

Allocated Sites and Omission Sites Site Overviews

July 2016

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Part 1

Warwick, Leamington and Whitnash

Site Ref	H01(part)	Site Name	Land west of Europa Way (known as Myton Garden Suburb)
Site Size (Hectares)	63ha in total (c2ha for additional)	Settlement	Warwick
Source	SHLAA14 W08 and W21	Land Type	greenfield
Adjacent/ Overlapping Site	Comprises SHLAA sites W08 and W21		
Status	Majority of wider site has planning permission (W/14/0967; W/13/1016; W/14/1076)		

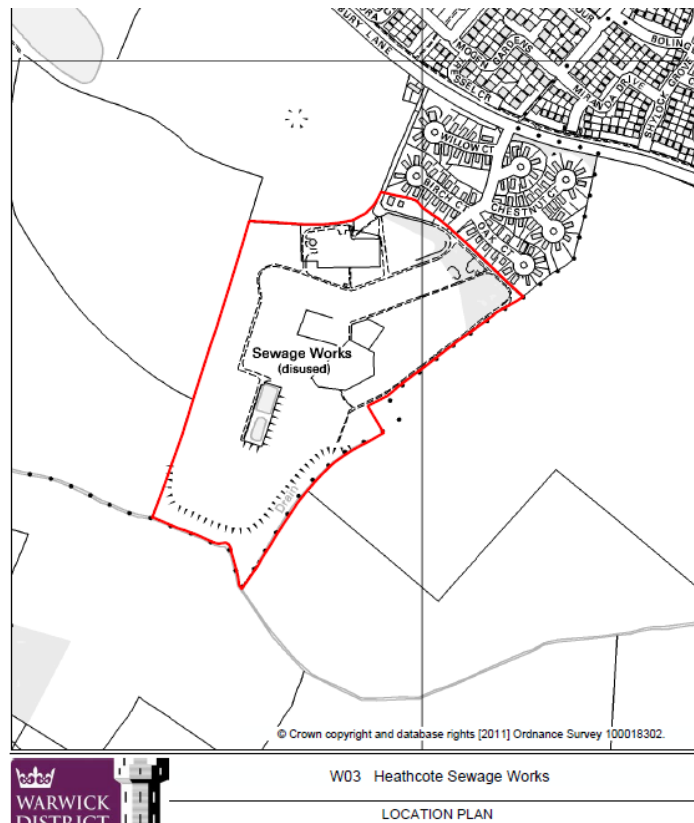
Suitability for Housing						
Location	Adjacent to Warwick / Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Overhead power lines 33kV and 132kV Minerals Consultation Area					
Potential Impacts	Evidence of badgers and badger setts. Impact on open countryside in area of low to medium landscape value Impact on Heathcote Hill Farmhouse (Grade II Listed Building) to south west site Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable, subject to amendment to Area of Restraint boundary and comprehensive development of both SHLAA sites.					
Availability						
Available, landowner has expressed willingness to release site for mixed use development						
Achievability						
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Potential Capacity	1160 in commitments - plus 50 proposed for allocation					
Timeframe (in terms of practicality only)	2014/19	324	2019/24	836 + 50	2024/29	

Summary of issues raised by representors: representations received to H01 at Submission Draft stage
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- | |
|---|
| <ul style="list-style-type: none">• Should be strategic landscape corridor along Europa Way – provides replacement habitat and access into Leamington• Housing will intrude into historic views• Unacceptable traffic impacts• Site provides separation between Leamington and Warwick• Loss of school playing fields unacceptable• Adverse impacts on local infrastructure• Will exacerbate pollution / congestion |
|---|

Site Ref	H02/ W07 (part) - W03 and W44	Site Name	Land south of Harbury Lane (including former Sewage works)
Site Size (Hectares)	123ha total W44 = 6ha W03 = 13ha	Settlement	Warwick
Source	SHLAA15 ref W44	Land Type	Greenfield ; sewage works previously developed
Adjacent/ Overlapping Site	Various SHLAA sites – L09 Land at Grove Farm; W03 Heathcote Sewage Works; W20 Warwick Gates Employment Land; R32 The Asps, Europa Way; R52 Land at New House Farm		
Status	Majority of site has planning permission W/14/0661 for 735 dwellings W/15/0851 outline for c.520 dwellings		

Suitability for Housing	
Location	Adjacent to Warwick/Leamington urban area
Policy Restrictions	Open Countryside
Physical Constraints	The N & NW parts of site are classified as Grade 2 Agricultural Land
Potential Impacts	Impact on open countryside in an area of medium/high landscape value. Loss of some Grade 2 & 3a Agricultural Land Site part of open space for existing outline planning consent for land at Lower Heathcote Farm W03 - Flood Zones 2 & 3B in southern extremity of site. Disused sewage works. Landfill Site. Extensive remediation required. Sludge deposits on lower part of site Limited access and dependent upon adjoining site to north coming forward. Within an area of medium to high landscape value
Environmental Conditions	Satisfactory
Overall Suitability	Suitable, subject to satisfactory provision of appropriate parks and open space provision within area of the country park and elsewhere W03 - Potentially suitable, subject to amendment to open countryside designation, sludge deposit sites being restored for open space (only 50% of site therefore developable) and the development of adjoining land adjacent to the urban area (W07).
Availability	
Available, landowners have expressed willingness to release the land	
Achievability	
Majority of adjacent plots now have planning permission.	



Summary of issues raised by representors: representations received to H02 (Submission Draft stage) and 2016 Modifications

Submission Stage:

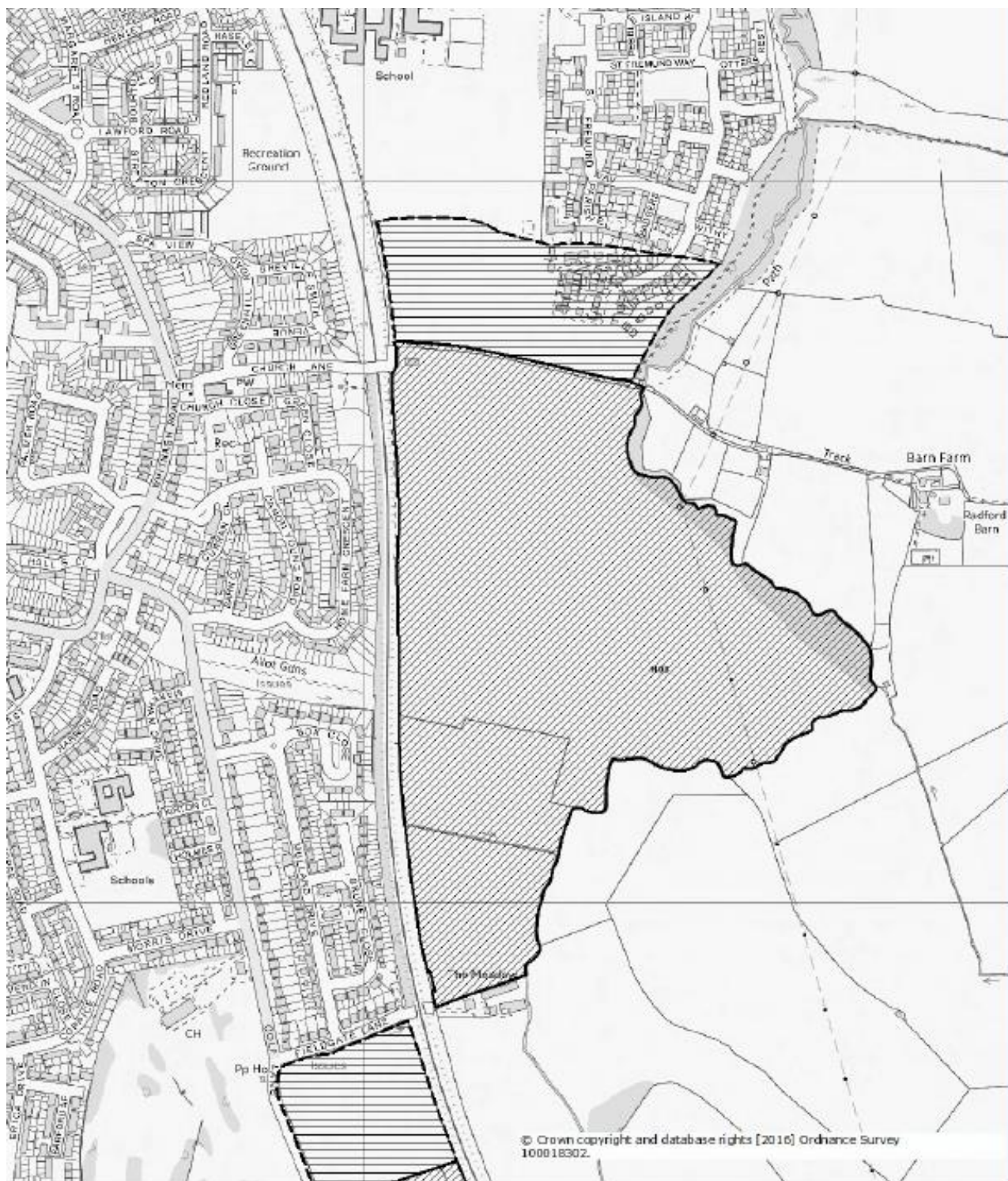
- Support – sustainable / deliverable site
- Impact of housing on views from adjacent listed park and roads
- Stress on local infrastructure
- Increase in congestion
- Adverse impact on emergency services access
- Land acts as buffer between Bishops Tachbrook and Leamington
- This number of houses not required
- Harbury Lane should act as barrier

Modifications

- Paragraph 2.49 of Appendix B should be amended to reflect the full capacity of the site and provide a broad range of up to 150 dwellings.

