

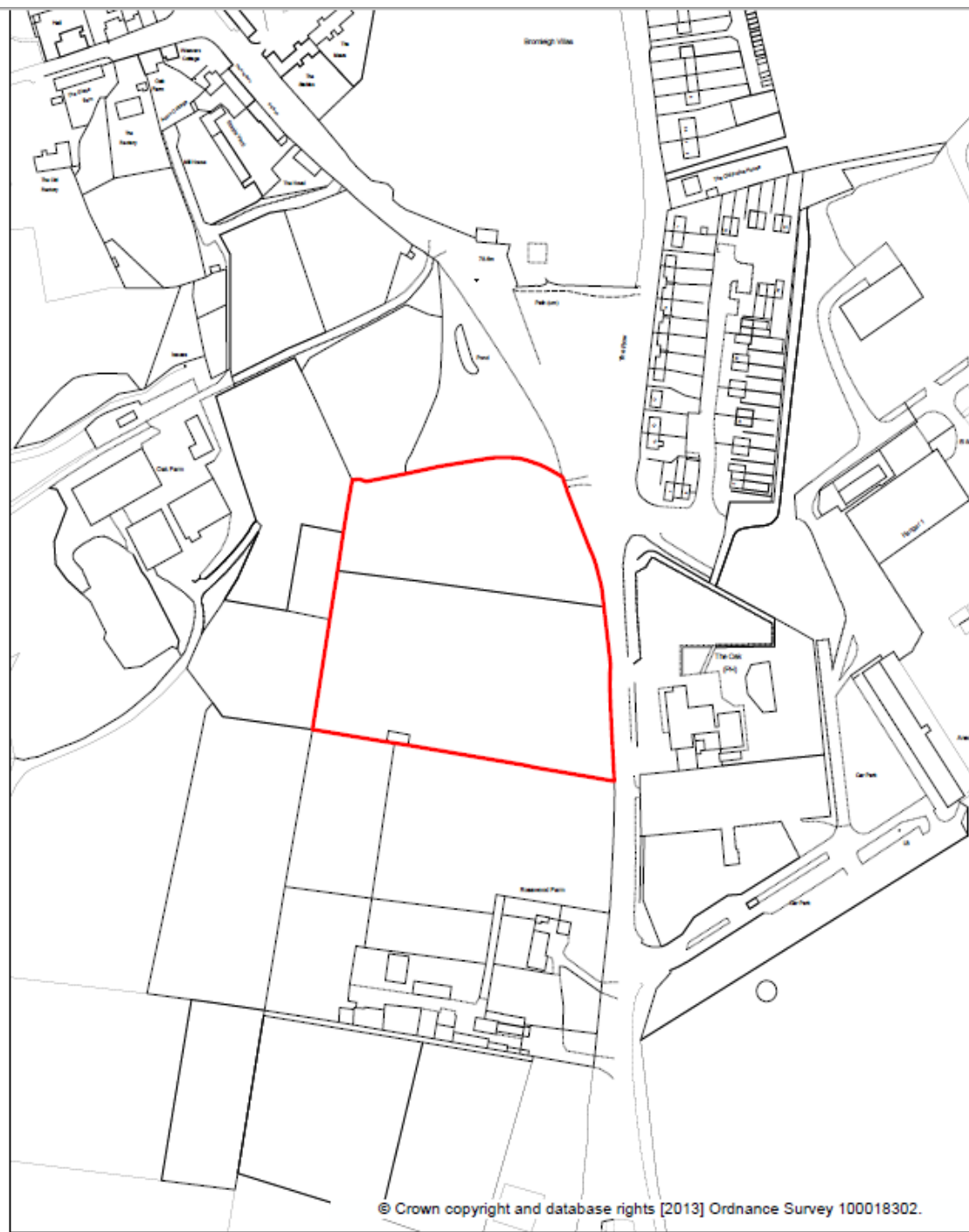
Part 4

Villages

4A BAGINTON

Site Ref	H19	Site Name	North of Rosswood Farm
Site Size (Hectares)	1.82	Settlement	Baginton
Source	SHLAA 2014 C20	Land Type	Greenfield
Adjacent/ Overlapping Site	C10 Land to south of Baginton; C19 Land at Baginton		
Status	Green Belt		

Suitability for Housing							
Location	On the edge of Baginton. Baginton has a limited range of services						
Policy Restrictions	Green Belt						
Physical Constraints	None						
Potential Impacts	Potential Local Wildlife Site to north at Baginton Village Green West Site adjacent to Baginton Conservation Area Area of high/medium landscape value (Landscape Study 2013)						
Environmental Conditions	Proximity to Landfill Sites – possible ground contamination Noise from road and Coventry Airport						
Overall Suitability	Potentially suitable subject to noise mitigation; satisfactory ground remediation, if necessary and satisfactory landscaping between site and Baginton Village Green						
Availability							
Landowner has expressed willingness to release the site for development							
Achievability							
Potentially achievable, subject to noise mitigation; satisfactory ground remediation, if necessary; and satisfactory landscaping between site and Baginton Village Green and Coventry Road							
Housing Capacity							
Potential Capacity	80						
Timeframe (in terms of practicality only)	2014/19	15	2019/24	65	2024/29	0	



C20 North of Rosewood Farm, Baginton

LOCATION PLAN

H 19 - Summary of Issues Raised By Representors:

Green Belt

- General objections to development in the Green Belt

Need for the site

- There was a representation expressing support to the allocation of the site in the submission plan. The site is considered to be a reasonable alternative with good connectivity

The Modifications – consultation and Duty to Cooperate

- An objection has been raised to the extension and increase in house numbers for the site from 35 to 80 in the proposed modifications would make the development unsustainable

Environmental and other constraints

- Historic England stress that special attention should be paid to the desirability of preserving the character and appearance of the adjacent Baginton Conservation Area.
- The site is in 2 separate ownerships and Close to the airport runway and would result in noise and pollution which could affect the amenities of the future occupiers of the houses

Suggested alternatives

- Parish Council are preparing a neighbourhood plan and consider the allocation inappropriate and would result in urban sprawl

Omission Site

Site Ref	C30	Site Name	Friends Close, Mill Hill
Reference number (JDI ID)	70128	Proposed by	Delta Planning on behalf of Deeley Group Ltd
Site Size (Hectares)	3.9	Settlement	Baginton
Source	SHLAA 2015	Land Type	Former sand and gravel working

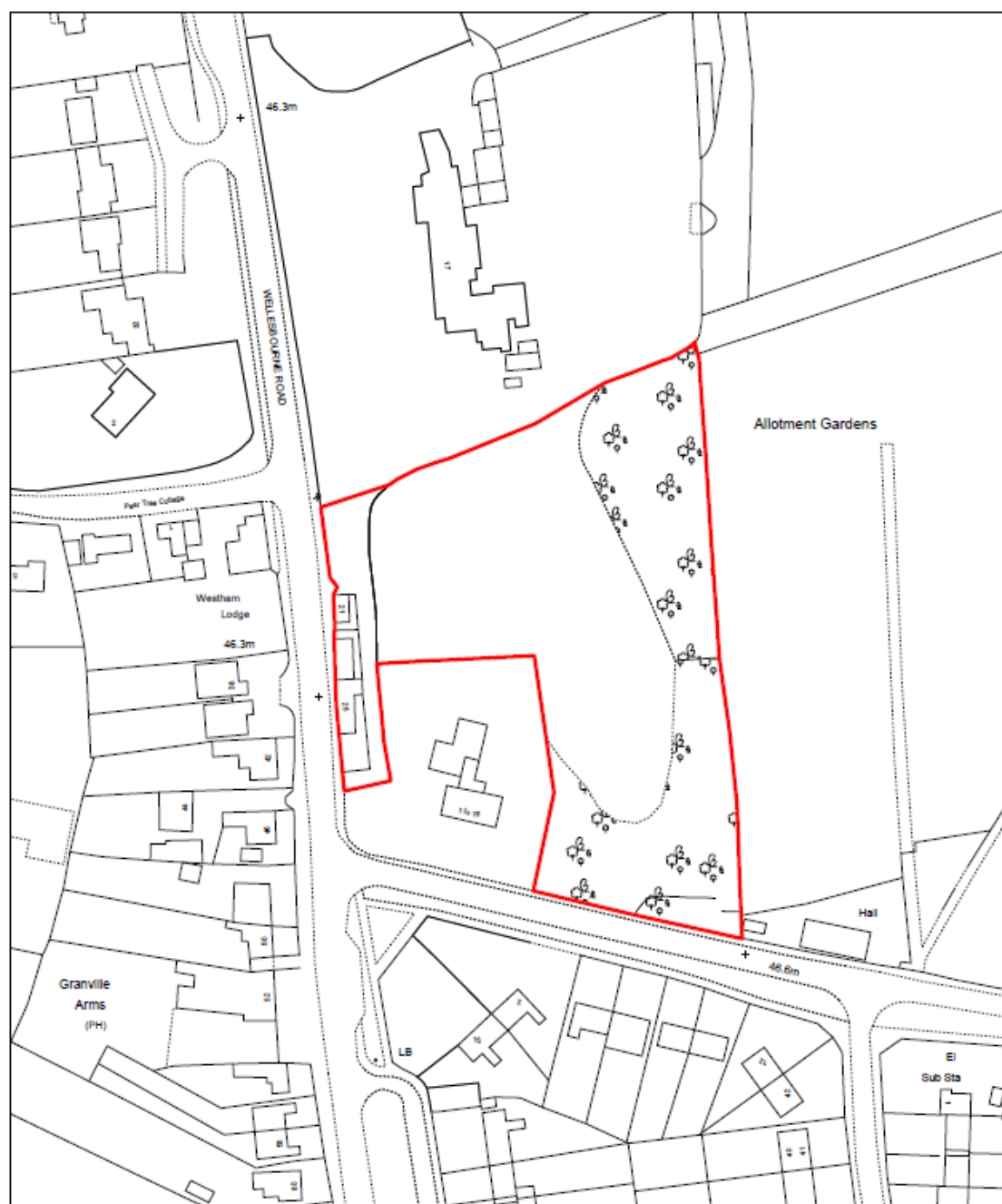
Suitability for Housing	
Location	Off Mill Hill, runs largely east/west and between Holly Walk, Kimberley Road, Frances Road and Friends Close. South of Brethrens Meeting Room
Policy Restrictions	Green Belt Minerals safeguard area Aerodrome Safeguarding for Coventry Airport
Physical Constraints	Scheduled monument immediately adjoining to south (Baginton Castle and associated remains) Susceptible to ground water flooding Susceptible to surface water flooding in small area along footpath and along southern and eastern boundary in part National historic landfill site (Hall Drive) Local Wildlife site (Baginton Castle Fields) over half of site (western half) Cluster of listed buildings to south (church, rectory and cottages/farmhouse) TPO – mixed woodland area over whole site
Potential Impacts	Potential for gassing from landfill site Impact on Wildlife site Impact on historic environment Impact on large TPO area
Environmental Conditions	Flood zones 2,3,3a and 3b to south west but not encroaching on site
Overall Suitability	Not suitable due to previous use as landfill site, impact on historic environment, large area of TPO and on local wildlife site
Any other comments	
Availability	
Owner is willing to release this land immediately	
Achievability	
Not achievable for above reasons	
Housing Capacity	
Not assessed .	

Friends Close Map Here

4B BARFORD

Site Ref	H20	Site Name	Land south of Barford House
Site Size (Hectares)	4.39	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Granted Planning Permission for 8 dwellings. Planning application ref: W15/1294		

Suitability for Housing						
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns					
Policy Restrictions						
Physical Constraints	Part of a locally listed park and garden Protected hedgerows and trees within Barford House Estate Minerals Consultation Area					
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House locally listed park and gardens Area of landscape sensitivity.					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable subject to the design of any development mitigating for the impact on historic parkland / garden and setting of an important listed building / area of landscape sensitivity.					
Availability						
The landowner is actively promoting the site for development						
Achievability						
Achievable in the Plan period						
Housing Capacity						
Potential Capacity	8 dwellings – see planning permission ref: W15/1294					
Timeframe (in terms of practicality only)	2014/19	8	2019/24		2024/29	



H20 Summary of issues raised by representors

Environmental

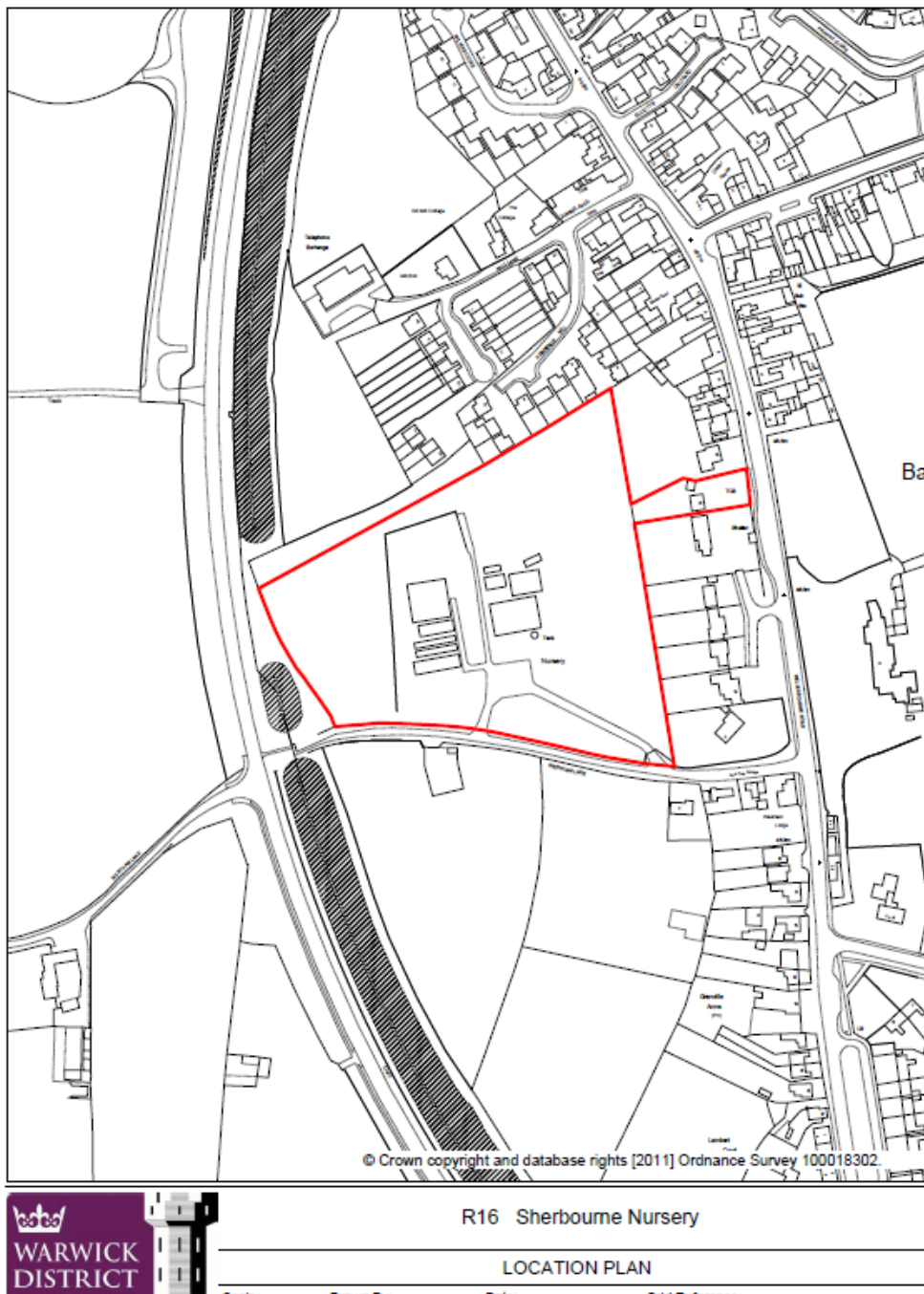
- Need to protect the historic open landscape of the area of Barford House
- Need to protect the historic parkland / setting
- Need to protect the openness of the area and its links to the character of the built environment (the village) as well its relationship to the open countryside
- This is a sensitive area that should be protected (as supported by the outputs of the Landscape appraisal)
- This is a small 'enclosed site' considered inappropriate for any development as it will prejudice views of Barford House and the integrity of this sensitive area
- The historic value of this area will be devalued by any new development, modern buildings will harm the uniqueness of this area
- This area was the historic kitchen garden of Barford house and should be preserved

