. The land presently provides for some of the purposes of Green Belt, but allowing development at this parcel would have clear boundaries to prevent future urban sprawl, would not result in settlement coalescence, will 'fit' the wider settlement pattern and will provide a variety of opportunities for positive planning.</p>

Site (including site area and potential capacity)	ref	Loss of employment land	Transport infrastructure constraints / County Highways Access comments	Other infrastructure Constraints	May 2012 Preferred Options Document	Preferred Options Consultation	June 2013 Revised Changes document
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Will result in loss of approx. 10ha of land allocated for employment. Subject to the employment land review, this (or a portion of it) will need to be provided elsewhere	The highway network around this site is busy and at times suffers from congestion. Transport is therefore a major constraint. The Strategic Transport Assessments show that without mitigation development here (especially when associated with the development of other sites in close proximity) will lead to an unacceptable level of additional road traffic unless steps are taken to mitigate. With appropriate mitigation development would be possible.	The site is relatively flat and may require pumping. The site could connect to the public sewerage network to the north east or south. There are no significant capacity constraints downstream on either network. The impact of the development should be quantified using hydraulic modelling. The cumulative impact of other development in this area should also be considered (S of Harbury Lane, S of Gallows Hill, The Asps, W of Europa Way, Woodside Farm). The connection to the south offers the most direct route to the works.	Included as a Preferred Option for 200 houses	Concern about loss of employment land	Included in the Revised Development Strategy for 250 houses
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	No loss of employment land	Some difficulties with access from Primrose Hill, although possible to resolve this. Concern about impact on Primrose Hill/Coventry Road junction, although STA shows impacts could be mitigated.	There are two connection options for the site. A connection could be made to a private drain to the east of the site. This sewer may have transferred to Severn Trent under the Private Drains and Sewers Transfer in 2011. Alternatively, a connection could be made to the public foul network to the south, though part of the site would need to be pumped. There are no significant capacity issues downstream of the site. Hydraulic modelling would be required to determine the impact of the development on the network in the area.	Allocated as a strategic site for 180 houses and open space	Significant level of objections predominantly concerning: a) impact on Green Belt; impact on high quality landscape; impact on Registered Park and Garden; impact on ecology (including loss of trees and hedgerows; concern about transport and other infrastructure.	Not included as exceptional circumstances for inclusion in green belt not justified and impact on landscape very hard to mitigate
Campion Hills	L54	N/A	No specific improvement to strategic transport network required to accommodate the additional traffic. Can be dealt with as part of the strategic transport proposals. Location within urban area means alternative transport modes could be used.		Not identified. Site not available	No specific representations	Not identified. Site not available
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26		Large development site would require several vehicular accesses. Site boundary frontages with Stoneleigh Rd and Green Lane. Accesses onto Stoneleigh Rd would give good connection to distributor (A429) and strategic (A46) road network, but existing carriageway typically 7m with no footways and bridge over railway line to the north-west could present a constraint to implementing a footway or preferably a footway/cycleway. Opportunity to form accesses at several locations along Stoneleigh Rd frontage but are mature trees so status/condition should be established. Could be an opportunity to use part of the site to connect with the A46 / Dalehouse Lane junction and improve this junction. Opportunities to access onto Green Lane frontage, but this is a traffic calmed route serving existing residential development as well as a primary and secondary school and local shops, so does not function as a distributor road to accommodate significant additional traffic. Nevertheless opportunities to provide some connectivity, and to establish foot, cycle and public transport links. Need to consider potential for impacts on the residential estate between the site and the A45/St Martins. Consideration should be given to the form of junction improvement that could be delivered at the Green Lane/St Martins junction in order that an effective internal connector network can be created. Public transport currently routes along Green Lane, services would need to access the site. Provision of public transport services and cycleway links to Coventry city centre and other key attractors should be a priority for promotion of sustainable travel. Opportunity for a rail halt station to serve the site and local area (residential and University of Warwick) could form part of the transport strategy.	High pressure 300mm pipeline to south (Kenilworth to Stoneleigh); PO1447-PTG-PLFL-1060PN.	Not included. Exceptional circumstance not justified	N/A	Not included. Exceptional circumstance not justified

Site (including site area and potential capacity)		2013 Consultation	Submission Draft Local Plan	Modifications 2016
	ref			
Warwick Gates Employment Land 9.8 hectares (approx. 200-250 dwellings)	W20	Approx equally balanced between those who support and those who object to this site. Objections concern loss of countryside, concerns about infrastructure and loss of employment land. Supporters suggest this is good use of land that has been vacant and good accessibility to services	Commitment. Has planning permission for 220 houses	
Loes Farm 24.5 hectares (approx. 180 dwellings)	W28	N/A	Not included as exceptional circumstances for inclusion in green belt not justified and impact on landscape very hard to mitigate	
Campion Hills	L54	No specific representations	Not included. Site made available. Considered for inclusion. Exceptional circumstances explored in relation to role site could play in supporting the regeneration of Lillington. Following more detailed assessment, it was concluded the site is not required and therefore no exceptional circumstances.	Site not allocated
Kings Hill, Finham 269 hectares / 211 hectares (C26) (approx. 4,000 dwellings overall; 1,800 during plan period)	C06 / C26	N/A	Not included. Exceptional circumstance not justified	Included for 4000 dwellings (1800 within current plan period). Sustainable location to contribute towards the housing needs of Coventry.