Site Ref	H03	Site Name	Whitnash East / South of Sydenham
Site Size (Hectares)	51.49	Settlement	Leamington Spa
Source	SHLAA11	Land Type	Greenfield & Previously Developed
Adjacent/ Overlapping Site	L10 Land south of Sydenham		
Status	<i>Planning permission granted for 209 dwellings on northern part of site (6.93 has) on 31/05/13 (W12/0027). April 14 - development not started</i>		

Suitability for Housing						
Location	Adjacent to Leamington Spa built up area					
Policy Restrictions	Loss of Community Facilities and Open Space Part of area south of school is Area of Restraint					
Physical Constraints	Eastern boundary of site within Flood Zones 2, 3A & 3B. 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 the north.					
Potential Impacts	Whitnash Brook Valley Local Nature Reserve on NE part of boundary. Whitnash Brook to east and railway to west are potential SINCs. Landscape Study 2012 suggests wide buffer to brook . Loss of some Grade 2 Agricultural Land.					
Environmental Conditions	Noise and vibration from railway Southern part of site would be remote from rest of town with access points only from the north					
Overall Suitability	Potentially suitable in part (circa 20 hectares – to exclude school & land with permission and provide substantial buffer to Whitnash Brook) subject to: <ul style="list-style-type: none">• Provision of social & community facilities• Access arrangements• Significant buffer to protect LNR and potential SINCs; areas at risk of flood; and properties from noise and vibration from railway					
Availability						
Site being actively promoted by house builder						
Achievability						
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.						
Housing Capacity						
Capacity	500 dwellings					
Timeframe (in terms of practicality only)	2014/19	0	2019/24	350	2024/29	0



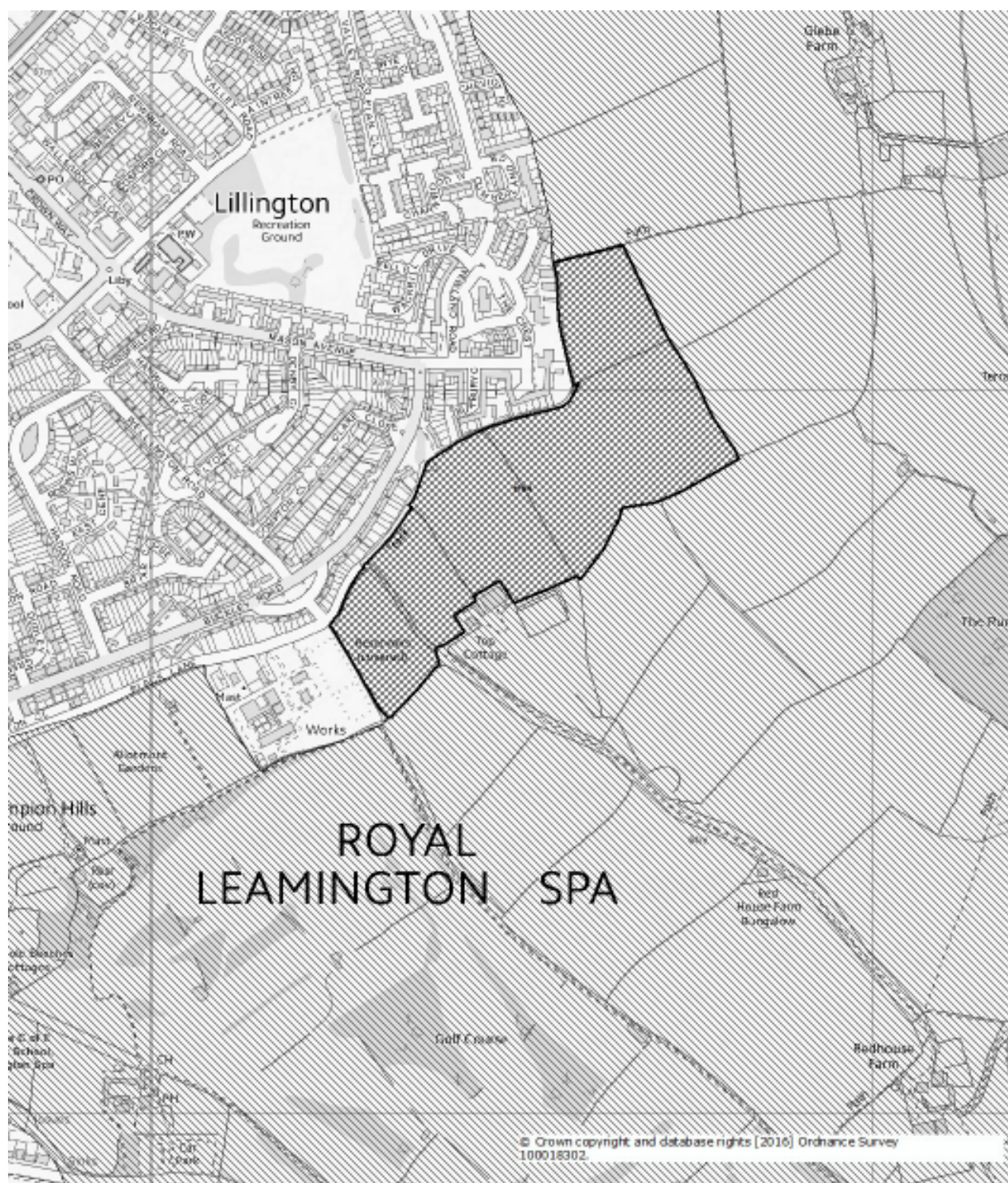
Key

- WDLF - Major Housing Commitments (DS7)
- WDLF - Safeguarded Land (DSNEW2)
- WDLF - Green Belt (DS13)
- WDLF - Housing Allocations (DS11)
- WDLF - Major Education Allocations (DS12)
- WDLF - Employment Allocations (DS8)
- WDLF - Sub Regional Employment Allocation (DS16)
- H&S Safeguarding Directions (June 2014)
- Area of Surface Water
- Limits of Safeguarding Direction

H03 - Summary of Issues Raised By Representors:
<ul style="list-style-type: none">• Objection to the submitted plan capacity for the site. The capacity was subsequently increased in the proposed Modification submission to 500 dwellings from 300.• Objection from Stagecoach - location difficult to effectively serve by network buses and should not be allocated.• Loss of public right of way• Noise• Loss of views from Whitnash

Site Ref	H04	Site Name	Land at Red House Farm, Campion Hills
Site Size (Hectares)	11.57	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Green Belt site		

Suitability for Housing						
Location	Adjacent to Leamington Spa urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependent upon agreement with third party. Topography - north eastern part of site slopes away steeply.					
Potential Impacts	Impact on open countryside in an area of medium landscape value. Development on north eastern section of site would be highly visible from surrounding countryside and Cubbington village. Landscape Study 2014 suggests structural planting of native trees and shrubs to mitigate long views from north and west. Telegraph poles. Radio mast adjacent to site.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable in part (8.7 hectares) due to landscape impact of development on north eastern section and subject to ability to secure access.					
Availability						
Owners have expressed willingness to bring the site forward for development within 3 years						
Achievability						
Potentially achievable in medium term subject to ability to secure suitable access to the site						
Housing Capacity						
Potential Capacity	250 dwellings					
Timeframe (in terms of practicality only)	2014/19	200	2019/24	0	2024/29	0



Key

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H04 - Summary of Issues Raised By Representors

Green Belt

- Red House Farm is actually greenbelt. The development would encroach into the countryside
- Valuable agricultural land which should be preserved
- Exceptional circumstance have not been demonstrated to remove the land from the GB

Need for the site

- Site needed/not needed to regenerate Lillington as suggested
- ONS figures show that fewer homes are needed

Consultation and Duty to Cooperate

- Inadequate consultation

Transport and Access

- There is already traffic congestion at peak times and the development would exacerbate this problem