Other

- The tranquillity of this area (particularly at night) will be lost forever
- This site was not required in an earlier iteration of the plan

Site Ref	H21	Site Name	Sherbourne Nursery. East of Wellesbourne Road
Site Size (Hectares)	2.59	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	H48 Land south of Westham Lane		
Status	Planning permission granted W/14/0693. Site currently under construction		

Suitability for Housing							
Location	Edge of Village. Barford has a range of services and facilities including primary school, community shop, other community facilities and access by public transport to the towns.						
Policy Restrictions	Potentially suitable subject to suitable access and overcoming concerns regarding impact on the Conservation Area						
Physical Constraints	Access only possible onto Wellesbourne Road which would require demolition of buildings in the Conservation Area. Local drainage and sewage infrastructure may also need to be enhanced. Proximity of by-pass to western edge of site. Potential contamination						
Potential Impacts	Potential impacts on Barford Conservation Area						
Environmental Conditions	Western part of site subject to noise from by-pass. Potential contamination on site						
Overall Suitability	Potentially suitable subject to suitable access and overcoming potential impact on the Conservation Area						
Availability							
Owner has expressed interest in releasing the site. Nursery no longer operational							
Achievability							
Site delivery underway							
Housing Capacity							
Potential Capacity	Potential capacity for 60 dwellings 2014 -2019						
Timeframe (in terms of practicality only)	2014/19	60	2019/24	0	2024/29	0	

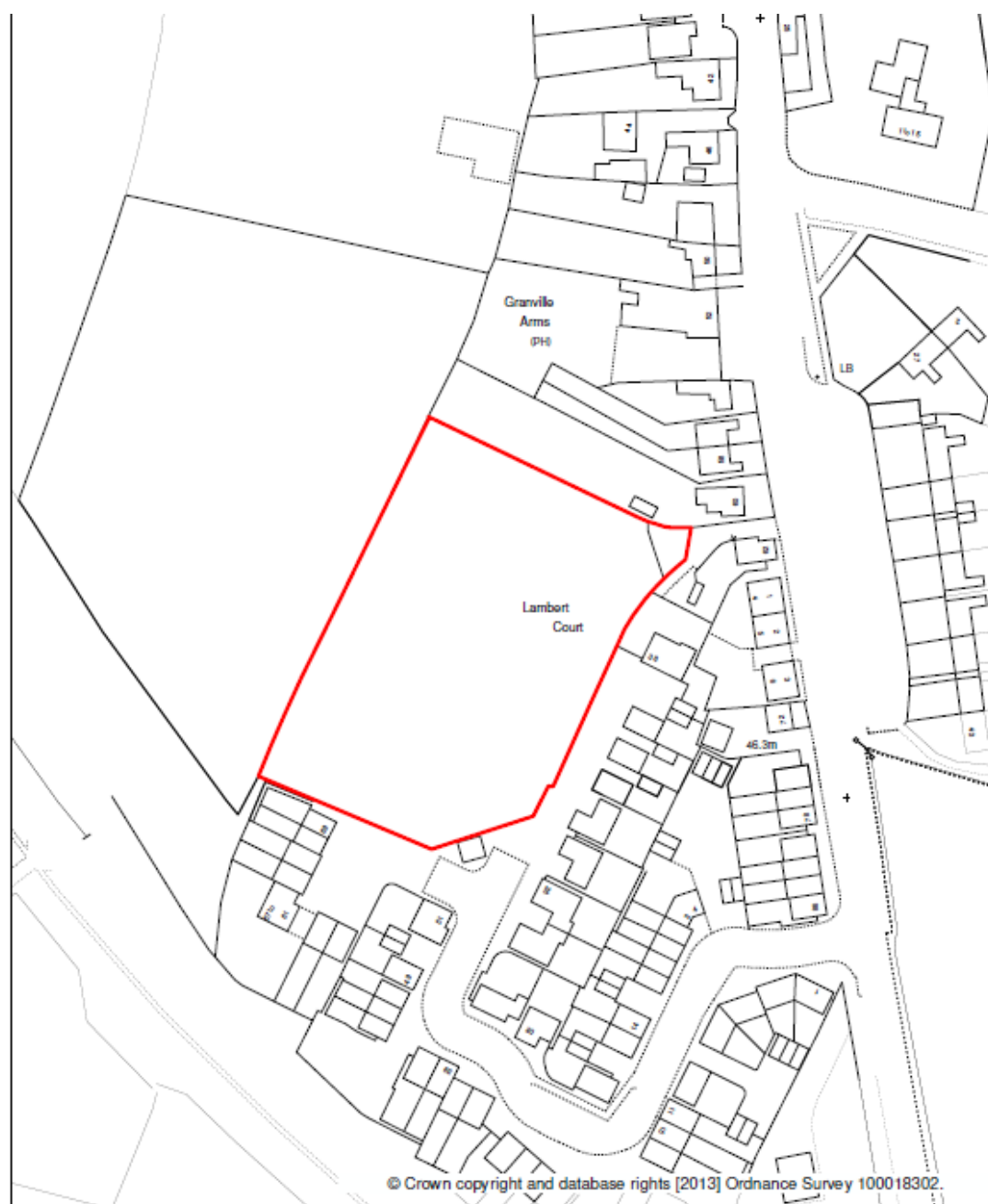




H21 Summary of issues raised by representors

None received

Site Ref	H22	Site Name	Land off Bremridge Close,
Site Size (Hectares)	0.64	Settlement	Barford
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	H48		
Status	Proposed for allocation		

Suitability for Housing						
Location	Located adjacent Village settlement boundary					
Policy Restrictions	Adjacent to Conservation Area boundary					
Physical Constraints	Access requirements to be established through Bremridge Close					
Potential Impacts	Potential Impact on existing residential dwellings at Bremridge					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable for market housing / affordable provision					
Availability						
Owner has expressed willingness to bring forward the site for development						
Achievability						
Subject to access being suitably attainable						
Housing Capacity						
Potential Capacity	12 dwellings					
Timeframe (in terms of practicality only)	2014/19	12	2019/24		2024/29	



	R84 Lambert Court (Land off Bremridge Close)			
	LOCATION PLAN			
	Scale: 1:1250	Drawn By: SJ	Date: 21 November 2013	Grid Reference: 426911 E, 260298 N
				North: 
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.				

H22 Summary of issues raised by representors

Object:

Transport/ Highways

- There is concern over the impact of the development on the local road network
- Construction traffic in such a tight area will cause safety problems / disturbance
- Additional parking will cause congestion and obstruction to the public highway / pavements
- Additional traffic will inhibit the safe/ proper access of emergency vehicles
- The access arrangements will be unsuitable/ inappropriate

Infrastructure

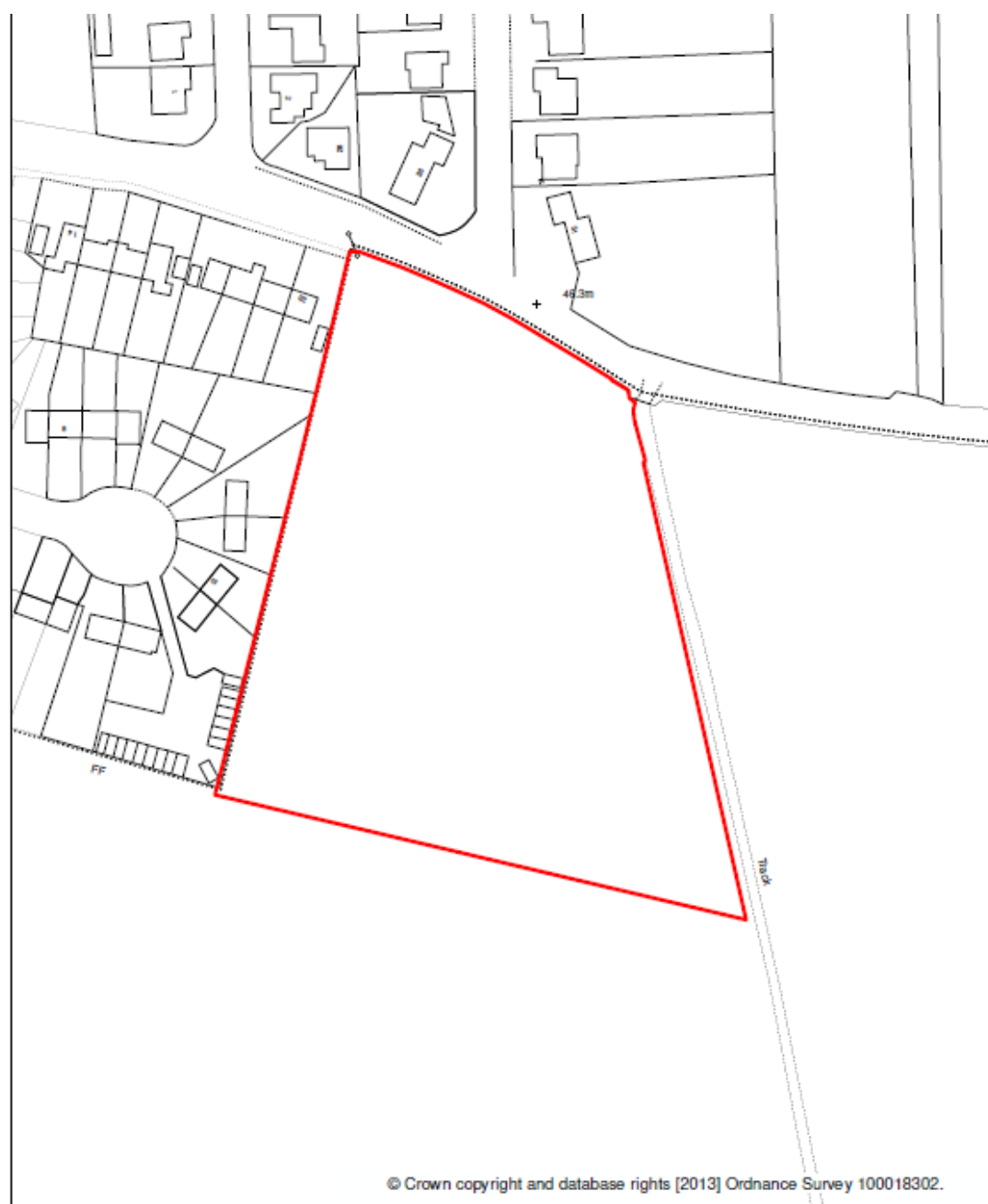
- There are concerns over inadequacies of the current foul/ surface water drainage infrastructure – further housing will make this worse
- There is concern over the impact of this development and a lack of investment in local schools
- There are concerns over the impact on local doctors surgeries

Environmental/ general

- The land would be better utilised as an area of additional public open space for the community
- The allocation fails to take into account the impact on the bat house located on site
- Allocation fails to take into account the protected hedgerows

Site Ref	H47	Site Name	Land South of Wasperton Lane
Site Size (Hectares)	1.31	Settlement	Barford
Source	SHLAA 14	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Proposed allocation		

Suitability for Housing						
Location	Edge of village. Barford has a good range of services and facilities					
Policy Restrictions						
Physical Constraints	Trees on frontage. Strong re-defined boundary required. Surface water flooding on parts of the site.					
Potential Impacts	Impact on the field landscape in this area. High/ medium landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable subject to landscape and surface water mitigation					
Availability						
Owner has formerly expressed interest in releasing the site for housing						
Achievability						
Achievable						
Housing Capacity						
Potential Capacity	Circa 30 houses					
Timeframe (in terms of practicality only)	2014/19		2019/24	30	2024/29	



	R83 Land Off Wasperton Lane			
	LOCATION PLAN			
	Scale: 1:1250	Drawn By: SJ	Date: 21 November 2013	Grid Reference: 427261 E, 260252 N
				North: 
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.				

H47 Summary of issues raised by representors

Object:

Infrastructure

- Housing should be directed to locations where there are better public transport options
- The site and additional population would not be supported adequately as there are insufficient facilities and services locally
- The local mains drainage does not have sufficient capacity
- This allocation would cause additional traffic /increase congestion and pollution
- There is a risk of surface water flooding on parts of this site

Landscape / land use

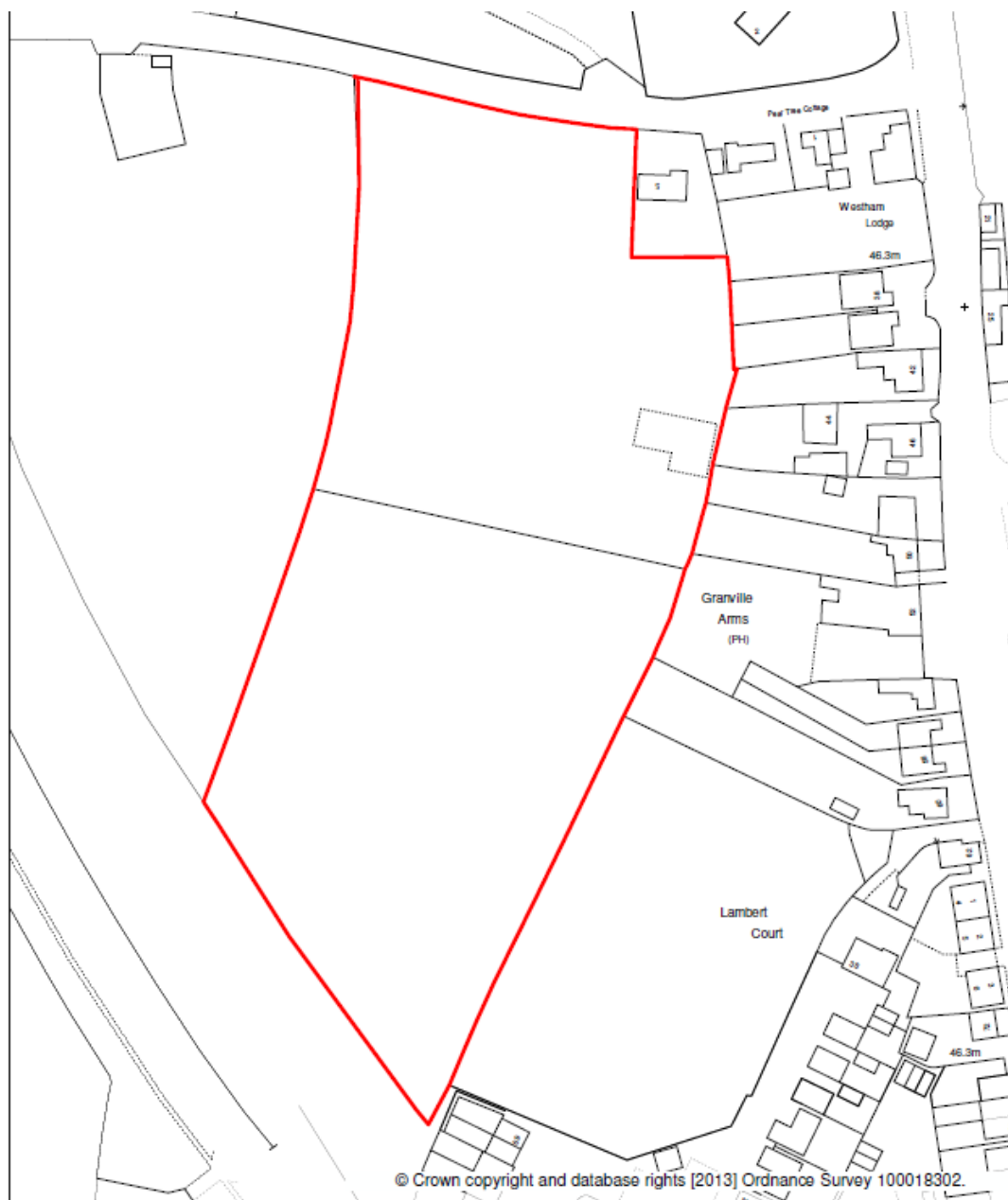
- An objector hold a lifetime tenancy agreement on this site for agricultural use
- The land forms part of a wider area for agriculture
- The allocation is grade 2 agricultural land and should not be built on
- The rural character of the village will be lost if this allocation is allowed
- The site has a medium/ high landscape value
- This allocation will have a detrimental impact on the character of the open countryside
- Barford should be re-classified as a non-growth village
- Concerns that this and the other allocations at Barford will have a cumulative negative impact on the village/ local area
- The allocation represents an unsustainable level of growth
- Wasperton House (a grade 2 listed building) is only 200 metres away
- The site is not included in the emerging Neighbourhood Plan as a development site
- The site is on Wasperton Lane which is identified as a green corridor in the emerging Neighbourhood Plan and should be preserved / maintained