Infrastructure

- The development will provide improved facilities and services

Environmental and other constraints

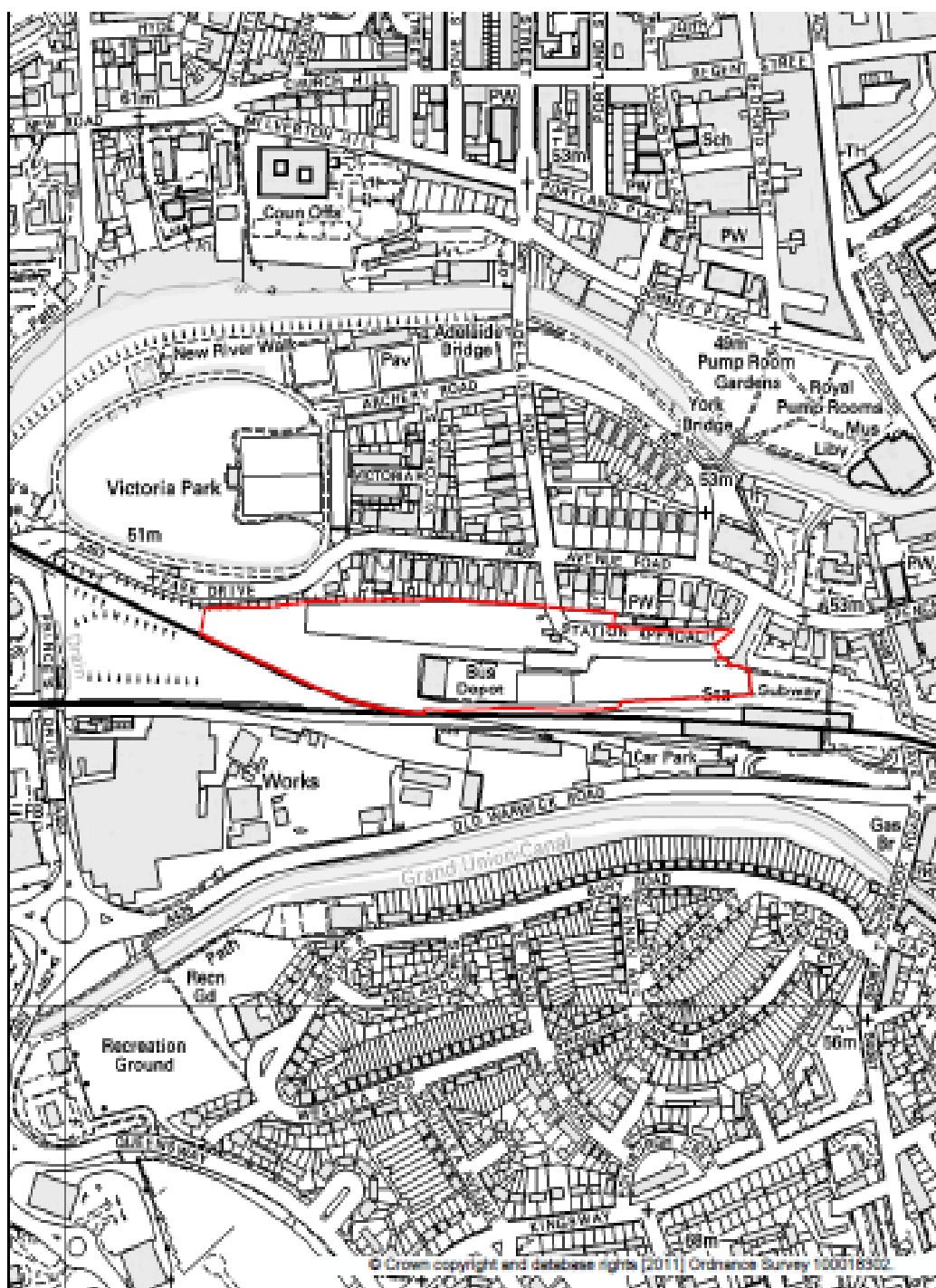
- The area is tranquil and used for recreation
- Loss of riding school
- Negative impact on landscape, views and Wildlife species

Suggested alternatives

- No consideration given to brownfield site elsewhere
- Sites at Lillington should be considered - Old Round Oak School and URC on Cubbington Road
- Site area should be amended by removing area from the north of that proposed and extending it south which would result in an increased Capacity which would accommodate 450 dwellings instead of 250

Site Ref	H10	Site Name	Land at Station Approach
Site Size (Hectares)	4.47	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site	L28 Off Prince's Drive		
Status	Planning permission was granted in May 2015 (W/15/0905) for the demolition of the existing bus depot, car sales lot and disused building between the lower and upper portions of Station Approach and changes to Existing Warwick District Council car park reducing spaces from 300 down to 100. Construction of 212 homes consisting of 118 flats and 94 houses with ancillary parking, open space and associated highway alterations to Station Approach.		

Suitability for Housing							
Location		Built up area – partly within town centre					
Policy Restrictions		Part Employment Allocation Part Opportunity Site supporting mixed use development Station Area Development Brief supports comprehensive residential development					
Physical Constraints		Bus depot currently in use – capacity of site depends upon whether this use is relocated. Some protected trees. Limited access.					
Potential Impacts		Site abuts Leamington Spa Conservation Area.					
Environmental Conditions		Noise from railway line and existing bus depot use.					
Overall Suitability		Potentially suitable, subject to comprehensive redevelopment.					
Availability							
Majority of land vacant and available. Alternative location for bus depot required.							
Achievability							
This 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.							
Housing Capacity							
Potential Capacity		212 dwellings					
Timeframe (in terms of practicality only)	2014/19	212	2019/24	0	2024/29	0	



H10 - Summary of Issues Raised By Representors

- The site is currently used for car parking by town users, employees and train users. Concern expressed that there should therefore continue to be adequate provision made for car parking when the site is developed

Site Ref	H11	Site Name	Land at Montague Road
Site Size (Hectares)	3.67	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously Developed Land
Adjacent/ Overlapping Site	None		
Status			

Suitability for Housing						
Location	Built up area of Warwick					
Policy Restrictions	Protection of open space					
Physical Constraints	South western part of site (WCC Depot) currently occupied. Buildings on site. School playing fields on the site.					
Potential Impacts	Potential LWS forms southern boundary to site					
Environmental Conditions	Potential noise and air pollution from adjacent established employment area to east and south					
Overall Suitability	Suitable, subject to buffer to existing employment area					
Availability						
The site is no longer operational. The site is currently being marketed for development that the site may become available in the period up to 2018						
Achievability						
Achievable						
Housing Capacity						
Potential Capacity	140 dwellings					
Timeframe	2014/19	60	2019/24	80	2024/29	



**WARWICK
DISTRICT
COUNCIL**

W18 Land at Montague Road

LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 24 May 2012	Grid Reference: 429020 E, 266024 N
			North:

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

H11 Summary of Issues Raised by Representors:

No representations made

Site Ref	H13	Site Name	Soans Site and Land adj to Sydenham Industrial Estate
Site Size (Hectares)	2.57	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			
Status	Outline planning permission granted for the demolition of existing buildings and the erection of up to 88 no. affordable and up to 55 no. low cost dwellings (Class C3) on 28 September 2015 (W/15/1361)		

Suitability for Housing	
Location	Built up area
Policy Restrictions	
Physical Constraints	Possible ground contamination
Potential Impacts	Grand Union Canal potential SINC to north. Impact on operations on adjoining employment uses
Environmental Conditions	Noise and air pollution from adjoining employment uses to south and west.
Overall Suitability	Potentially suitable – subject to mitigation of noise and air pollution from adjoining uses.
Availability	
Owner has indicated site is available.	
Achievability	
Achievable	
Housing Capacity	
Permission granted for 88 dwellings	

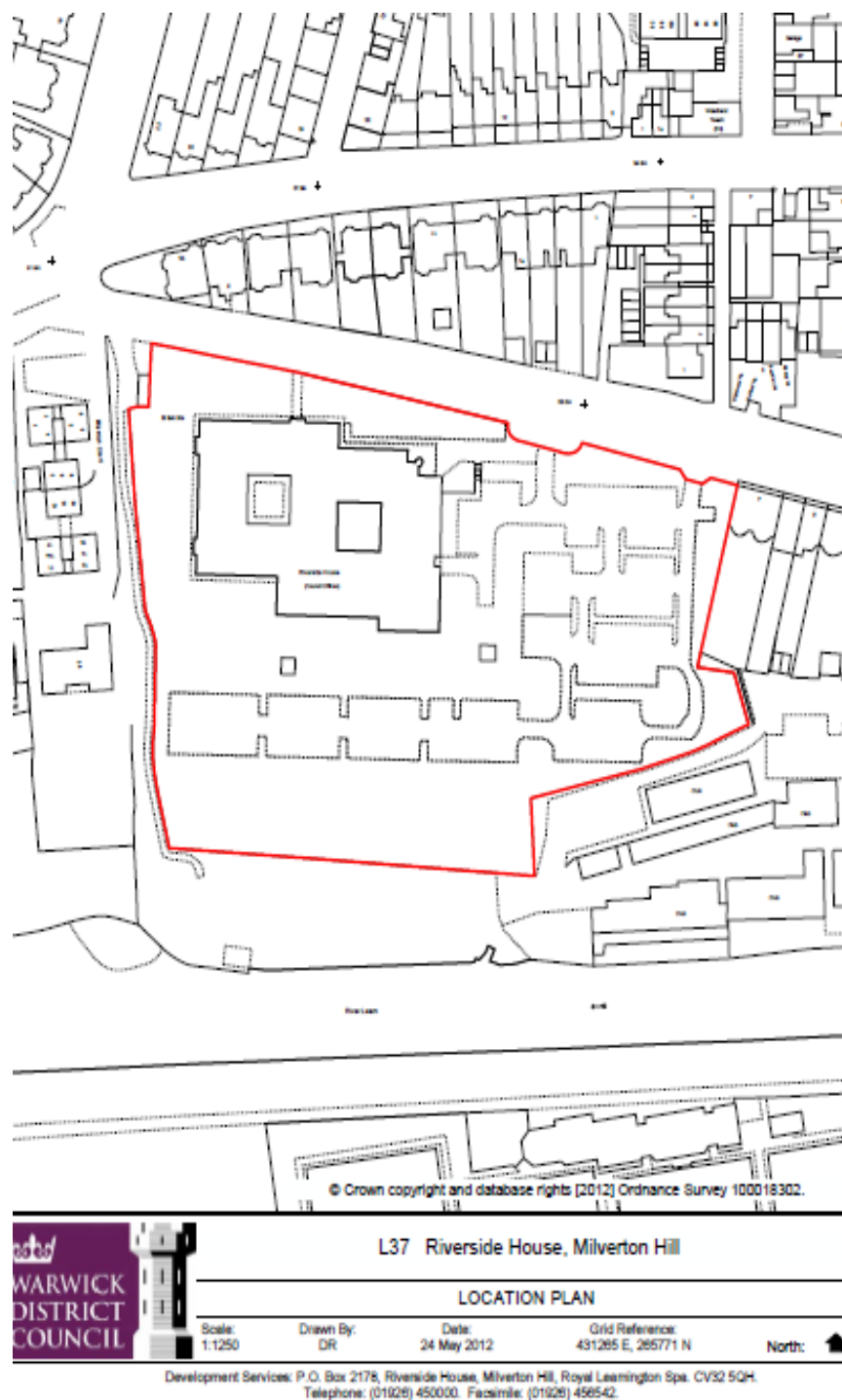


H13 Summary of Issues Raised by Representors:

Support expressed for the allocation of site by the Canal and River Trust providing it does not have any adverse impact on the waterways and the quality of the water; or discharge which would affect the ecological quality and character of waterways.