Alternatives

- An alternative site should be found nearer Coventry as the additional housing in the Local Plan is required to meet Coventry's need
- Alternative sites should be found in green belt locations (nearer Coventry)
- Allocation should not be allowed , alternatives located nearer to employment opportunities should be found
- The allocation should be extended to embrace a wider area of to accommodate circa 210 dwellings

Site Ref	H48	Site Name	Land south of Westham Lane
Site Size (Hectares)	1.79	Settlement	Barford
Source	SHLAA14	Land Type	Greenfield
Adjacent/Overlapping Site	H22 Land of Bremridge Close		
Status	Proposed allocation		

Suitability for Housing						
Location	Edge of the village. Barford is a growth village with a good range of services and facilities.					
Policy Restrictions						
Physical Constraints	Access achievable via Bemridge Close subject to mitigation.					
Potential Impacts	<p>Site borders the Conservation Area. Landscape sensitivity reviewed in 2016 to take account of development to north. Medium sensitivity. It has limited connectivity with the wider countryside and this should be reflected in its overall landscape sensitivity. The site could be developed for housing providing:</p> <ul style="list-style-type: none">• A landscape buffer is provided adjacent to the A429 road corridor, and• The rural qualities of the lane including its hedgerow boundaries are safeguarded					
Environmental Conditions	Satisfactory, although southern part of site borders the by-pass - potential noise issues.					
Overall Suitability	Suitable subject to landscape mitigation and resolving access					
Availability						
Owner has expressed an interest in releasing the site for development.						
Achievability						
Achievable						
Housing Capacity						
Potential Capacity	Circa 45 dwellings					
Timeframe (in terms of practicality only)	2014/19	15	2019/24	30	2024/29	





R85 Land to the south of Westham Lane


LOCATION PLAN

Scale:
1:1250

Drawn By:
SJ

Date:
21 November 2013

Grid Reference:
426866 E, 260375 N

North: 

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

H48 Summary of issues raised by representors

Object:-

Alternatives

- Land should be used nearer Coventry instead (as the housing in the Plan is to meet Coventry overspill)
- Alternative provision should be made in the Green Belt
- Alternative provision should be made closer to employment opportunities

Other

- There has been insufficient consultation regarding the addition of this site to the Local Plan
- Barford should not be considered a 'Growth Village'
- The acceleration of growth in the village is a concern – sites have been agreed beyond those identified in the emerging Neighbourhood Plan
- Barford will become little more than a high grade housing estate for commuters

Environment / Conservation

- It is not apparent whether sufficient evidence has been gathered to inform this allocation, in particular the desirability of preserving or enhancing the character and appearance of the adjacent Conservation Area
- This site does not appear in the Additional Local Plan Site Allocations – Historic Environment Assessment Statement (January 2016)
- The development will have an adverse impact on the rural character and appearance of the village/ this additional growth is not sustainable

Transport/ Infrastructure

- The impact of this development on local roads/ traffic has not been adequately assessed/ considered
- Mains drainage will not have sufficient capacity
- There are not enough public facilities/ services to support this development
- This development will raise / cause issues detrimental to highway safety
- There is inadequate access

Omission Site

Site Ref	R009, R010 (encompasses H20)	Site Name	East of Wellesbourne Road / south of Barford House
Reference number (JDI ID)	65519 publication draft	Proposed by	PJ Planning (obo Sharba Homes)
Site Size (Hectares)	4.39 (R009) 0.83 (R010)	Settlement	Barford
Source	SHLAA	Land Type	greenfield

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Part of a locally listed park and garden Protected hedgerows and trees within Barford House Estate Minerals Consultation Area
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House locally listed park and gardens Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on historic parkland / garden and setting of an important listed building. Impact on area of high landscape sensitivity (2013 Assessment)
Any other comments	Site was subject to: - Planning application for 58 dwellings (W/11/1533) that was dismissed at appeal on 25/3/2013 Planning application for 50 dwellings (W/13/1465) that was dismissed at appeal 27/11/2014
Availability	
The landowner is actively promoting the site for development.	
Achievability	
Potential Capacity	Not assessed

East of Wellesbourne Road / south of Barford House

Omission Site

Site Ref	R181	Site Name	Land at Wasperton Farm
Reference Number (JDI ID)	69096		Savills obo St John's College
Site Size (Hectares)	14.99	Settlement	Barford
Source	SHLAA15	Land Type	Greenfield
Adjacent/ Overlapping Site		Incorporate allocated site H47	

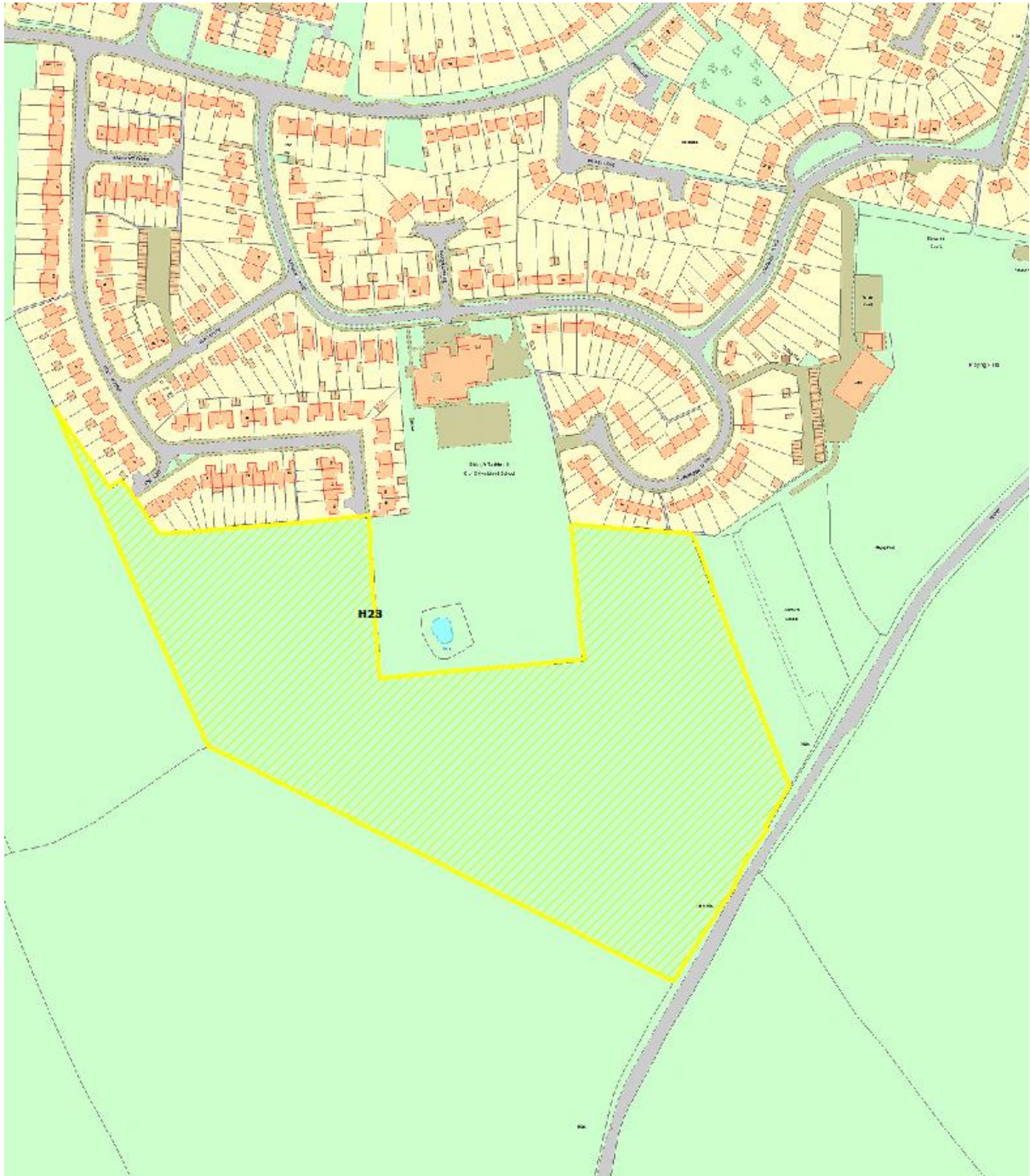
Suitability for Housing	
Location	Edge of village. Barford has a good range of services and facilities.
Policy Restrictions	Preferred Location for minerals extraction
Physical Constraints	Trees on frontage. Strong re-defined boundary required.
Potential Impacts	Impact on the field landscape in this area. High/medium landscape value.
Environmental Conditions	Satisfactory.
Overall Suitability	Suitable in part subject to satisfactory mitigation of impact on landscape
Availability	
Owner has formerly expressed interest in releasing the site for housing	
Achievability	
Achievable subject to market conditions	
Housing Capacity	
Not assessed. Representation suggests circa 210 dwellings for full extent of site	

Land at Wasperton Farm Map here

4C BISHOPS TACHBROOK

Site Ref	H23	Site Name	South of School (Land North of Oakley Wood Road)
Site Size (Hectares)	6.3	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R02 Hill Farm		
Status	Planning permission was granted for the development of up to 150 dwellings, school drop off, open space, landscaping, sustainable drainage systems, access, footpaths and associated infrastructure on the 22 August 2014 (W/15/0689). This is under construction.		

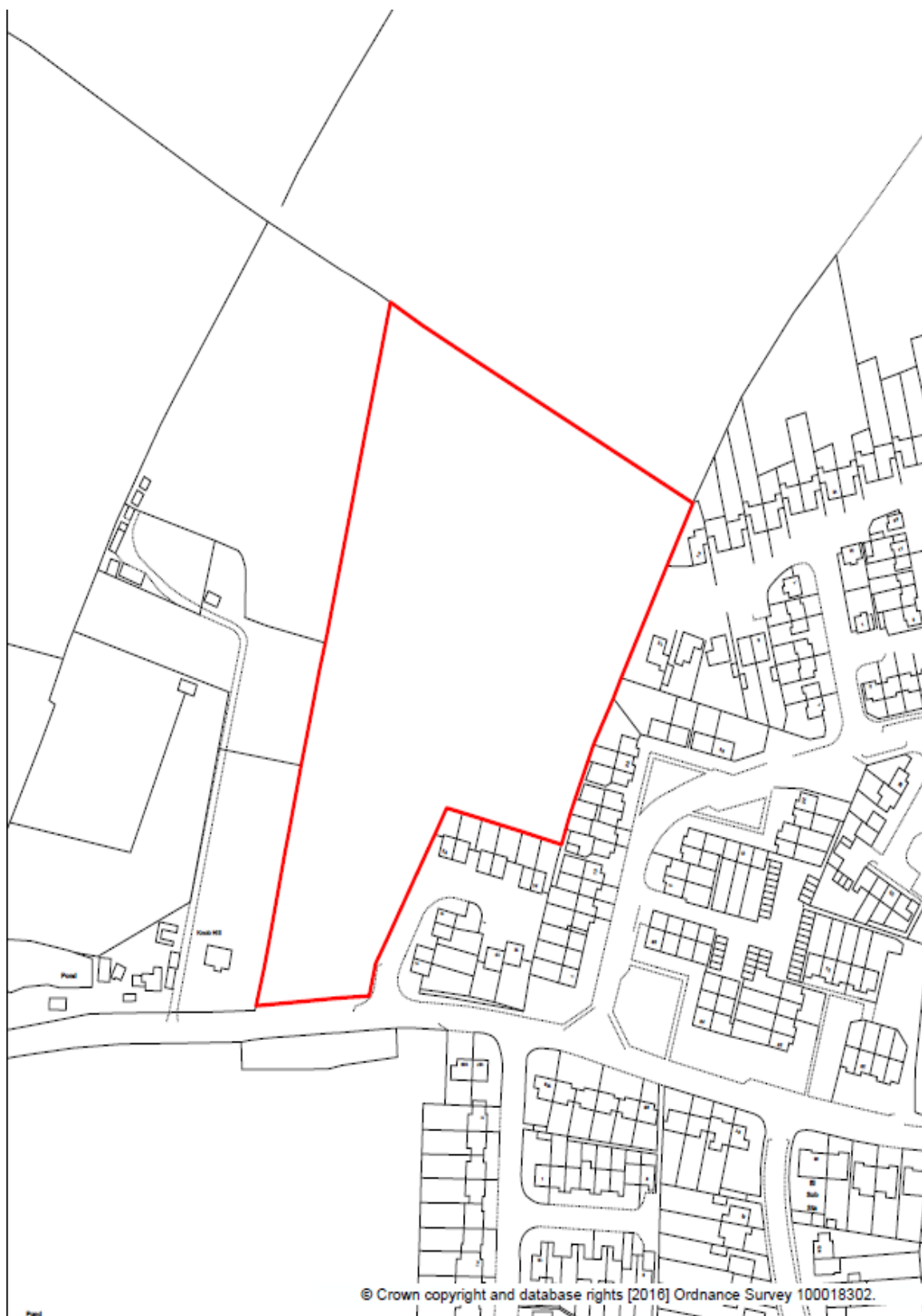
Suitability for Housing							
Location		Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.					
Policy Restrictions							
Physical Constraints		Access indicated from Oakley Wood Road but this would require additional land outside of submitted site. Minerals Consultation Area (sand and gravel)					
Potential Impacts		Impact on the physical form of the village. Area of high/medium landscape sensitivity (2013 Assessment)					
Environmental Conditions		Satisfactory					
Overall Suitability		Potentially suitable subject to suitable access being identified and a suitable master plan being in place.					
Availability							
Under construction							
Achievability							
Under construction							
Housing Capacity							
Planning permission granted for up to 150 dwellings							
Timeframe (in terms of practicality only)	2014/19	150	2019/24	0	2024/29	0	



H23 - Summary of Issues Raised By Representors:
<ul style="list-style-type: none">• Some support for the allocation, because it will have community benefits• There will be harmful traffic effects. It is unclear how these will be alleviated• The amount of housing proposed is much higher than suggested by residents during consultation on the neighbourhood plan, and should be reduced from 150 to 100• It would significantly alter the character of the village and place pressure on facilities in the village

Site Ref	H49	Site Name	Land at Seven Acre Close
Site Size (Hectares)	2.41	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R19 Land at Brickyard Farm; R18 Land NW of Rye Fields		
Status	Outline application for up to 50 dwellings together with associated access, public open space and landscaping was granted on the 28 June 2016. (Application No. W/16/0279)		

Suitability for Housing						
Location	Edge of village. Bishop’s Tachbrook has a range of services and facilities including a primary school, shops, community facilities and access by public transport to the towns.					
Policy Restrictions						
Physical Constraints	Electricity line traverses site.					
Potential Impacts	Northern part of site would impact on views from southern edge of Warwick/ Leamington. Within area of high landscape sensitivity (2013 Assessment)					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, in small part to south, subject to impact on local landscape					
Availability						
Owner has expressed interest in releasing the site						
Achievability						
Potentially achievable subject to overcoming impact on landscape						
Housing Capacity						
Outline permission granted for 50 dwellings on the site						
Timeframe (in terms of practicality only)	2014/19	50	2019/24	0	2024/29	



R022 Land West of Bishop's Tachbrook

LOCATION PLAN

Scale:

Drawn By:

Date:

Grid Reference:

H 49 - Summary of Issues Raised By Representors:

Objections –

- Development of the site would affect the character of the village and lead to the loss of countryside.
- Deliverability of the site is uncertain. Site should be deleted and replaced by land East of Oakley Wood as an alternative
- Bishop Tachbrook Parish Council considers that the allocation would not be in accordance with the Neighbourhood Plan. The allocation is not justified considering the recent approval for 900 dwellings at the Asps within the Parish

Omission Site

Site Ref	R31	Site Name	Land south of Mallory Road, Bishop's Tachbrook
Reference number (JDI ID)	69225	Proposed by	How Planning LLP on behalf of Barwood Development Securities
Site Size (Hectares)	18.43	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a good range of services and facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Site access may lack sufficient visibility splay
Potential Impacts	Impact on the physical form of the village. High landscape impact
Environmental Conditions	Satisfactory
Overall Suitability	Unsuitable due to landscape impact, site access, site configuration and connectivity to existing built form
Any other comments	
Availability	
The site is controlled by Barwood and is available for development now.	
Achievability	
Housing Capacity	
Not assessed. The representation suggests the site could deliver 125 houses	

South of Mallory Road Map Here

Omission Site

Site Ref	R179	Site Name	Land south of School (additional area)
Reference number (JDI ID)	69711	Proposed by	Marrons Planning obo Bloor Homes
Site Size (Hectares)	Not known	Settlement	Bishop's Tachbrook
Source	SHLAA15	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. To the west of Oakley Wood Road and south of residential site currently under construction, with the M409 to the south west
Policy Restrictions	Mineral safeguarded area (sand and gravel)
Physical Constraints	Right of way cross site at southern end High pressure gas pipeline and easement to south of the site Noise from M40 Susceptible to ground water flooding Small areas susceptible to surface water flooding on sit boundary to Oakley Wood Road and western edge
Potential Impacts	Impact on open countryside Impact on right of way
Environmental Conditions	Noise/pollution from the M40
Overall Suitability	Not suitable due to environmental issues associated with the M40
Any other comments	
Availability	
The site is available for development now.	
Achievability	
Housing Capacity	
The site could deliver 125 houses	

Land south of School (additional area) map here

Omission Site

Site Ref	R163	Site Name	Land East of Oakley Wood Road
Reference number (JDI ID)	70012	Proposed by	Barton Wilmore on behalf of Sharba Homes
Site Size (Hectares)	10.866	Settlement	Bishops Tachbrook
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site		Close to site allocation H23 (only separated by Oakley Wood Road)	

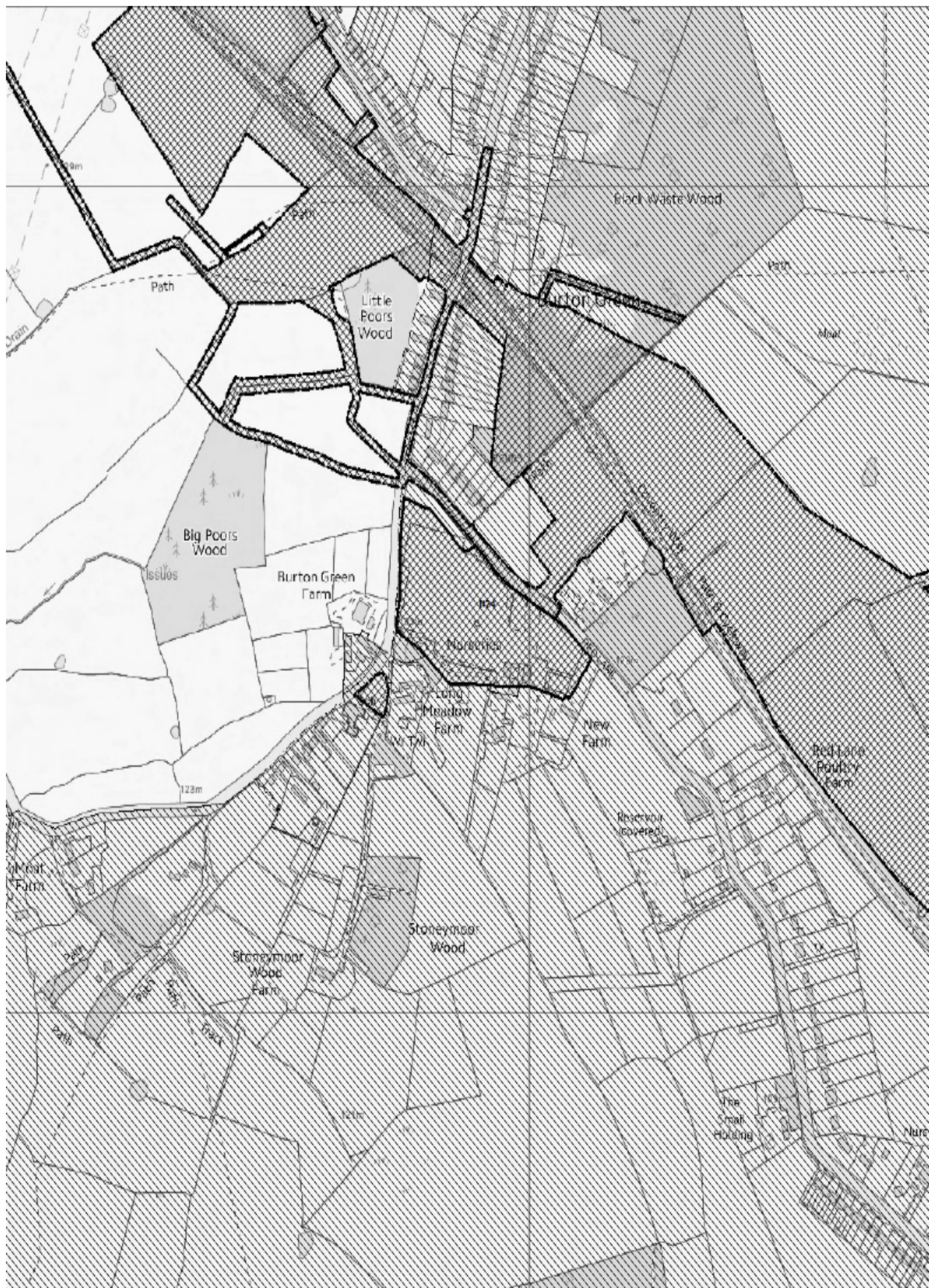
Suitability for Housing	
Location	Close to edge of Village. Bishops Tachbrook is a growth village.
Policy Restrictions	Relatively remote from the settlement core and separated from the village by the B4087
Physical Constraints	High pressure gas pipeline crosses southern part of the site. Although consultation zones have been reduced in size thus leaving the northern part of the site available for development, this provides a major constraint to the southern part of the site. The site falls within landscape parcel that is highly sensitive to residential development.
Potential Impacts	Impact on landscape
Environmental Conditions	Large site which would have social, economic and environmental effects on the village character
Overall Suitability	Not suitable - due to impact on high quality landscape and relationship to village
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	
Not assessed.	

East of Oakley Wood Road Map

4D BURTON GREEN

Site Ref	H24	Site Name	Burrow Hill Nursery
Site Size (Hectares)	11.7	Settlement	Burton Green
Source	SHLAA14	Land Type	Greenfield
Adjacent/ Overlapping Site	R087 Red Lane to the south of New Farm		
Status	Proposed allocation		

Suitability for Housing						
Location	Edge of village. Burton Green has a limited range of services and facilities.					
Policy Restrictions	Green Belt.					
Physical Constraints	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Coalfield Consultation Zone. Buildings on many parts of the site. Mature trees and hedgerows along frontage. Long Meadow Farm Grade 2 listed building to the south of the site. Elevated position - need to manage surface water.					
Potential Impacts	Impact on area of high landscape value. Potential loss of hedgerows and trees. May require closure/relocation of business. Southern part of site would extend built form inappropriately to south. Majority of the land is of high landscape sensitivity with the exception of the area fronting Red Lane (2013 Assessment).					
Environmental Conditions	Suitable subject to attention to drainage and protection of pipeline.					
Overall Suitability	Potentially suitable in northern part subject to 3m protection zone for pipeline; management of surface water; protection of environmental quality; and satisfactory master plan and phasing					
Availability						
The owners have expressed a willingness to release the site for development.						
Achievability						
Potentially achievable subject to overcoming layout and landscaping considerations.						
Housing Capacity						
90 dwellings						
Timeframe (in terms of practicality only)	2014/19	15	2019/24	75	2024/29	



H24 - Summary of Issues Raised By Representors:

The capacity of the site was increased from 60 dwellings in the Submitted Plan to 90 in the Modifications

Issues for consideration relate to:

The site is an area of high landscape value in the designated Green Belt which will be eroded.

Concern - the route for HS2 is located to the north of the site, and the development will be affected by noise and disturbance. HS2 will dissect the development from the village leaving the future occupants feeling segregated with a lack of community cohesion.

Development should be redistributed to smaller sites around the Burton Green

Long Meadow Farm to the south is a listed building

The development would concentrate traffic in Red Lane which is dangerous

High pressure liquid fuel pipeline runs across part of the land

Suggestions that there are other more suitable sites which should be used at:

- Hodgetts Lane
- Rear of the Peeping Tom
- Land at Cromwell Lane
- Land at Lodge Farm

Omission Site

Site Ref	CO5	Site Name	Land off Cromwell Lane, Burton Green
Reference number (JDI ID)	69987	Proposed by	David Wilson Homes
Site Size (Hectares)	3.21	Settlement	Burton Green
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	CO2 SW of Westwood Heath Road; CO13 Lodge Farm		

Suitability for Housing	
Location	To the south of Coventry urban area
Policy Restrictions	Green Belt Protecting sport and recreation facilities
Physical Constraints	Inadequate access through land to the side and rear of existing properties.
Potential Impacts	Within an area of high landscape value although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Impact from traffic movements on existing access on adjacent properties. Loss of Grade 2 Agricultural Land
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable as an isolated site due to inadequate access. However some potential if brought forward with adjoining site and if measures are introduced to minimise impact on open countryside in area of high landscape value
Any other comments	
Availability	
The owners have expressed a willingness to release the site for development	
Achievability	
Potentially achievable if brought forward with adjoining site	
Housing Capacity	
Not assessed.	

Cromwell Lane Map Here

Omission Site

Site Ref	CO5/C02	Site Name	Land SW of Westwood Heath Road and Cromwell Lane
Reference number (JDI ID)	66007 (publication draft)	Proposed by	Promoter Turley Associates on behalf of David Wilson Homes
Site Size (Hectares)	2.44	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield

Suitability for Housing	
Location	Adjacent to Coventry urban area
Policy Restrictions	Green Belt
Physical Constraints	No means of access and therefore dependent upon adjoining land or demolition of adjoining properties. Agricultural Land Classification Grade 2.
Potential Impacts	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable if development can satisfactorily mitigate against loss of area of high quality landscape and access
Availability	
The owners have expressed a willingness to release the site for development as an extension to proposed allocation H42 Westwood Heath.	
Achievability	
Subject to access from adjacent site/s and ability of development to mitigate against loss of area of high quality landscape	
Housing Capacity	
Potential Capacity	Not assessed. Representation suggests circa 90 dwellings

SW of Westwood Heath Road/Cromwell Lane Map Here

Omission Site

Site Ref	R91	Site Name	Land at the rear of Peeping Tom Public House, Cromwell Lane
Reference number (JDI ID)	69982	Proposed by	Barton Willmore on behalf of the Kler Group
Site Size (Hectares)	1.76	Settlement	Burton Green
Source	SHLAA 2014	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Backland location. Access only possible through Public House Car Park. Coalfield Consultation Zone.
Potential Impacts	Potential impact on nearby residential amenity. Impact on existing built form. Relationship to PH and village generally. HS2 route passes through the south of the village
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to backland location and access.
Any other comments	
Availability	
The owner has expressed a willingness to release the site for development.	
Achievability	
Housing Capacity	
Not assessed.	

r/o Peeping Tom map here

Omission Site

Site Ref	R89	Site Name	West of Cromwell lane and north of Hodgetts Lane
Reference number (JDI ID)	70280	Proposed by	Alasdair Jones on behalf of Dr P Thornton et al
Site Size (Hectares)	2.18	Settlement	Burton Green
Source	SHLAA14	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Proposed site access appears satisfactory.
Potential Impacts	Potential impact on character of residential area and amenity.
Environmental Conditions	Although the site is located within close proximity to the HS2 line, noise maps suggest that noise pollution may not be a significant issue in this area. Generally high ground water levels in the Burton Green area.
Overall Suitability	Potential for significant impact on nearby residential properties' amenity; proximity/location in relation to HS2 may also be an issue.
Any other comments	The promoter suggests the deletion of proposed allocation H24 Burrow Hill Nursery and replacement with this alternative site
Availability	
The owners have expressed a willingness to release the site for development.	
Achievability	
Housing Capacity	
Not assessed. The representation suggest approximately 50 dwellings	

Hodgetts Lane Map here

Omission Site

Site Ref	R103	Site Name	North of Red Lane/ South of Stonegate
Reference number (JDI ID)	65487	Proposed by	Davies & Co
Site Size (Hectares)	2.5	Settlement	Burton Green
Source	SHLAA 2014	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Strong tree and hedge frontage along Red Lane. Potential constraint is current proposals for HS2 which show the majority of the site identified for woodland planting for HS2 mitigation and an access road to the southern tunnel portal along the eastern boundary
Potential Impacts	
Environmental Conditions	Potentially suitable, on completion of HS2, for remainder of site in western corner
Overall Suitability	Potentially suitable in small part, on completion of HS2
Availability	
The owner has expressed interest in releasing the site for development. However, the site is currently identified in proposals for HS2 which runs along the north eastern boundary. The majority of the site is identified for woodland planting. In addition, an access road to the southern tunnel portal is proposed along the eastern boundary. Hence the site will not be available until the completion of HS2 which is currently estimated to be 2026. Both the HS2 proposals and the timescale are subject to change but it is not considered that availability within the plan period could be relied upon.	
Achievability	
Housing Capacity	
Not assessed.	