Site Ref	H14	Site Name	Riverside House
Site Size (Hectares)	1.75	Settlement	Leamington Spa
Source	WDC	Land Type	Previously developed
Adjacent/ Overlapping Site			
Status	Relocation planned. Planning application for phase 1 being prepared		

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Approximately 38% of site within Flood Zones 2, 3A & 3B. Protected trees throughout site					
Potential Impacts	Small part of site to east within Leamington Spa Conservation Area River Leam potential SINC to south of site Spa Gardens Registered Park and Garden of Special Historic Interest to south of site Protected trees throughout site Buildings on Portland Place frontage to east of site all Listed Grade II					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable in part (1.08 hectares)					
Availability						
Currently in use. Relocation of WDC offices supported by Council and planned for 2018						
Achievability						
Subject to relocation of existing use						
Housing Capacity						
Potential Capacity	100					
Timeframe (in terms of practicality only)	2014/19	0	2019/24	100	2024/29	0

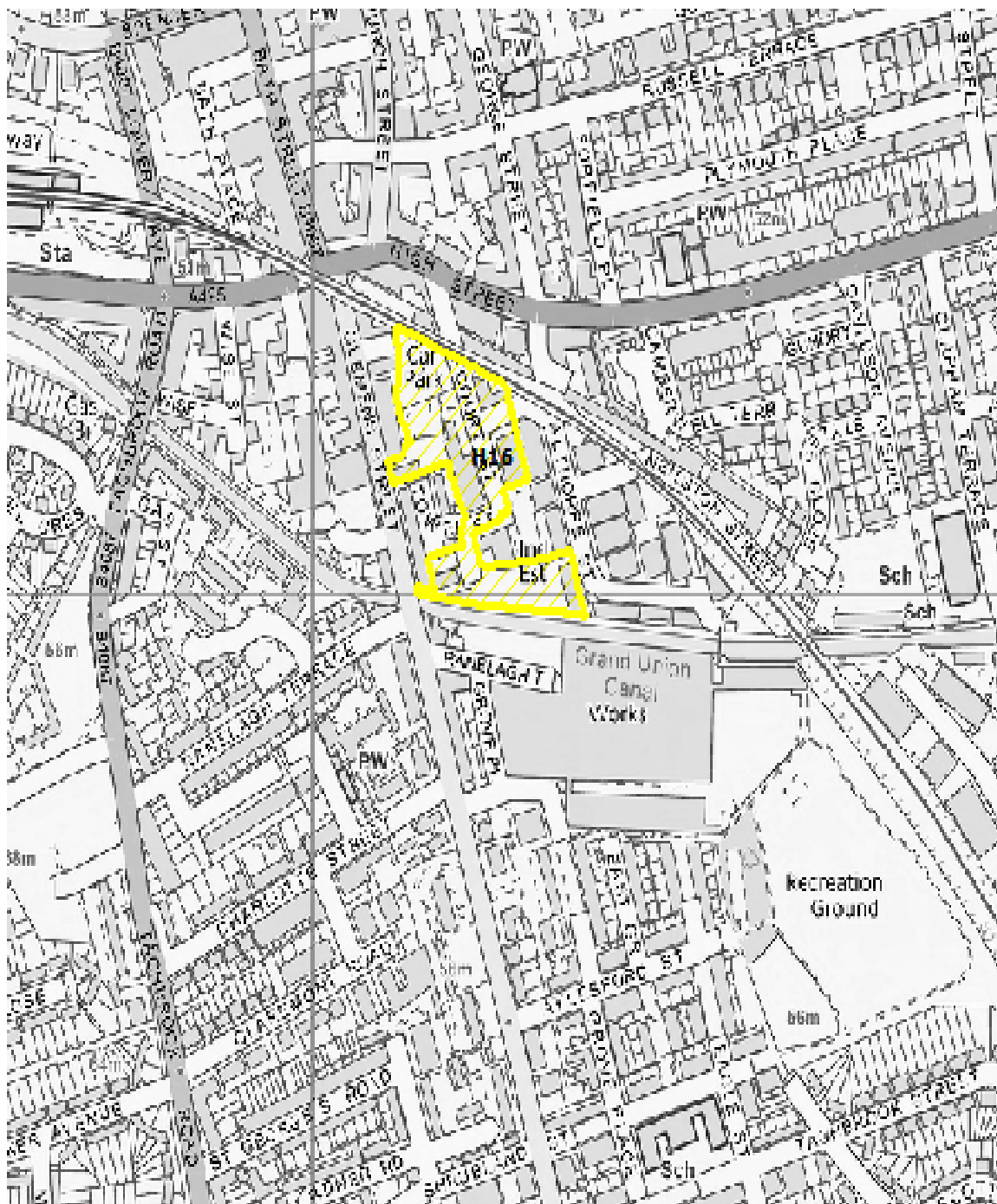


H14 Summary of Issues Raised by Representors:

No issues of concern or objections raised

Site Ref	H16	Site Name	Court Street Area
Site Size (Hectares)	1.48	Settlement	Leamington Spa
Source	WDLP	Land Type	Previously developed
Adjacent/ Overlapping Site			
Status	Southern part of the site Former British Telecom Site. Permission was granted for the Demolition of existing building and erection of 4 storey building and single storey link, comprising 187 student residential accommodation, communal and management facilities, with associated private amenity space, public realm, landscaping on 03 February 2016 (W/15/1448)		

Suitability for Housing						
Location	Leamington Town Centre					
Policy Restrictions						
Physical Constraints						
Potential Impacts	Adjacent to Leamington Spa Conservation Area Grand Union Canal potential SINC to south					
Environmental Conditions	Noise from railway line and adjoining employment uses Clemens Street and High Street are Air Quality Management Areas					
Overall Suitability	Potentially suitable, subject to adequate noise mitigation measures					
Availability						
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) affordable housing						
Achievability						
Achievable, subject to viability.						
Housing Capacity						
Potential Capacity	75 dwellings					
Timeframe	2014/19	25	2019/24	50	2024/29	

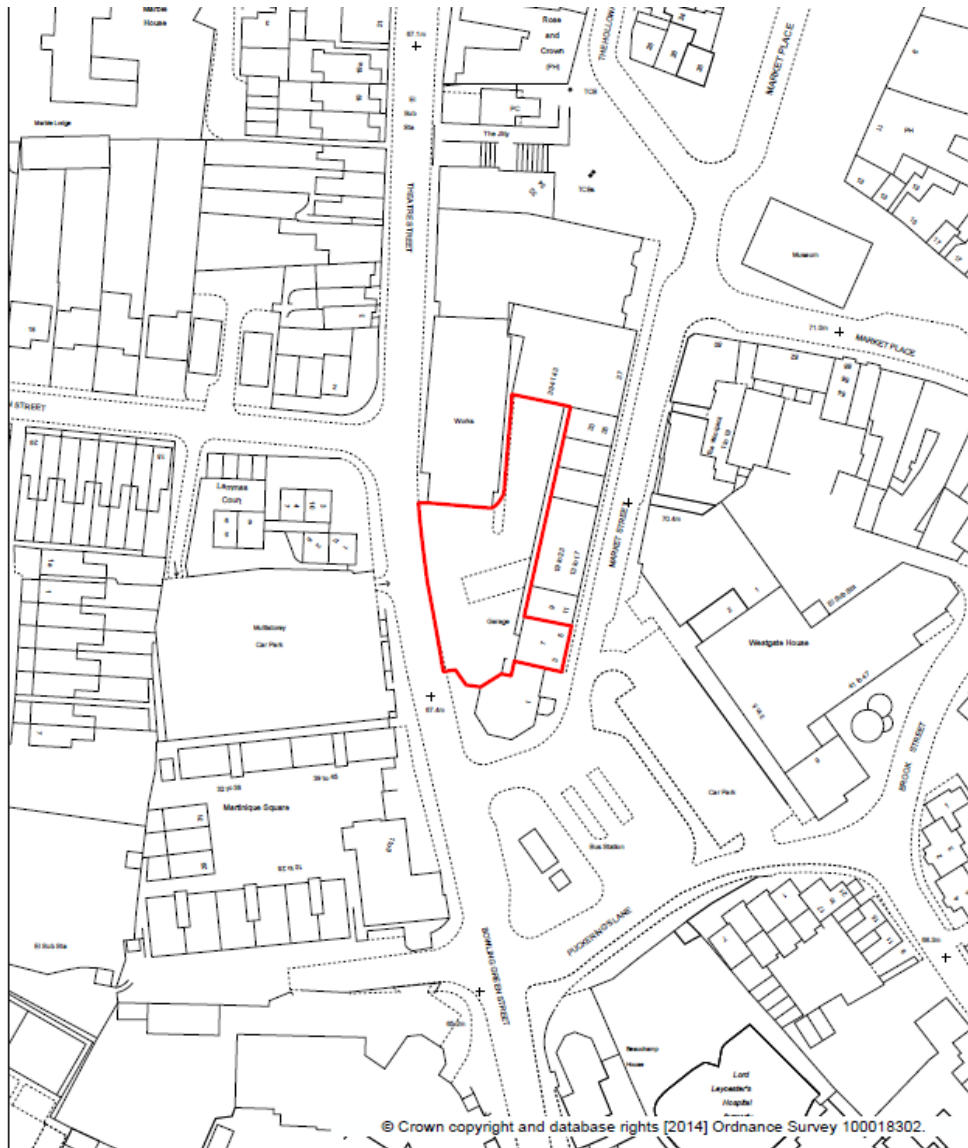


H16 Summary of Issues Raised by Representors:

Support expressed for the allocation of site by the Canal and River Trust providing it does not have any adverse impact on the waterways and the quality of the water; or discharge which would affect the ecological quality and character of waterways.