North of Red Lane Map here

Omission Site

Site Ref	R090	Site Name	Burrow Hill Nurseries (extended area)
Reference number (JDI ID)	68587	Proposed by	CALA Homes Ltd
Site Size (Hectares)	5.07	Settlement	Burton Green
Source	SHLAA 2015	Land Type	Horticultural/greenfield

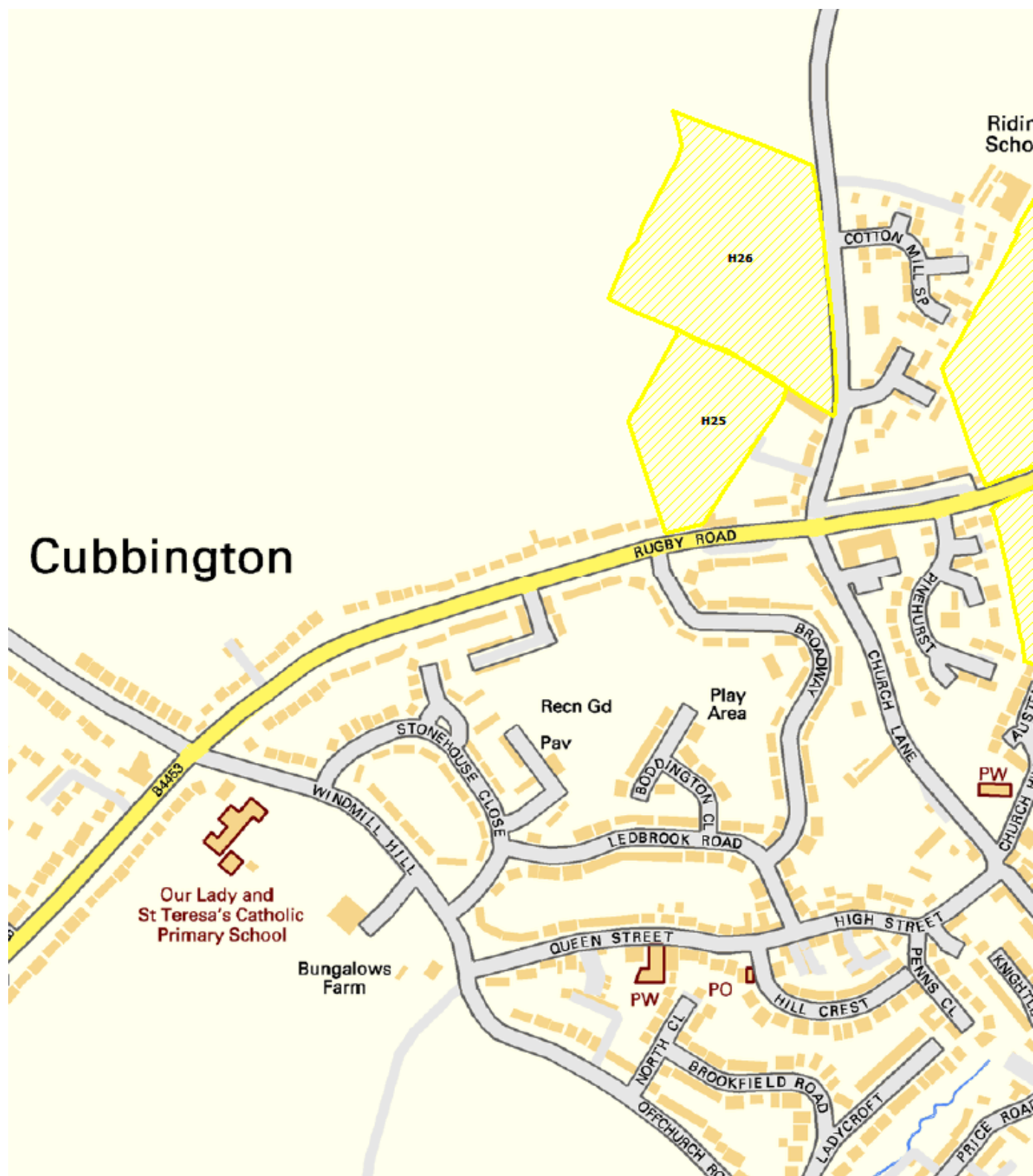
Suitability for Housing	
Location	South of the junction of Red Lane with Cromwell Lane
Policy Restrictions	Green Belt
Physical Constraints	Susceptible to surface water flooding Pipeline buffer along northern boundary and top corner of site where highways meet HS2 safeguarding direction along northern boundary (Red Lane)
Potential Impacts	Listed building (Long Meadow Farm) to south east outside site boundary
Environmental Conditions	Historic Environmental Assessment: Orchards and Nurseries
Overall Suitability	Likely to be suitable depending on capacity of local facilities
Availability	
The owners have expressed a willingness to release the site for development	
Achievability	
It has been suggested that this site could be extended to include all the nursery land, however there is a limit on the capacity within Burton Green and although this site could be extended, the current allocation is sufficient to satisfy current needs.	
Housing Capacity	
Not assessed. Representation suggests potential capacity for 150 dwellings	

Burrow Hill Nurseries Extended Area Map Here

4E CUBBINGTON

Site Ref	H25 and H26	Site Name	Allotments, Rugby Road and Opposite Willow Sheet Meadows, Cubbington
Site Size (Hectares)	5.39	Settlement	Cubbington
Source	SHLAA 2008	Land Type	Greenfield
SHLAA Ref	Part of L19 (overlapping with L18)		
Status	Proposed for allocation. An alternative site for the provision of allotments has been identified		

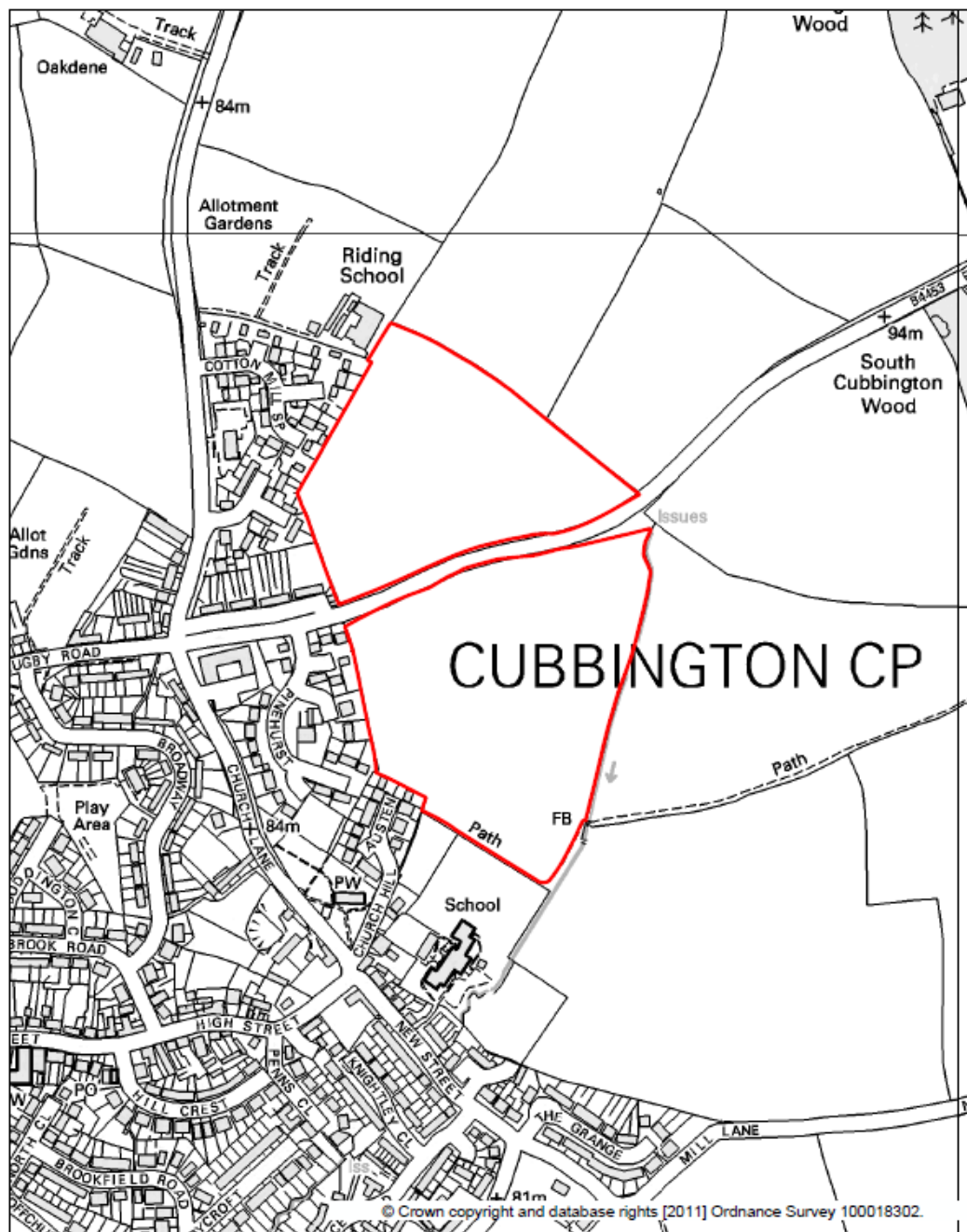
Suitability for Housing							
Location	Edge of village to the immediate north east of Leamington Spa urban area.						
Policy Restrictions	Green Belt Protecting recreation facilities (allotments)						
Physical Constraints	Landscape - medium-high sensitivity to development						
Potential Impacts	Loss of Grade 2 Agricultural Land Impacts on medium-high value landscape Need to relocate allotments						
Environmental Conditions	Satisfactory						
Overall Suitability	Suitable, subject to relocation of allotments						
Availability							
Available, the owners have expressed a willingness to release the site for development							
Achievability							
Achievable subject to relocation of allotments							
Housing Capacity							
Potential Capacity	100 dwellings						
Timeframe	2016/19	20	2019/24	80	2024/29	0	



H25/H26 Summary of Issues Raised By Representors
<p>Support</p> <ul style="list-style-type: none"> • The trustees want to make the land available for housing as soon as possible <p>Object</p> <ul style="list-style-type: none"> • Alternative site at the riding stables is preferable – better screened, does not include development on open Green Belt land and provides opportunity to improve allotments

Site Ref	H50	Site Name	Land East of Cubbington
Site Size (Hectares)	11.76	Settlement	Cubbington
Source	SHLAA 2008	Land Type	Greenfield
SHLAA Ref	L17		
Status	Proposed for allocation.		

Suitability for Housing							
Location		Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions		Green Belt					
Physical Constraints		Topography and surface water drainage Footpath crosses site from village in north easterly direction. Area of high landscape sensitivity to north of Rugby Road					
Potential Impacts		Impact on flooding in Cubbington from surface water draining into watercourse to south of site. Extending finger of development into open countryside within an area of high landscape value.					
Environmental Conditions		Satisfactory					
Overall Suitability		Suitable in part, subject to flood mitigation measures					
Availability							
Available, the owners have expressed a willingness to release the site for development							
Achievability							
Achievable,							
Housing Capacity							
Potential Capacity		95 dwellings					
Timeframe		2016/19	0	2019/24	95	2024/29	0



L17 Cubbington East

LOCATION PLAN

Scale:
1:5000

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
434537 E, 268813 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01928) 450000. Facsimile: (01928) 456542.

H50 Summary of Issues Raised By Representors

Support

- Will assist in meeting housing need
- Provides sustainable location on the edge of the built up area
- Consider the site has potential beyond 95 dwellings

Object

Transport and Traffic

- Increased traffic on Rugby Road leading to congestion
- Access on to Rugby Road is a potential accident hotspot – speeding is a problem and will get worse

Infrastructure

- No account taken of need to improve services and infrastructure
- No GP service available
- Pressure on local school
- Drainage and sewerage systems will not cope
- Impact on village shopping where parking is inadequate
- Impact on water quality

Green Belt

- Exceptional circumstances have not been demonstrated
- The site represents a substantial projection of development in to open countryside
- The proposals constitute ribbon development

Environmental Issues

- Flooding risk will be increased and will need to be mitigated
- Flood risk will be further exacerbated by loss of woodlands as a result of HS2
- Impact on sensitive landscape to the east of the village – especially given proximity to HS2
- Increase air pollution and noise pollution
- Loss of farmland

Community

- The proposal will destroy the village atmosphere
- Loss of identity of Cubbington a village

Omission Site

Site Ref	L38 (Part)	Site Name	Land Adj to Bungalow Farm
Reference number (JDI ID)	66735 Publication Draft	Proposed by	Sir Thomas White's Charity & King Henry VIII Endowed Trust
Site Size (Hectares)	Whole site is 57ha, but rep suggests small part of this only	Settlement	Cubbington and Leamington
Source	SHLAA08	Land Type	Agricultural

Suitability for Housing	
Location	Edge of village. Cubbington has a good range of services. The site is also close to the urban area of Leamington
Policy Restrictions	Green Belt
Physical Constraints	Existing drainage problems in Cubbington Public footpaths transverse site north /south and east/west. Land slopes down towards south east
Potential Impacts	Loss of gap between Cubbington and Lillington/Leamington. Impact on existing drainage problems in Cubbington Impact on landscape of medium value Development on higher ground could be visually prominent
Environmental Conditions	Potential noise and vibration from adjacent factory Thwaites (only at southern en of SHLAA site L38)
Overall Suitability	The proposed site would comprise a strip of land running east/west along the northern part of the site, with approx. 50 units being served from Lillington and up to 100 from Cubbington. This would result in a site lacking cohesion with existing settlements. Not suitable
Any other comments	
Availability	
Available for residential development	
Achievability	
Achievable subject to flood mitigation and appropriate improvements / contributions being made towards infrastructure and services.	
Potential Capacity	The representation suggests up to 150 dwellings

Bungalow Farm Map Here

Omission Site

Site Ref	L43	Site Name	Allotments, Paddocks & Waverley Equestrian Centre
Reference Number (JDI ID)	69360	Proposed by	The Rosconn Group
Site Size (Hectares)	3.38	Settlement	Cubbington
Source	SHLAA 11	Land Type	Greenfield/Previously Developed Land

Suitability for Housing	
Location	Adjacent to Cubbington to the immediate north east of Leamington Spa urban area.
Policy Restrictions	Green Belt Protection of open space (allotments)
Physical Constraints	Minerals Consultation Area Access not suitable - Insufficient visibility splays particularly in relation to current speed levels. May require the relocation of the current allotment gardens, although landowner has offered to incorporate them into the development. Possible contamination from adjacent site to south. Minerals Consultation Area (Sand & Gravel)
Potential Impacts	Extending ribbon of development into open countryside within an area of high landscape value.
Environmental Conditions	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.
Overall Suitability	Not suitable due to access and impact on area of high landscape value
Any other comments	
Availability	
Available. Owner has expressed willingness to release the site for development	
Achievability	
Not assessed	
Potential Capacity	Not assessed. The representation suggests up to 60 dwellings


Allotments and Equestrian Centre Map here

4F HAMPTON MAGNA

Site Ref	H27	Site Name	South of Arras Boulevard
Site Size (Hectares)	6.16	Settlement	Hampton Magna
Source	SHLAA 2011	Land Type	Greenfield
SHLAA Ref	L17		
Status	Proposed for allocation.		


Suitability for Housing							
Location		Edge of village. Hampton Magna has a good range of services and facilities					
Policy Restrictions		Green Belt					
Physical Constraints		Footpath traverses southern edge of site. Potential LWS adjacent to the site in SW corner. Drainage and sewage infrastructure is limited locally. Site levels will require addressing. Need to effectively manage on-site surface water.					
Potential Impacts		Site is relatively prominent in the landscape with inter-visibility with historic core of Warwick. Within area of medium/ high landscape sensitivity					
Environmental Conditions		Satisfactory					
Overall Suitability		Potentially suitable subject to mitigating landscape impacts, address drainage issues and satisfactory master plan and phasing					
Availability							
Available, the owners have expressed a willingness to release the site for development							
Achievability							
Achievable,							
Housing Capacity							
Potential Capacity		130 dwellings					
Timeframe		2016/19	20	2019/24	110	2024/29	0





R74 Land South of Arras Boulevard

LOCATION PLAN

North: 

Scale: 1:2500	Drawn By: CP	Date: 03 November 2011	Grid Reference: 428132 E, 264851 N
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
 Telephone: (01926) 450000. Facsimile: (01926) 458542.

H27 Summary of Issues Raised By Representors

Support

- Considered to be a sustainable location
- This is the most appropriate site in the village given Green Belt and other constraints
- The site is viable, achievable and has a reasonable prospect of being delivered within 5 years

Object

Transport

- Likely to lead to congestion in Hampton Magna which accessed by narrow roads, including the single lane traffic under the railway bridge
- Impact on Stanks Island which is already congested.
- Adverse impact on public transport journeys at peak times
- Increased air and noise pollution – impact on health
- Impact on traffic through Hampton on the Hill
- The local bus service is deficient and bus access will be hampered by the proposals
- Direct access from A4189 or A46 needed to avoid narrow roads
- Adverse impact on road safety as a result of additional traffic
- Will create a “rat run”
- There is limited employment in the area. The site does not therefore minimise the need to travel
- The proposal will result in parking problems

Infrastructure

- There are issues regarding electricity supply and sewerage capacity in the village which have not been adequately addressed.
- Existing drainage cannot cope
- The IDP is not fully funded
- Budbroke School is near capacity and the additional houses will place a further strain on the school
- The proposal will place pressure on GP services

Community

- The site in combination with H51 is disproportionate to the size of the existing settlement
- The capacity of the village has not been appropriately assessed (e.g limited amenities and services)
- Impact on residential amenity
- Will cease to be a village and will become a town – the character of the village and the community will be destroyed
- Not well located in relation to Coventry

- The proximity of the station will attract people who work in Birmingham rather than Coventry.
- The proposed density is too high

Environmental impacts

- The site contains hedgerows and crops which are of value to local wildlife
- The site contains bats
- The site is in value and open countryside
- Impact on air quality
- The area has flooding issues
- The site is within a sensitive landscape

Green Belt

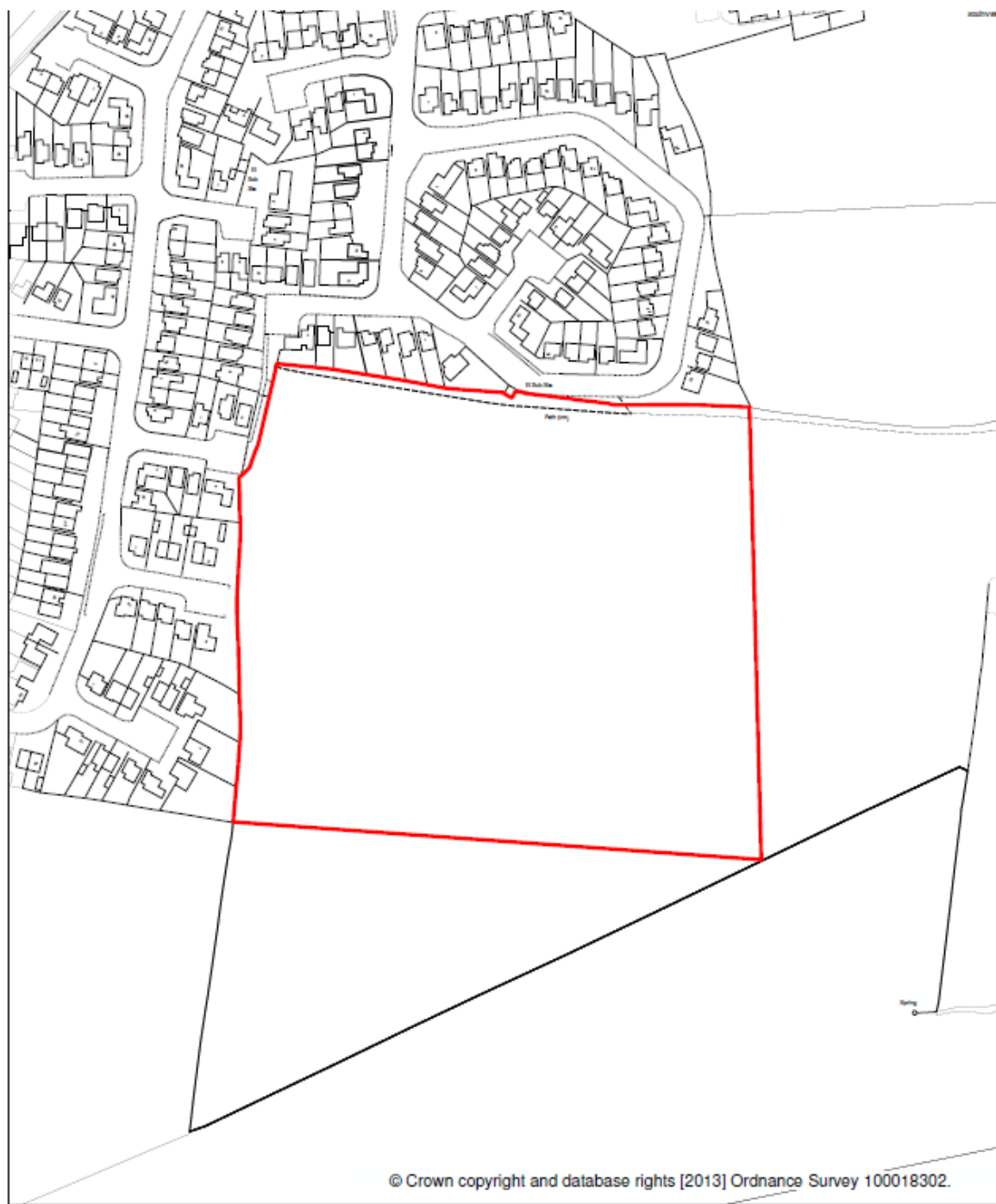
- The site only provides for 100 houses which in the context of the overall housing need cannot be considered exceptional circumstances
- Exceptional circumstances have not been demonstrated
- The housing need has not been sufficiently justified

Other

- There may be buried armaments from the former barracks

Site Ref	H51	Site Name	South of Lloyd Close
Site Size (Hectares)	5.39	Settlement	Hampton Magna
Source	SHLAA 2008	Land Type	Greenfield
SHLAA Ref	R097		
Status	Proposed for allocation.		

Suitability for Housing						
Location	Edge of village. Hampton Magna has a good range of services and facilities.					
Policy Restrictions	Green Belt.					
Physical Constraints	Medium-high landscape sensitivity which has potential for some development within a landscape framework of native tree planting to tie in with the adjacent rural zones.					
Potential Impacts	Impact on area of high/medium landscape sensitivity (2013 Assessment).					
Environmental Conditions	Satisfactory.					
Overall Suitability	Suitable, subject to landscape mitigation					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Achievable						
Potential Capacity	115 dwellings					
Timeframe	2016/19	0	2019/24	75	2024/29	40



R97 Land south of Lloyd Close

LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

Date:
21 November 2013

Grid Reference:
425822 E, 264690 N

North:

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

H51 Summary of Issues Raised By Representors

Support

- The proposal forms a natural extension of the village
- It is well integrated with the Hampton Magna
- The land is available and can be delivered within the required timescale.

Object

Transport

- Likely to lead to congestion in Hampton Magna which accessed by narrow roads, including the single lane traffic under the railway bridge
- Proposed mitigation does not address access in to the village
- Impact on Stanks Island which is already congested.
- Adverse impact on public transport journeys at peak times
- Increased air and noise pollution – impact on health
- The additional traffic could hamper access for emergency vehicles
- The proposals do not minimise the need to travel
- Will discourage walking and cycling as roads will be more congested and dangerous
- Access to the site is poor/unsafe
- Would need a separate access road from the A4189

Infrastructure

- There are issues regarding electricity supply and sewerage capacity in the village which have not been adequately addressed.
- Existing drainage cannot cope
- The IDP is not fully funded
- Budbroke School is near capacity and the additional houses will place a further strain on the school
- Local health services will not be able to cope

Environmental impacts

- Impact on ecology
- The site is in value and open countryside
- The proposals do not encourage greenhouse gas emissions
- Noise is an issue that needs to be addressed
- Loss of trees
- Light pollution is an issue
- Sensitive landscape

Green Belt

- Exceptional circumstances have not been demonstrated
- The housing need has not been sufficiently justified

Community

- The site is disproportionate to the size of the existing settlement (nearly 40% increase)
- The housing requirement is excessive
- Will cease to be a village and will become a town – the character of the village and the community will be destroyed
- Not well located in relation to Coventry

Cumulative Impact

- The impacts on traffic will be made worse by other development in Hampton Magna, Hatton Park and at Opus 40

Alternatives

- Alternative sites closer to Coventry (e.g Bubbenhall) have not been suitably assessed

Omission Site

Site Ref	R096	Site Name	Land at Maple Lodge, Hampton Magna
Reference number (JDI ID)	66022	Proposed by	Centaur Homes
Site Size (Hectares)	5.53	Settlement	Hampton Magna
Source	SHLAA 2014	Land Type	Greenfield

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	The site slopes downhill away from Old Budbrooke Road.
Potential Impacts	Impact on area of high landscape value (within area of high landscape sensitivity (2013 Assessment)).
Environmental Conditions	Connectivity to existing village - separated by relatively busy rural road. Potential lead pollution.
Overall Suitability	Not suitable due to high landscape impact and connectivity with existing village.
Any other comments	
Availability	
Available, the owners have expressed a willingness to release the site for development	
Achievability	
Not assessed	
Potential Capacity	Not assess. Representation suggests at least 100 dwellings

Maple Lodge Map Here

Omission Site

Site Ref	R200	Site Name	Land at Old Budbrooke Road
Site Size (Hectares)	7.122	Settlement	Hampton Magna
Source	SHLAA 15	Land Type	Greenfield
Adjacent/Overlapping Site		Encompasses R094	

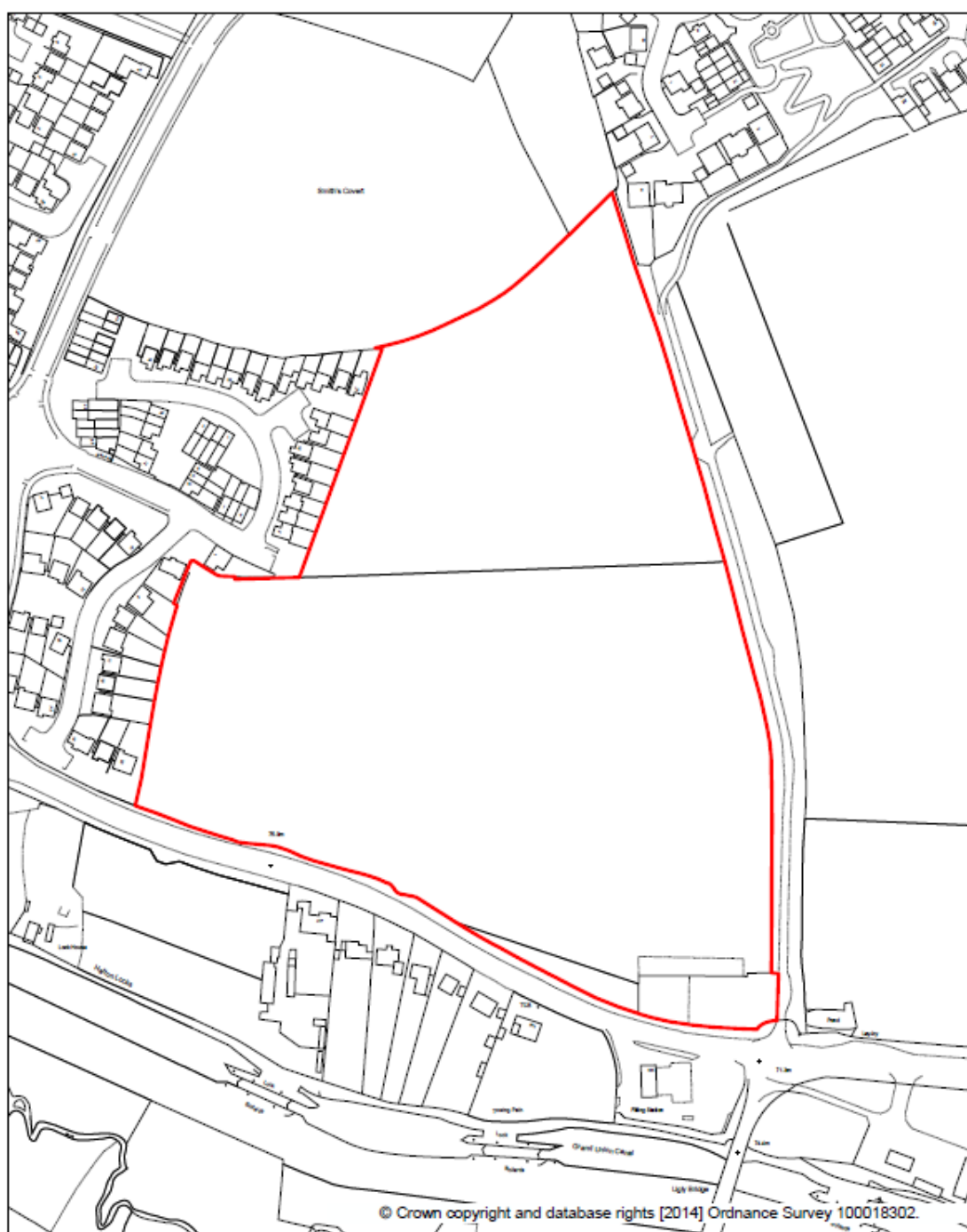
Suitability for Housing	
Location	Adjacent to Hampton Magna. Hampton Magna is a growth village
Policy Restrictions	Green Belt
Physical Constraints	Access is achievable. No physical constraints. Site is within a landscape parcel assessed as having high/medium landscape impact.
Potential Impacts	Landscape impacts would require mitigation.
Environmental conditions	Satisfactory
Overall Suitability	Suitable
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable	
Housing Capacity	
Not assessed. Representation suggests circa 140 dwellings	

Old Budbrooke Road Map here

4G HATTON PARK

Site Ref	H28	Site Name	North of Birmingham Road
Site Size (Hectares)	5.11	Settlement	Hatton Park
Source	SHLAA 2011	Land Type	Greenfield
SHLAA Ref	R038 - 7.78 hectares in total		
Status	Proposed for allocation.		

Suitability for Housing							
Location	Edge of village. Hatton Park has limited services and facilities						
Policy Restrictions	Green Belt						
Physical Constraints	Smiths Covert Ancient Woodland & potential LWS to the north of the site. Surface water flooding towards south of the site. Landscape and ecological issues require strong eastern boundary						
Potential Impacts	Potential loss of some high value linear landscape features (hedgerows primarily). Potential impact on Smiths Covert Ancient Woodland & potential LWS. Area of high landscape sensitivity adjacent to Smith's Covert (2013 Assessment)						
Environmental Conditions	Satisfactory - moderate traffic levels and desk top study required regarding any site contamination from previous hospital use						
Overall Suitability	Potentially suitable subject to safe site access and surface water issues, protection of Smiths Covert and satisfactory master plan & phasing						
Availability							
Available, the owners have expressed a willingness to release the site for development							
Achievability							
Achievable subject to overcoming access and surface water flooding issues, protection of Smiths Covert and satisfactory master plan and phasing							
Potential Capacity	120 dwellings						
Timeframe	2016/19	30	2019/24	90	2024/29	0	



R038 North of Birmingham Road, Hatton

LOCATION PLAN

Scale:
1:2500

Drawn By:
DSR

Date:
19 May 2014

Grid Reference:
425440 E, 266614 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01928) 450000. Facsimile: (01928) 456542.

H28 Summary of Issues Raised By Representors

Support

- Potential to integrate this site with the existing community
- Access to services and facilities within the existing settlement
- The owner has indicated that the site is available and deliverable
- Potential to deliver improved facilities for teenagers if proposal goes ahead

Object

Transport

- The site will increase traffic along Birmingham Road and in Hampton Magna which are already congested
- There have already been accident along Birmingham Road and the proposals will exacerbate safety problems
- Will lead to dangerous parking on residential/rural carriageways
- Access on to Birmingham Road will be difficult as it is already congested.
- Proposals for Stanks Island will not help congestion on Birmingham Road

Infrastructure

- Local schools are at capacity
- The doctors surgeries and hospital are already stretched
- There are issues with drainage and sewage

Environmental impacts

- The A4177 and the site are prone to flooding
- The ecological impact of so many houses will be unsustainable – especially the impact on Smith's Covert
- Noise is an issue that needs to be addressed.
- The site omits land to the north and east which are not viable agricultural nits.
- The proposals will add to issues associated with poor air quality
- Impact on light pollution
- Impact on soil and prudent use of natural resources

Community

- Will turn village in to urbanised town
- impact on quality of life of existing residents
- Proposed density is too high

Green Belt

- Exceptional Circumstances have not been identified. The Local Housing needs survey shows a need for 12 dwellings

Cumulative impacts

- The impact of this site needs to be considered alongside other proposals in Hatton Park and Hampton Magna. In this context the impacts on the environment, communities and infrastructure are unsustainable



Other

- The methodological flaws in the data gathering process, failure to incorporate and synthesise all the available evidence cast doubt on the objectivity of decisions

Site Ref	H53	Site Name	Brownley Green Lane
Site Size (Hectares)	2.46	Settlement	Hatton Park
Source	SHLAA 2015	Land Type	Greenfield
SHLAA Ref	R187		
Status	Proposed for allocation.		