Site Ref	H17	Site Name	Garage Site, Theatre Street
Site Size (Hectares)	0.1	Settlement	Warwick
Source	SHLAA 2014	Land Type	Previously – developed land
Adjacent/ Overlapping Site	None		
Status	<p>Granted Planning permission W160496 (March 2016) – garage site forms part of a wider development area (including former Warwick Printing Co) for 39 apartments.</p> <p>Planning permission previously granted W140746 approved in 2014 for 37 units</p>		

Suitability for Housing						
Location	Warwick Town Centre					
Policy Restrictions						
Physical Constraints	Within Warwick Conservation Area. Ground Contamination from garage use					
Potential Impacts						
Environmental Conditions	Air Quality- Theatre Street is in an Air Quality Management Area					
Overall Suitability	Potentially suitable subject to assessment of air quality					
Availability						
Landowner has expressed an interest in releasing the site for development						
Achievability						
Achievable						
Housing Capacity						
Potential Capacity	39 dwellings					
Timeframe (in terms of practicality only)	2014/19	39	2019/24		2024/29	



WARWICK DISTRICT COUNCIL

W41 Garage Site, Theatre Street

LOCATION PLAN

Scale: 1:1000

Drawn By: SJ

Date: 08 May 2014

Grid Reference: 427961 E, 264869 N

North:

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


H17 Summary of issues raised by representors

No reps made

Site Ref	H39	Site Name	Opus 40 / former IBM car park, Birmingham Road
Site Size (Hectares)	4.35	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			
Status	Granted Planning permission (2015) ref W150646 for 85 dwellings (currently under construction)		

Suitability for Housing						
Location	Urban Area					
Policy Restrictions	Protecting Employment Land and Buildings					
Physical Constraints	Access Proximity to cemetery- potential ground contamination. Some protected trees throughout the site					
Potential Impacts	None					
Environmental Conditions	Employment land to the rear of the site Noise and air pollution from A46 to west					
Overall Suitability						
Availability						
Available, owner has expressed willingness to release land for development						
Achievability						
This site is believed to be achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services						
Housing Capacity						
Potential Capacity	85					
Timeframe (in terms of practicality only)	2014/19	58	2019/24	27	2024/29	






**WARWICK
DISTRICT
COUNCIL**

W04 Former Car Park at IBM, Birmingham Road

LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 24 May 2012	Grid Reference: 426891 E, 265891 N
			North: 

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

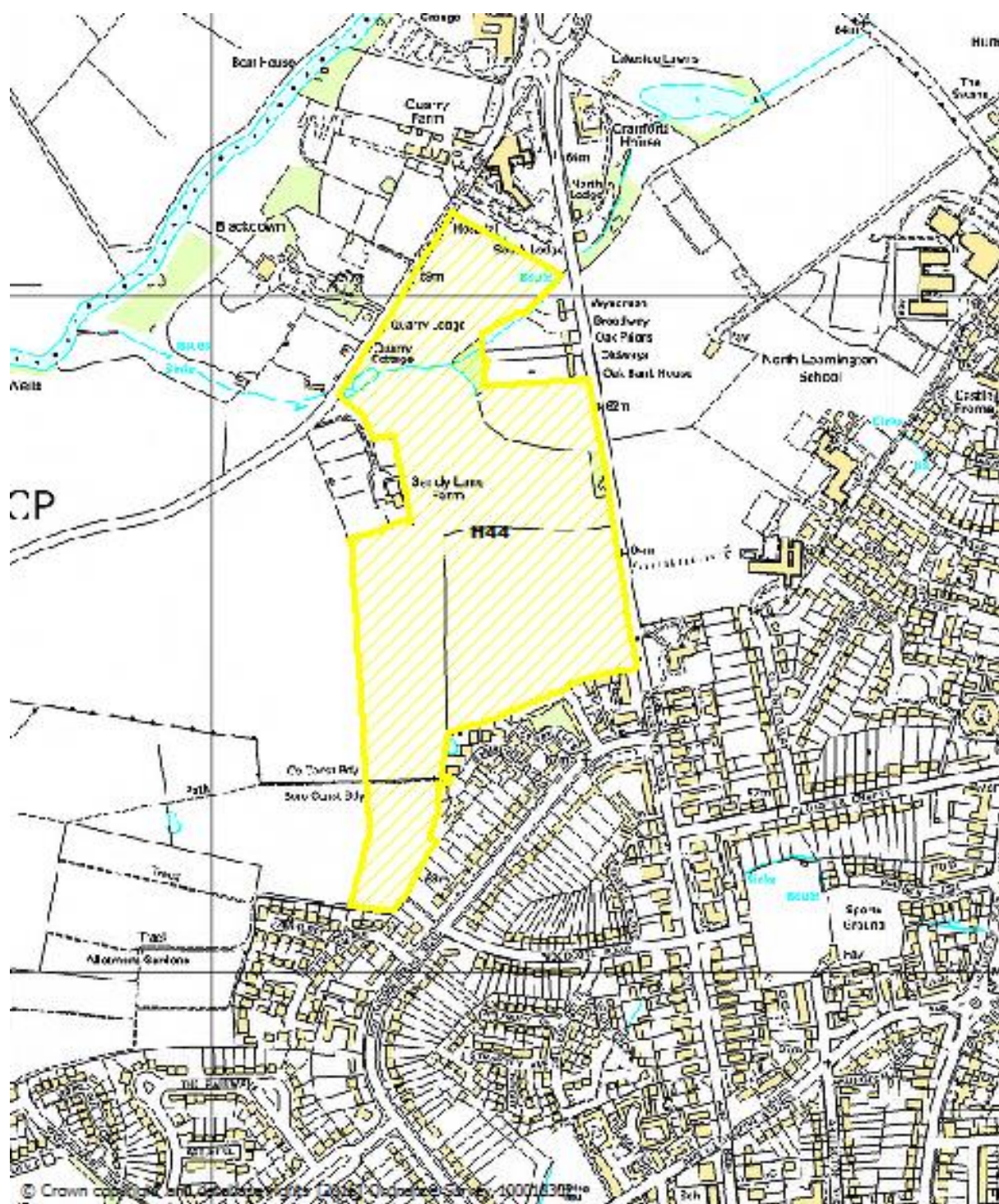
H39 Summary of issues raised by representors

Support

- This site represents a better alternative to continuing to bring forward sites south of Warwick and Leamington
- The focussed changes consultation maintains the required volume of employment land for the plan period. It is therefore supported as a housing allocation.
- This site is welcomed as a good use of brownfield land

Site Ref	H44	Site Name	North of Milverton
Site Size (Hectares)	24ha	Settlement	Leamington
Source	SHLAA15	Land Type	Green field
Adjacent/ Overlapping Site	Adjacent to S2, area of safeguarded land identified in 2016 modifications for potential future use		
Status			

Suitability for Housing						
Location	Adjacent to Leamington					
Policy Restrictions	Green belt					
Physical Constraints	Small part of the site to north east is within Flood Zone 3A. The north/north eastern part of the site is within a Water Source Protection Zone and an area of Groundwater Vulnerability. Footpath runs east/west through the centre of the site Small former quarry adjacent to site with landfill.					
Potential Impacts	Within an area of medium landscape value. Part adjacent to Leamington Spa Conservation Area on southern boundary Loss of Grade 2 Agricultural Land					
Environmental Conditions	Rail line on western boundary of safeguarded land					
Overall Suitability	Potentially suitable in part, subject to alteration of the Green Belt boundary and consultations with the Environment Agency on groundwater protection.					
Availability						
Owner willing to release site for mixed use development within 2 years (allocated for 250 dwellings with the potential for park and ride and employment)						
Achievability						
This site is understood to be achievable, subject to the market, 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.						
Housing Capacity						
Potential Capacity	250 dwellings on allocated area; safeguarded land adjacent will have greater capacity if brought forward					
Timeframe (in terms of practicality only)	2014/19	0	2019/24	250	2024/29	0



H44 Summary of Issues Raised By Representors:

Support

- Site benefits from being well located with respect to employment and services in Warwick, Leamington and Coventry

Green belt

- Exceptional circumstances not demonstrated for removal of land from GB
- Areas identified for commercial use – can't demonstrate exceptional circumstances for those proposals
- More suitable / sustainable sites closer to Coventry
- If land is to meet Coventry's needs, unlikely that people will want to move to Milverton
- More suitable sites available
- Reassess Coventry's own sites / GB
- No evidence of demand analysis
- GB development excessive

Infrastructure

- Exacerbates traffic congestion
- Promotes commuter traffic
- Park and ride unworkable – no dedicated bus services, ample parking in Leamington
- Limited connectivity to Coventry
- Railway station proposal unviable – physical constraints