Suitability for Housing							
Location	Edge of village. Hatton Park is a growth village with a limited range of services and facilities						
Policy Restrictions	Green Belt						
Physical Constraints	Listed building (former Hatton Hospital) approx. 150 m to the south east. Brownley Green Lane Local Wildlife Site (woodland and scrub) adjacent to western part of the site. Access only achievable from Barcheston Drive – may require relocation of village hall parking spaces and bus stop bay.						
Potential Impacts	Potential impact on LWS						
Environmental Conditions	Some surface water flooding risk to north west of site – requires mitigation. Otherwise Satisfactory						
Overall Suitability	Potentially suitable subject to resolving access issues and mitigating impact on LWS and flooding						
Availability							
Available, the owners have expressed a willingness to release the site for development							
Achievability							
Achievable dependent upon ability to achieve a satisfactory access							
Potential Capacity	55 dwellings						
Timeframe	2016/19	0	2019/24	55	2024/29	0	



	<p style="font-size: 1.2em; margin: 0;">R187 Land at Brownley Green Lane</p> <hr/> <p style="margin: 0;">LOCATION PLAN</p> <hr/> <table border="0" style="width: 100%; font-size: 0.8em;"> <tr> <td style="width: 25%;">Scale: 1:2500</td> <td style="width: 25%;">Drawn By: MM</td> <td style="width: 25%;">Date: 03 March 2016</td> <td style="width: 25%;">Grid Reference: 424934 E, 287296 N</td> </tr> </table> <p style="text-align: right; margin: 0;">North: </p>	Scale: 1:2500	Drawn By: MM	Date: 03 March 2016	Grid Reference: 424934 E, 287296 N
Scale: 1:2500	Drawn By: MM	Date: 03 March 2016	Grid Reference: 424934 E, 287296 N		
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01928) 450000. Facsimile: (01928) 455542.					

H53 Summary of Issues Raised By Representors

Support

- The landowners support the allocation of this site for development and will seek to bring it forward for development immediately on adoption

Object

Infrastructure

- Doctors surgeries are already under pressure and will struggle cope
- The local schools are already under pressure and will struggle to cope
- Loss of recreational facilities and impact on the village hall and the car park
- The IDP does not identify how water supply, waste water and energy will be provided for. The water pumping station is already beyond capacity.

Green Belt

- More should be done to bring forward brownfield sites as alternatives
- The housing need has not been demonstrated and reflects a “blip” in demand
- Exceptional circumstances for Green Belt release have not been demonstrated

Transport and Traffic

- The roads in this area are already congested and will not be able to cope with the traffic generated by the additional houses.
- The additional traffic will give rise to safety issues
- Busier roads will discourage cycling and walking
- The proposals should minimise the need to travel. This site will lead to more traffic and emissions, particularly accessing employment
- Narrow roads will struggle to cope with construction traffic
- Access issues have not been resolved, particularly the impact on the car park, the problems caused by the gradient and the alternatives for the bus stop
- The site is not supported by public transport

Deliverability

- The Residents Association own land that would be needed for access and are unwilling to sell
- The proposed density is not in accordance with topography

Environmental constraints

- Negative impact on local amenity and open character of the setting of the village
- Drainage is an issue on Birmingham Road and it has not been demonstrated how this will be mitigated
- Adverse impact on wildlife, woodlands and hedgerows
- Views across open countryside will be destroyed

- The site is in a medium-high landscape area
- The steep slope will lead to erosion if 55 dwellings built here
- Loss of farmland

Community

- Negative impact on the existing community.
- The village will feel more like an urbanised town
- The proposals will affect access to play area and therefore raises safety concerns
- Proposed density too high

Cumulative impacts

- The impact of this site needs to be considered alongside other proposals in Hatton Park and Hampton Magna. In this context the impacts on the environment, communities and infrastructure are unsustainable

Omission Site

Site Ref	R099	Site Name	Hatton Hill, South of Birmingham Road
Reference number (JDI ID)	66380 Publication draft	Proposed by	Hatton Estates
Site Size (Hectares)	4.72	Settlement	Hatton Park
Source	SHLAA08	Land Type	Agricultural

Suitability for Housing	
Location	Edge of village, separated by A4177. Hatton Park has a limited range of facilities
Policy Restrictions	Green Belt.
Physical Constraints	Hatton Hill Fields potential LWS borders the eastern edge of the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS. Area of high landscape sensitivity (2013 Assessment).
Potential Impacts	Impact on area of high landscape value. Potential impact on LWS areas. Impact on built form of village - extending ribbon development along south side of A4177.
Environmental Conditions	Satisfactory, although connectivity to existing village would need to be addressed.
Overall Suitability	Not suitable due to landscape impact, potential impact on Local Wildlife Site & Potential LWS and partial separation from main built up village of Hatton Park, leading to ribbon development.
Any other comments	
Availability	
Available for residential development	
Achievability	
Not assessed	
Potential Capacity	Not assessed. Representation suggests 80 dwellings

Hatton Hill Map Here

Omission Site

Site Ref	R126	Site Name	Oaklands Farm,
Reference Number (JDI ID)	69946	Proposed by	Oaklands Farm and AC Lloyd Homes
Site Size (Hectares)	2.3	Settlement	Hatton Park (within Budbrooke Parish)
Source	SHLAA 2008	Land Type	Brownfield in part (1.1 ha), greenfield in part

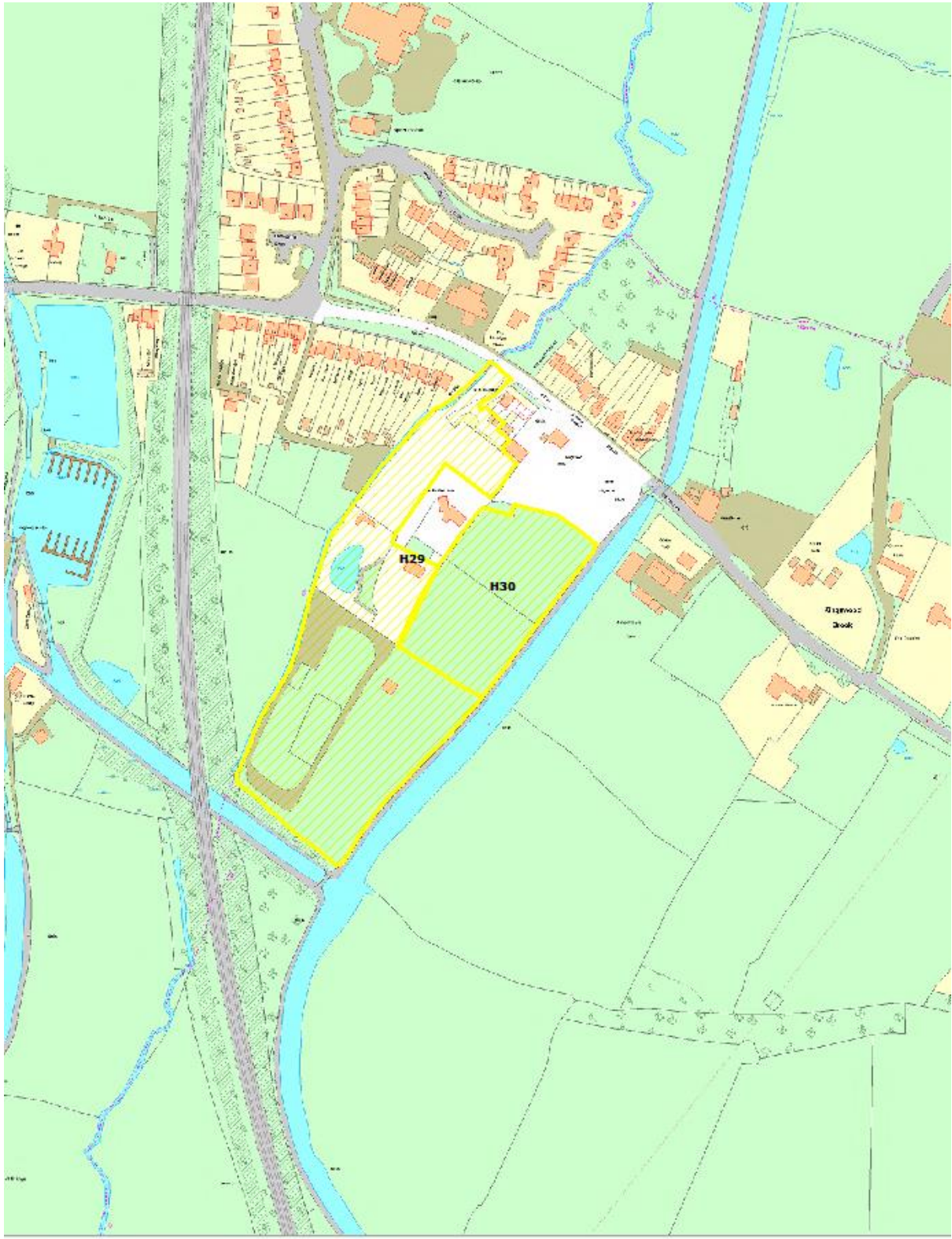
Suitability for Housing	
Location	Close to edge of village. Hatton Park is a growth village with a limited range of services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Adjacent to LWS (Grand Union Canal) Area of high landscape sensitivity
Potential Impacts	Potential impact on LWS
Environmental Conditions	Some surface water flooding risk to north west of site – requires mitigation. Otherwise Satisfactory
Overall Suitability	Potentially suitable in part (brownfield area) subject to releasing land from Green Belt but relatively remote from settlement.
Any other comments	
Availability	
Available, the owners have expressed a willingness to release the site for development	
Achievability	
Not assessed	
Potential Capacity	26 dwellings on brownfield area

Oaklands Farm Map Here

4H KINGSWOOD

Site Ref	H29/30	Site Name	Meadow House/ Kingswood Farm
Site Size (Hectares)	2.32	Settlement	Kingswood
Source	SHLAA 2014	Land Type	Previously developed
Adjacent/ Overlapping Site			
Status			

Suitability for Housing						
Location	Edge of Village. Lapworth / Kingswood have a range of services including a primary school, shop, community facilities and public transport to the towns.					
Policy Restrictions	Green Belt					
Physical Constraints	Although not in a Flood Zone, the area is liable to flood from surface water drainage					
Potential Impacts	Kingswood Farm is a (Grade II) Listed Building Impact on Lapworth Conservation Area Development of this site may have an adverse impact on surface water drainage in the locality					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable subject to appropriate mitigation					
Availability						
Within 2 years- land owner has expressed interest in releasing the site for development						
Achievability						
Potentially achievable subject to mitigation of surface water issues						
Housing Capacity						
Potential Capacity	20-30 houses					
Timeframe (in terms of practicality only)	2014/19	10	2019/24	20	2024/29	



H29/30 Summary of issues raised by representors

Support

Planning Process

- The processes and consultations are considered fair and the views of local people have been presented/ considered appropriately
- Kingswood Residents group considers that the consultations have been fair and that the views of local people have been represented / considered

Principle

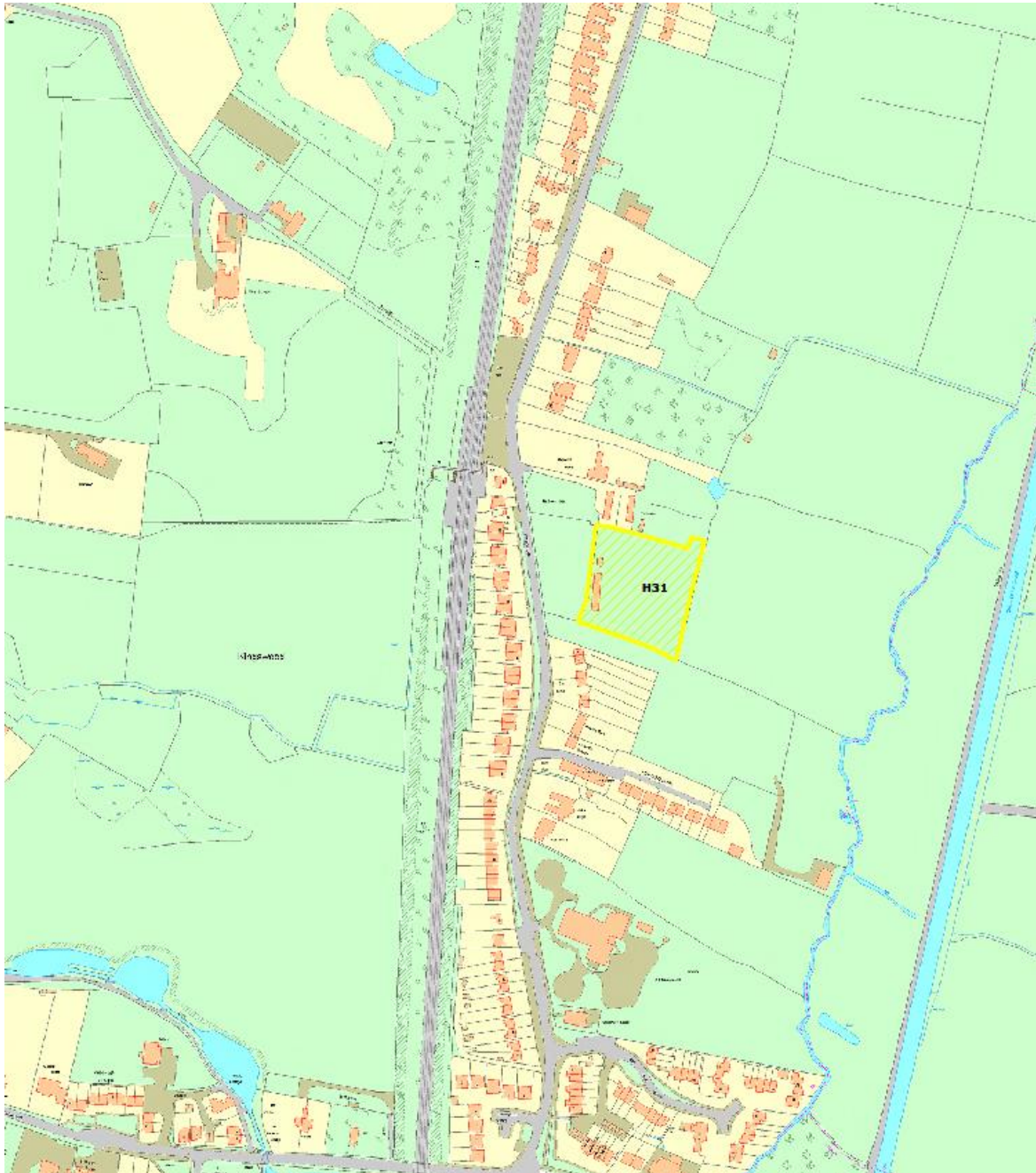
- Development adjacent to the canal is supported / appropriate as long as the integrity of the canal side environment is not compromised
- Canal side development should not adversely affect the waterway in terms of its setting, drainage, flooding issues, heritage, ecological quality or character.