Amenity

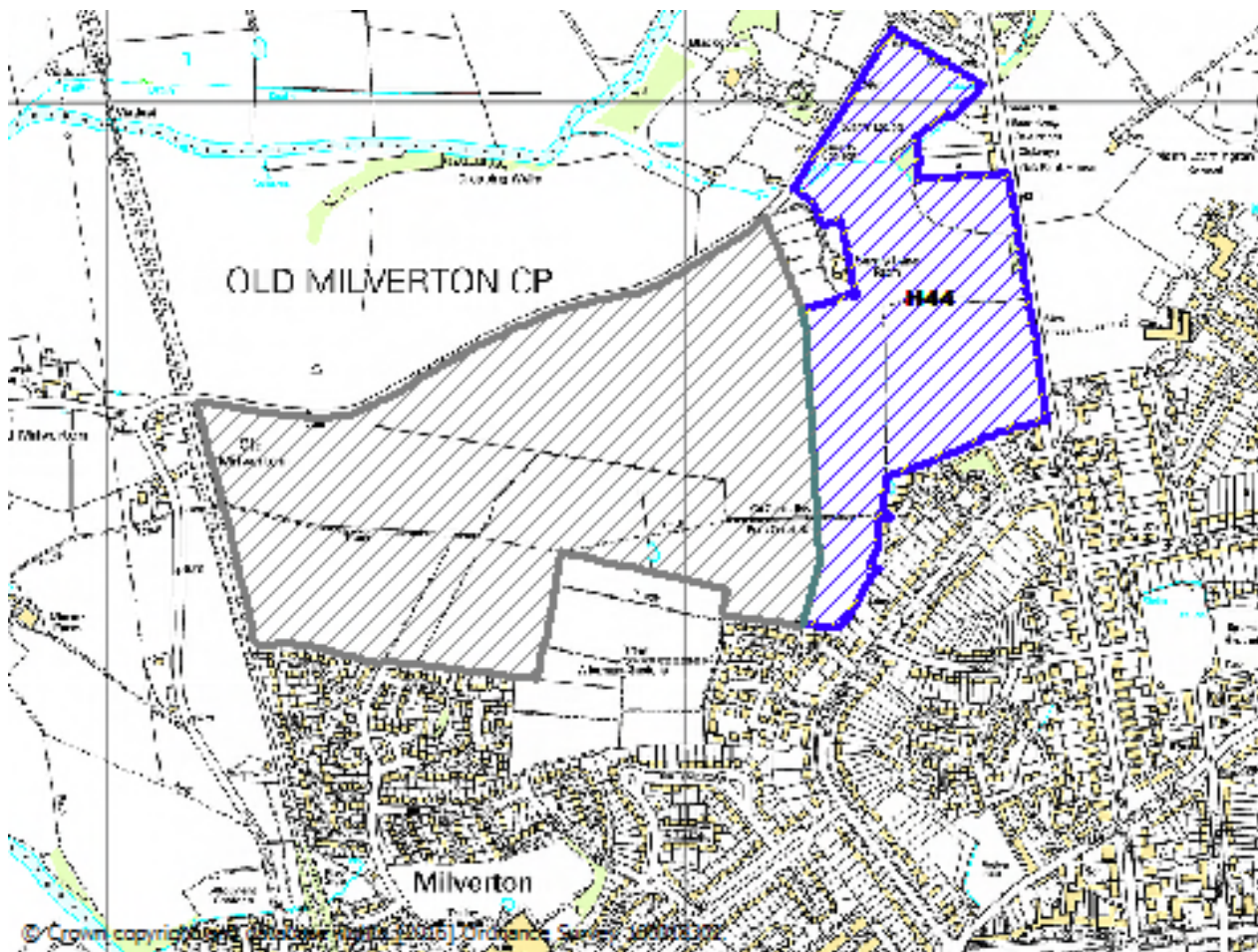
- Loss of productive farmland
- Loss of recreational resource
- Loss of "green lung" / open space between Leamington and Kenilworth
- Loss of wildlife
- Adverse impact on character and residential amenity of area, habitats, landscape
- Adverse impact on air quality
- Flooding problems

Other issues

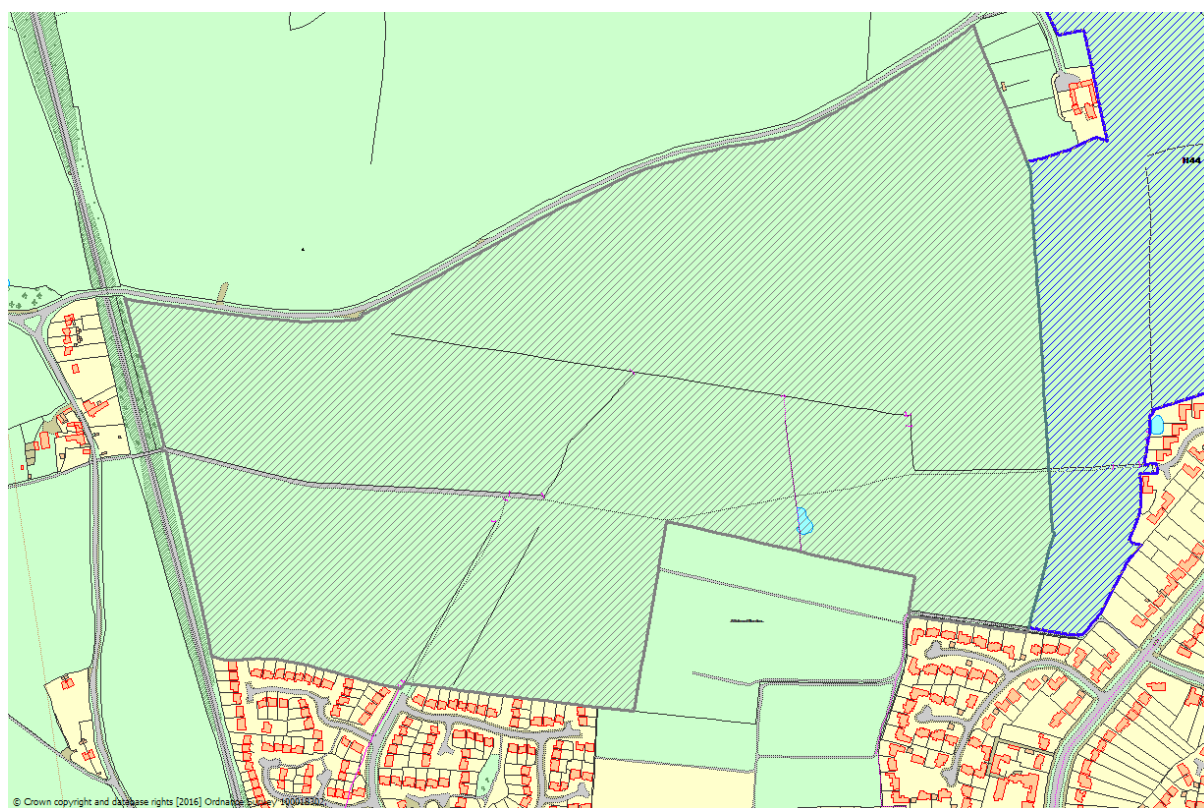
- Alternative sites not considered
- Increase housing density / delivery rate at Kings Heath
- Reassess Coventry's own sites
- Nuneaton should co-operate with housing provision

Site Ref	S2	Site Name	Land north of Milverton (safeguarded)
Site Size (Hectares)	24ha	Settlement	Leamington
Source	SHLAA15	Land Type	greenfield
Adjacent/ Overlapping Site	H44		
Status	Proposed for safeguarding for consideration post-2029 (policy DSNEW2)		

Suitability for Housing						
Location	North of urban area of Leamington					
Policy Restrictions	Green belt					
Physical Constraints	Small part of the site to north east is within Flood Zone 3A. The north/north eastern part of the site is within a Water Source Protection Zone and an area of Groundwater Vulnerability. Footpath runs east/west through the centre of the site Small former quarry adjacent to site with landfill.					
Potential Impacts	Within an area of medium landscape value. Part adjacent to Leamington Spa Conservation Area on southern boundary Loss of Grade 2 Agricultural Land					
Environmental Conditions	Noise from railway line on western boundary					
Overall Suitability	Potentially suitable in part, subject to alteration of the Green Belt boundary and consultations with the Environment Agency on groundwater protection.					
Availability						
Owner willing to release site for mixed use development within 2 years						
Achievability						
This site is understood to be achievable, subject to the market, 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.						
Housing Capacity						
Potential Capacity	To be confirmed					
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	0



S2 = grey hatching



DSNEW2 Summary of issues raised by representors

Delivery

- Land should be brought forward during plan period
- Additional sites are available / deliverable that would meet local need
- Insufficient land allocated for safeguarding – additional sites required

Locational issues

- Not appropriate – conflicts with Coventry's wish to bring forward employment co-located with housing and Warwick wants housing close to employment
- Site will encourage commuting
- People wanting to live / work in Coventry will not move to Milverton
- Unsustainable development
- Sites available closer to Coventry

Green Belt

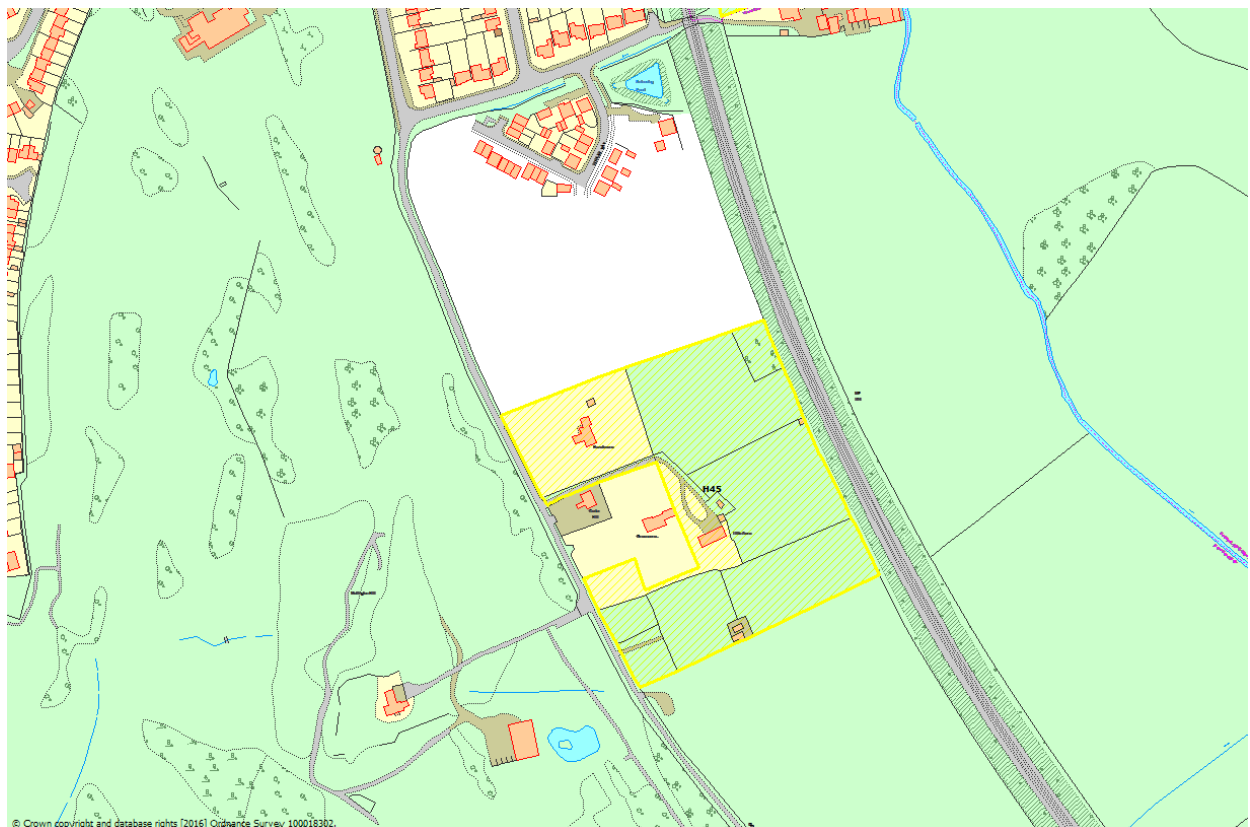
- No exceptional circumstances warrant loss of green belt
- Loss of green belt not justified
- Housing need rarely sufficient to justify loss of green belt
- Designation not justified

Local impacts

- Designated site will reduce separation between Kenilworth and Leamington
- Development will adversely impact on the setting of Milverton

Site Ref	H45	Site Name	Hazelmere and Little Acre, Whitnash
Site Size (Hectares)	3.3ha	Settlement	Leamington
Source	SHLAA08	Land Type	Dwelling and garden
Adjacent/ Overlapping Site	Adjacent site with planning permission for 111 dwellings (land south of Fieldgate Lane - W/13/0858, W/14/0775)		
Status			

Suitability for Housing						
Location	Edge of Leamington urban area					
Policy Restrictions	none					
Physical Constraints	Access will require either improvements to Golf Lane or access through adjacent site. Little Acre - susceptible to surface water flood (low and intermediate) to east of site. Adjacent potential Wildlife Site (Railway Corridor).					
Potential Impacts	Site would clearly form a visual extension to the existing development in the surrounding setting. Likely to be partially intervisible with development proposed east of Whitnash, south of Sydenham and possibly new development around Radford Semele Site 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.					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Available for development						
Achievability						
Achievable as a joint site						
Housing Capacity						
Potential Capacity	75					
Timeframe (in terms of practicality only)	2014/19	35	2019/24	40	2024/29	



H45 Summary of issues raised by representors

- Site distant from extant bus services
- adverse impact on local services and facilities
- poor access to road network
- road safety issues for schoolchildren
- adverse impact on residential and commercial amenity of new development
- adverse impact on landscape and visual amenity of open land
- impact on golf club
- counter to requirements of Neighbourhood Plan requirement for the preservation and enhancement of a 700-yard strip of land along Whitnash Brook to protect Roman remains and other historic features
- development should be moved north of river towards Kenilworth and Coventry
- increased traffic in vicinity related to construction on nearby site
- increase in traffic and congestion
- adverse impact on wildlife and natural environment
- loss of recreational amenity
- should build on brownfield sites and support regeneration

Site Ref	H46A	Site Name	South of Gallows Hill
Site Size (Hectares)	37.5ha	Settlement	Warwick
Source	W10, W26 in SHLAA15	Land Type	Green field
Adjacent/ Overlapping Site	The Asps – sites allowed by SoS on appeal		
Status	Secretary of State granted consent on appeal for eastern section of site in January (W/14/0681; APP/T3725/A/14/2229398) No application made for the western part of site - discussions ongoing		

Suitability for Housing	
Location	Adjacent to Warwick urban area
Policy Restrictions	Open countryside
Physical Constraints	Configuration of site Small section of Flood Zones 2 and 3A to south of site. Overhead power lines 33kV and 132kV traverse the site. The site is classified as Grade 2 agricultural land
Potential Impacts	Impact on settings of nearby Warwick Castle and the associated Registered Park and Garden of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the “defensible” town of Warwick including the Conservation Area and several Grade I & II buildings. Impact on Potential SINC to south of site (New Waters & Nursery Wood). Impact on area of high landscape value Loss of Grade 2 Agricultural Land.
Environmental Conditions	Landfill to south of site – land remediation may be required
Overall Suitability	Study on “The Setting of Heritage Assets” (Feb 2014) concluded that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to significant historic assets. This was not the view of the inspector who allowed an appeal in 2016 and was supported by the SoS. Site considered suitable for development, following the granting of planning permissions (on appeal) for neighbouring sites. In light of this landscape and heritage issues have been reviewed.
Availability	
Owners have expressed willingness to release site for mixed use development	
Achievability	
Achievable	
Housing Capacity	

Potential Capacity	180 for western allocation (new) 450 dwellings granted on appeal for eastern section					
Timeframe (in terms of practicality only)	2014/19	85	2019/24	545	2024/29	



H46A Summary of issues raised by representors

Support

- Support designation

Environmental impacts

- Adverse impacts on historic environment and setting of Warwick Castle and its environs
- Site visible from Castle and from adjacent park
- English Heritage objected to original application
- Should be no new development adjoining Banbury Road because of impact on Castle, Park and Conservation Area
- Site makes important contribution to maintaining the remaining rural approach to Warwick and context of castle and its surroundings

Housing need

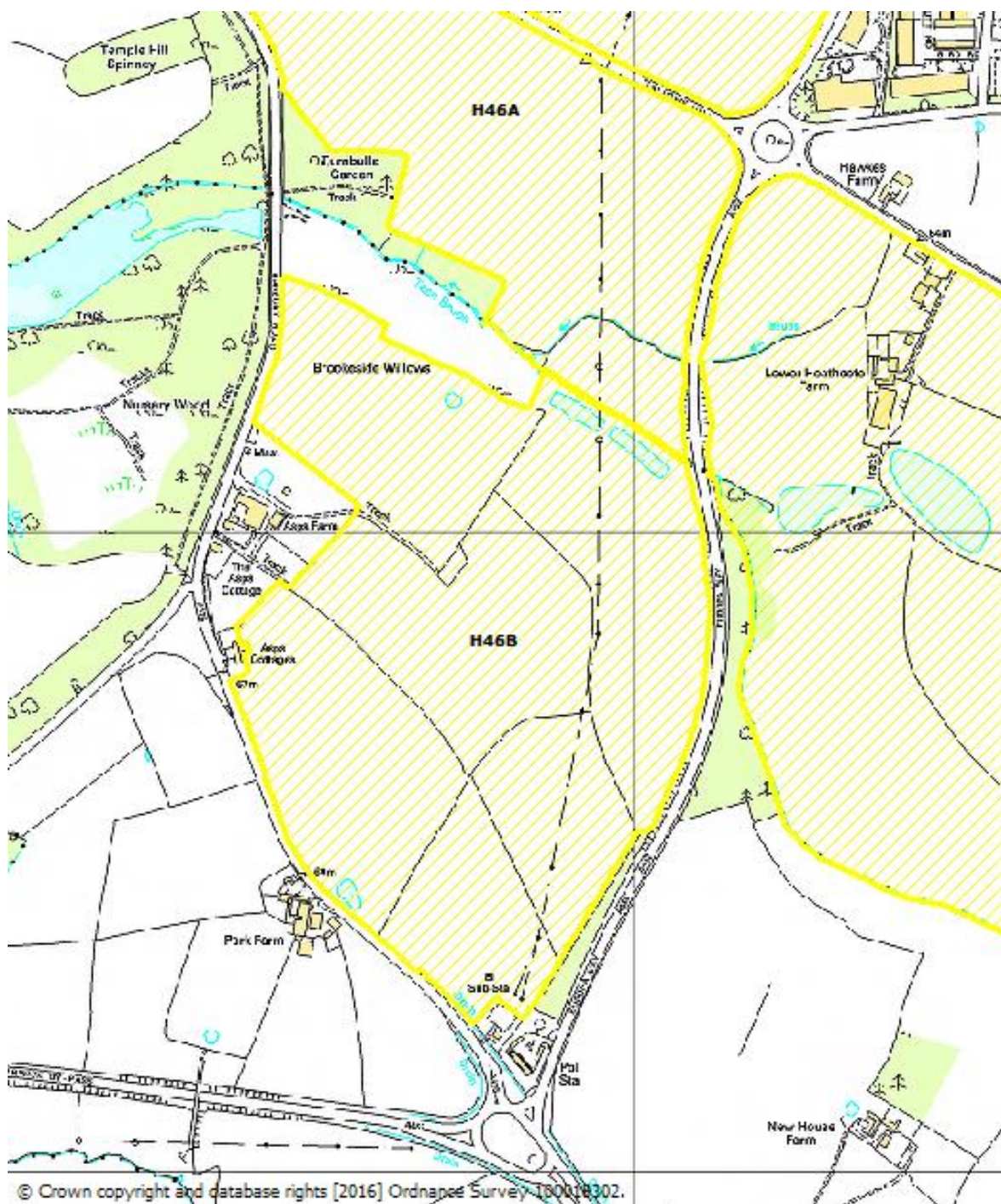
- 180 houses not required to meet WDC need
- New plan can cater for the anticipated demand for housing elsewhere in the District, unlike when decision on Asps / Gallows Hill was taken .
- No justification for further housing development
- Post – EU exit, drop in population will not warrant this amount of development
- Site previously refused planning permission

Issues and constraints

- Site liable to flooding – lies in flood plain
- Lack of information on traffic and transport plans
- Site will create additional traffic
- Site will exacerbate air pollution
- Loss of green fields
- More profit for developers building in Warwick rather than Coventry

Site Ref	H46B	Site Name	The Asps
Site Size (Hectares)	59ha	Settlement	Warwick
Source	SHLAA08	Land Type	Green field
Adjacent/ Overlapping Site	H46A		
Status	Planning permission granted on appeal by Secretary of State in January 2016 (W/14/0300; APP/T3725/A/14/2221613).		

Suitability for Housing						
Location	Open countryside and not adjacent to built-up area					
Policy Restrictions	Open countryside					
Physical Constraints	Overhead power lines 33kV and 132kV traverse the site. Site slopes upwards towards south/southeast					
Potential Impacts	Impact on Warwick Castle Registered Park and Gardens of Special Historic Interest. Impact on New Waters and Nursery Wood potential SINC adjacent to northern boundary. Impact on The Aspens Grade II Listed Building to west of site. The Asps is considered to be a significant element in the setting of Warwick Castle Park which in turn forms part of the wider experience of Castle Bridge, Warwick Castle, St Nicholas Church and the Warwick Conservation Area					
Environmental Conditions	Landfill to north of site – land remediation may be required					
Overall Suitability	Study into “The Setting of Heritage Assets” (Feb 2014) concludes that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to these historic assets. Secretary of State did not agree and granted consent on appeal for 900 dwellings					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Potential Capacity	900					
Timeframe (in terms of practicality only)	2014/19		2019/24	500	2024/29	400



Summary of issues raised by representors: representations received
None received

Omission Site

Site Ref	W12 (part)	Site Name	Land at Longbridge
Reference number (JDI ID)	69009 Modifications	Proposed by	Mr R Hardy obo unnamed owners
Site Size (Hectares)	16	Settlement	Warwick
Source	SHLAA	Land Type	greenfield

Suitability for Housing	
Location	Adjacent to Warwick urban area
Policy Restrictions	Open Countryside
Physical Constraints	Over 50% of site to south within Flood Zone 3B Sewage Works Cordon Sanitaire to north Some private rights of way issues
Potential Impacts	Impact on adjacent Registered Park/Garden of Special Historic Interest Loss of Grade 2 Agricultural Land
Environmental Conditions	Noise and air pollution from M40 Air pollution from sewage works
Overall Suitability	Not suitable for residential, due to noise from M40 to south, flood risk areas to south and east and proximity to sewage works to north.
Any other comments	Promoters are suggesting site for employment development under policy DS9
Availability	
Owners have expressed willingness to release site for development	
Achievability	
Potential Capacity	Employment only

Land at Longbridge Map here

Omission Site

Site Ref	W36	Site Name	Land at Goggbridge Lane
Reference number (JDI ID)	68961 Modifications	Proposed by	Hancock Town Planning (obo The Campbell Partnership)
Site Size (Hectares)	2.34	Settlement	Warwick
Source	SHLAA	Land Type	Greenfield

Suitability for Housing	
Location	On the edge of Warwick. The site borders the development area of South West Warwick (Chase Meadow)
Policy Restrictions	None
Physical Constraints	Noise from A46. South-western part of site within Flood Zones 2, 3 and, 3a and 3b although works to Gog Brook may have addressed these issues.
Potential Impacts	-
Environmental Conditions	Not satisfactory. The site promoter prepared a Noise Assessment report but this is not considered to have satisfactorily demonstrated that noise can be mitigated across the site mainly due to elevated position of the highway and long narrow shape of site. Evidence of sewage spreading in past so contaminated land assessment would be required. Air quality also a problem.
Overall Suitability	Not suitable – proximity to source of noise
Any other comments	Promoters cite planning approval on adjacent site (Opus 40; W/15/0646 for 85 dwellings) as evidence that noise mitigation could be achieved on this site. Site identified for employment uses through successive plans.
Availability	
Landowner has expressed a willingness to release the site for development	
Achievability	
Potential Capacity	Promoters suggest capacity of approximately 50 dwellings

Land at Goggbridge Lane Map Here

Omission Site

Site Ref	W28	Site Name	Loe's Farm, Guy's Cliffe
Reference number (JDI ID)	69717 Modifications	Proposed by	Chave Planning (obo Nurton Developments)
Site Size (Hectares)	28ha	Settlement	Warwick
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Adjacent to Warwick built-up area
Policy Restrictions	Green Belt Protecting Parks & Gardens of Special Historic Interest
Physical Constraints	The site includes a large area of Guy's Cliffe Park & Garden of Special Historic Interest (approximately 13.5 hectares) which separates the northern and south western parts of the site. A transmission line crosses the northern part of the site. Access to northern triangle (which is separated from the rest of the site by the historic garden) could prove difficult due to visibility. Access to south western part of the site, without impinging on historic park & garden, may require third party land Area of High Landscape Value
Potential Impacts	Impact on Guy's Cliffe Park & Garden of Special Historic Interest Impact on area of high landscape value
Environmental Conditions	Noise and air pollution from A46
Overall Suitability	Suitable in part (approx 7.8 hectares) subject to: <ul style="list-style-type: none"> • Access • Mitigation of impact on Guy's Cliffe Park & Garden of Special Historic Interest • Mitigation of impact of noise from A46
Any other comments	
Availability	
Owner has expressed willingness to release land for development	
Achievability	
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	
Potential Capacity	Promoter suggests up to 260 dwellings on site

Loes Farm site Map Here

Omission Site

Site Ref	R162	Site Name	Land at Asps Cottage
Reference number (JDI ID)	68959 Modifications	Proposed by	Stansgate Planning LLP (obo Mr B Lewis and Mr M Smith)
Site Size (Hectares)	0.9ha (R162) plus 2.92ha = 3.8ha	Settlement	Warwick
Source		Land Type	Greenfield

Suitability for Housing	
Location	A greenfield to the north of Asps Cottage and east of Banbury Road. To the east is the Land at the Asps allocated for 900 dwellings.
Policy Restrictions	The land did not form part of the application for housing allowed by the Secretary of State
Physical Constraints	none
Potential Impacts	The Aspens is a grade II listed farmhouse
Environmental Conditions	Satisfactory
Overall Suitability	Asps Cottage is in residential use, but has no links with the allocated land. Would need to take account of and harmonize with the proposed housing at H46B site
Any other comments	From the submission to the Modifications: - “The Council’s Development Manager, Mr Fisher, provided an informal opinion on 11 February 2016 that “it is likely that the principle of a small scale residential development in this location [southern part of the site] would be acceptable”.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Potential Capacity	Promoters identify the site as capable of accommodating 20 – 25 dwellings

Asps Cottage Map Here

Omission Site

Site Ref	R156	Site Name	Red House Farm Extension Site
Reference number (JDI ID)	69730	Proposed by	Catesby Property Group
Site Size (Hectares)	17.44	Settlement	Leamington Spa
Source	Omission Site	Land Type	Greenfield

Suitability for Housing	
Location	Adjacent to site L23 which is adjacent to the built up area of Lillington in Leamington Spa
Policy Restrictions	Green Belt
Physical Constraints	Topography – site slopes steeply to south east Footpath runs through the site No access shown, but it is assumed this site would only be deliverable along with L23
Potential Impacts	Impact of development on more prominently visible south-facing slopes resulting in significant landscape impacts (Landscape Study 2014)
Environmental Conditions	Satisfactory, although extending development this far would impact on pedestrian accessibility to existing community facilities and services at Lillington
Overall Suitability	Not suitable – topography & impact on landscape quality
Any other comments	
Availability	
The landowner has promoted the site for development as an extension to proposed allocation (H04) Lillington	
Achievability	
Housing Capacity	
Not assessed. Representation suggests circa 200 dwellings	

Red House Farm (Extension) Map here

Omission Site

Site Ref	Part of L48	Site Name	Land at Blackdown
Reference number (JDI ID)	69114	Proposed by	Framptons on behalf of AC Lloyd
Site Size (Hectares)		Settlement	Leamington Spa
Source	SHLAA11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	On the edge of Leamington Spa built up area
Policy Restrictions	Green Belt
Physical Constraints	The site is within a Water Source Protection Zone and an Area of Groundwater Vulnerability. A minor watercourse traverses the site. A public footpath traverses the site. Topography – site slopes up to north east.
Potential Impacts	Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value No recent detailed information on bio-diversity but previous surveys suggest that none of the findings give cause for concern. Further work will be undertaken.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to alteration of Green Belt boundary.
Availability	
Owner of large part of site has expressed willingness to make the site available	
Achievability	
Development is understood to be achievable, subject to the market, although the scale of the development will require significant contributions towards improved infrastructure and services, including transport, education, health, parks and open spaces.	
Housing Capacity	
Previous assessed as 325 dwellings subject to addressing constraints	

Insert Land at Blackdown Here