Capacity

- The land should be allocated for more than 20 houses
- Flood modelling undertaken by consultants confirms the extent of the flood zone and suggests 39 houses would be more appropriate
- The NPPF requires the best use of land to minimise the use of further greenfield land – the current allocation does not use the land efficiently and is in conflict with the Framework

Site Ref	H31	Site Name	Land South of the Stables, Station Lane
Site Size (Hectares)	0.55	Settlement	Kingswood
Source	SHLAA 2014	Land Type	Greenfield/ Previously- developed land
Adjacent/ Overlapping Site			
Status	Proposed allocation		

Suitability for Housing						
Location	Edge of village. Kingswood village, but does abut existing built up area. Kingswood has a good range of services and facilities					
Policy Restrictions	Green Belt					
Physical Constraints	Site well away from Station Lane and access only possible using long driveway. Substantial number of Tree Preservation Orders In an area of medium to high landscape value.					
Potential Impacts	Potential impact on landscape character but the site is also well screened					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable in part (western edge of site) due to landscape impact.					
Availability						
Owner has expressed an interest in releasing the site for development						
Achievability						
Achievable in very small part subject to minimising landscape impact						
Housing Capacity						
Potential Capacity	6 dwellings					
Timeframe (in terms of practicality only)	2014/19	6	2019/24		2024/29	



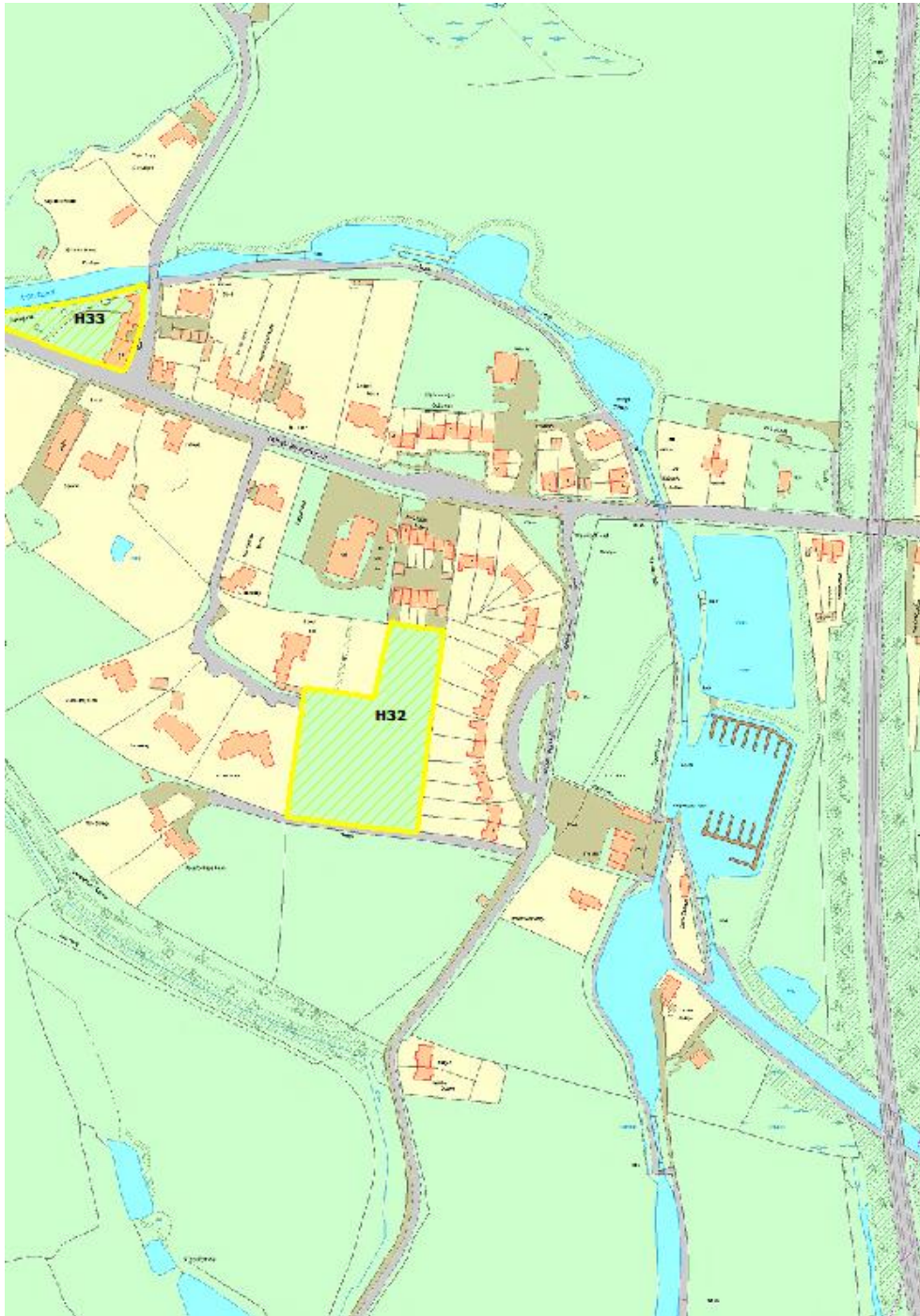
H31 Summary of issues raised by representors

Support

- The processes and consultations are considered fair and the views of local people have been represented/ considered

Site Ref	H32	Site Name	Rear of Brome Hall Lane
Site Size (Hectares)	0.55	Settlement	Kingswood
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Proposed allocation		

Suitability for Housing						
Location	Edge of village. Kingswood has a good range of services and facilities					
Policy Restrictions	Green Belt					
Physical Constraints	Stratford Upon Avon canal potential LWS borders the south eastern edge of the site. Site is slightly separated from the main built up form and would have a significant impact on landscape character					
Potential Impacts	Listed building located near the north of the site. Within area of high landscape sensitivity					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable subject to good design / ability to mitigate for impact on landscape					
Availability						
Owner has expressed a willingness to progress development						
Achievability						
Achievable						
Housing Capacity						
Potential Capacity	12 dwellings					
Timeframe (in terms of practicality only)	2014/19	12	2019/24		2024/29	



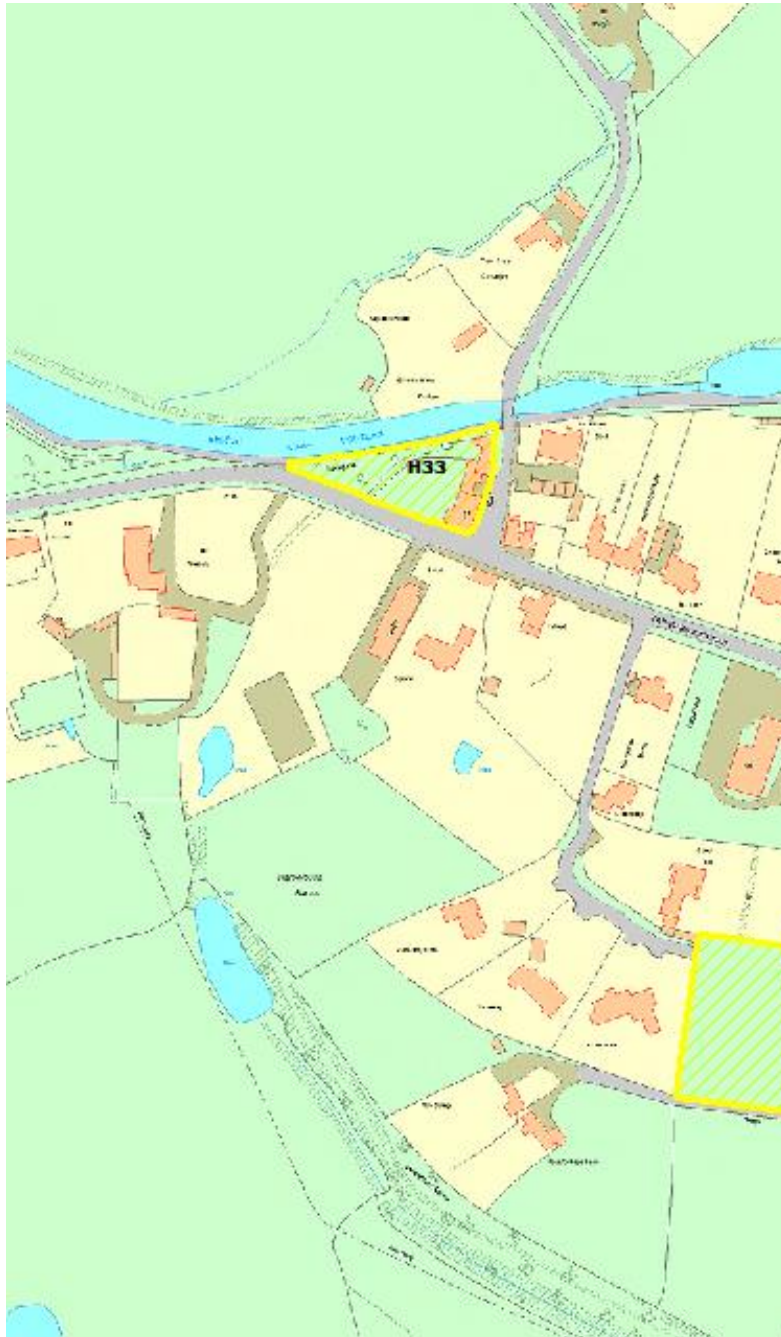
H32 Summary of Issues Raised By Representors

Support

- The processes and consultations are considered fair and the views of local people have been represented/ considered

Site Ref	H33	Site Name	Old Bakehouse, west of Mill Lane
Site Size (Hectares)	0.19	Settlement	Kingswood
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Site has planning permission for 8 dwellings – see application no. W/12/1018		

Suitability for Housing						
Location	Edge of village. Kingswood has a good range of services and facilities					
Policy Restrictions	Green Belt					
Physical Constraints	Site access is constrained Buildings on site					
Potential Impacts	Potential Impact on Potential LWS along canal corridor. Within an area of high / medium landscape character					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable in part for small scale housing development					
Availability						
Owner has expressed an interest in releasing the site for development						
Achievability						
Achievable subject to agreeing a suitable development layout						
Housing Capacity						
Potential Capacity	Potential for at least 5 dwellings in 2014-2019					
Timeframe (in terms of practicality only)	2014/19	8	2019/24		2024/29	



H33 Summary of Issues Raised By Representors

Support

- The processes and consultations are considered fair and the views of local people have been represented/ considered

Omission Site

Site Ref	R111	Site Name	Station Lane, opposite Gowan Bank
Reference number (JDI ID)	66184 Publication draft	Proposed by	Tyler Parkes (obo Trustees of the F S Johnson 78NEL Settlement)
Site Size (Hectares)	6.5ha	Settlement	Kingswood
Source	SHLAA14	Land Type	greenfield

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Small number of Tree Preservation Orders along site frontage. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.
Potential Impacts	Significant impact on landscape character. Access will require removal of tree frontage. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on tree frontage and significant landscape impact.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Not established	
Potential Capacity	Not assessed

Plan for Station Lane

Omission Site

Site Ref	R207	Site Name	Land south of Old Warwick Road
Reference number (JDI ID)	70026 Mods	Proposed by	Framptons (obo Mr J Crocker)
Site Size (Hectares)	0.7ha	Settlement	Kingswood
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Within growth village boundary
Policy Restrictions	Green Belt. Garden Land
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development.
Potential Impacts	Impact on high value landscape
Environmental Conditions	Garden Land
Overall Suitability	Not suitable. The site is garden land. High landscape impact
Any other comments	Promoters wished the site to be identified as safeguarded land if it were not to be adopted as an allocation in the local plan.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
According to the promoters, the land has the ability to be fully built out within 5 years and would be released for development immediately upon its exclusion from the Green Belt through the development plan process	
Potential Capacity	Promoters identified capacity for five to six dwellings on site

Plan for Land south of Old Warwick Road

Omission Site

Site Ref	R203 (part)	Site Name	Land east of Station Lane
Reference number (JDI ID)	69065 Mods	Proposed by	Savills
Site Size (Hectares)	2.675ha	Settlement	Kingswood
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Adjacent to Kingswood. Growth village
Policy Restrictions	Green Belt
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Tree frontage on to road. Listed building adjacent to site
Potential Impacts	Impact on high value landscape, potential impact on tree frontage (subject to access arrangements)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – landscape
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Potential Capacity	Promoters identified capacity for between nine and 16 houses

Plan for Land east of Station Road

Omission Site

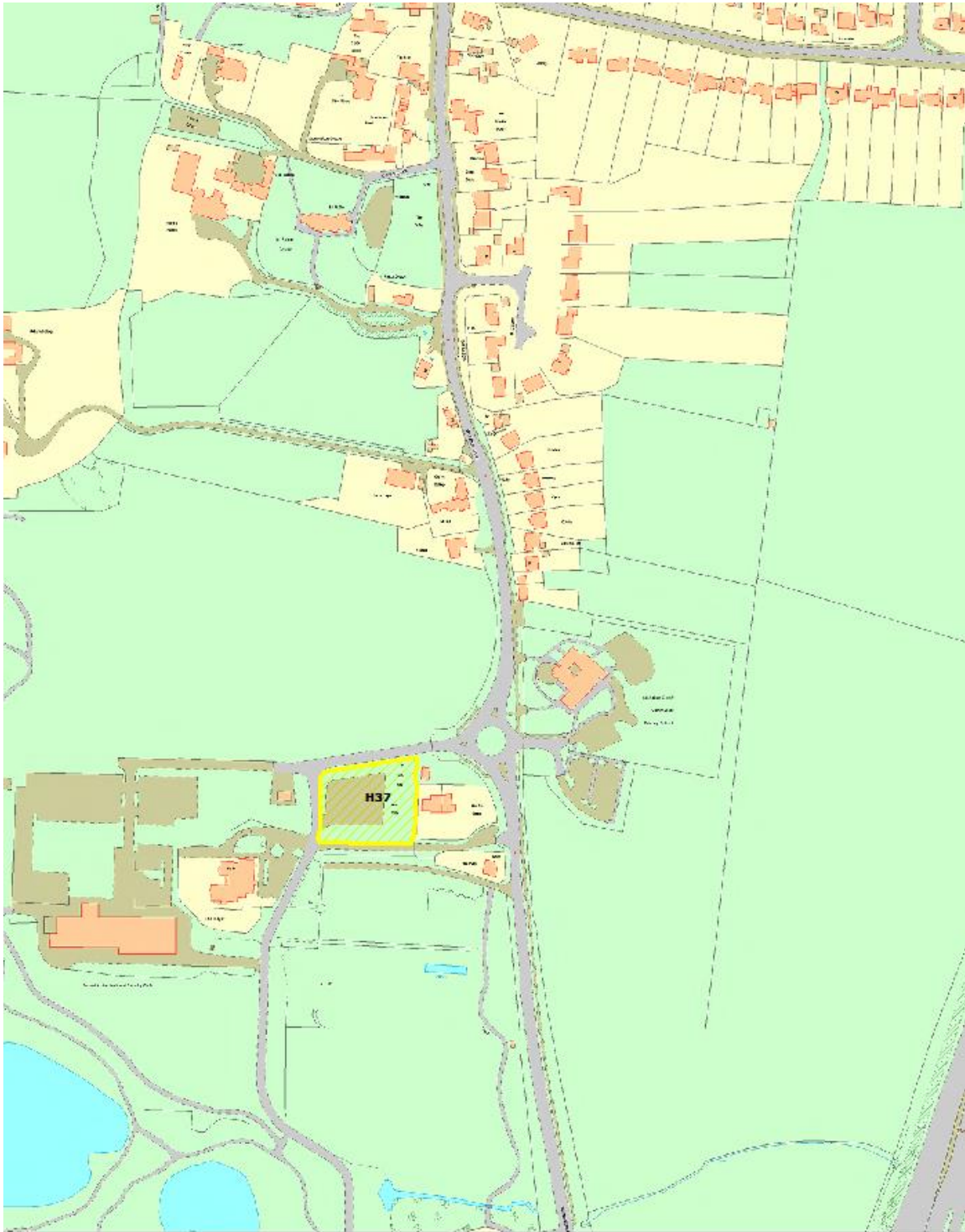
Site Ref	R158	Site Name	Land north of Rising Lane / Priory Farm
Reference number (JDI ID)	69717 Mods	Proposed by	Chave Planning (obo Nurton Developments)
Site Size (Hectares)	12.3ha	Settlement	Kingswood
Source		Land Type	greenfield

Suitability for Housing	
Location	Village edge. Kingswood is a Growth village
Policy Restrictions	Green Belt
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Site is strongly connected to wider countryside to the north. Adjacent to potential Wildlife Site (to north east) Eastern part of site in flood zones 3a and 3b. Site crossed by public right of way
Potential Impacts	Impact on high value landscape, potential impact on tree frontage (subject to access arrangements)
Environmental Conditions	Not well connected to services and facilities in main settlement (significant distance and separated by Rising Lane). Potential noise issues on western part of site from railway.
Overall Suitability	Not suitable – landscape, connectivity
Any other comments	
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Potential Capacity	Not assessed. The representation indicates 125 dwellings at a net density of 32dph

Land north of Rising Lane / Priory Farm Map here

4I – Leek Wootton

Site Ref	H37	Site Name	Car Park East of the Hayes			
Site Size (Hectares)	0.32	Settlement	Leek Wootton			
Source	SHLAA 2014	Land Type	Previously developed			
Adjacent/ Overlapping Site						
Status						
Suitability for Housing						
Location		Edge of village. Leek Wootton has a limited range of services and facilities				
Policy Restrictions		Green Belt				
Physical Constraints		Site may require investigation for previous uses. Tree Preservation Orders near the rear of the site				
Potential Impacts		Loss of a car park				
Environmental Conditions		Satisfactory				
Overall Suitability		Suitable for a small scale housing development				
Availability						
Owner has expressed an interest in releasing the site for development						
Achievability						
Achievable subject to agreeing a suitable development layout/ reconciliation of the Green Belt boundary, or possible small scale affordable housing site as a rural exception site development						
Housing Capacity						
Potential Capacity		Capacity would be dependent upon extent of green belt boundary alteration				
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



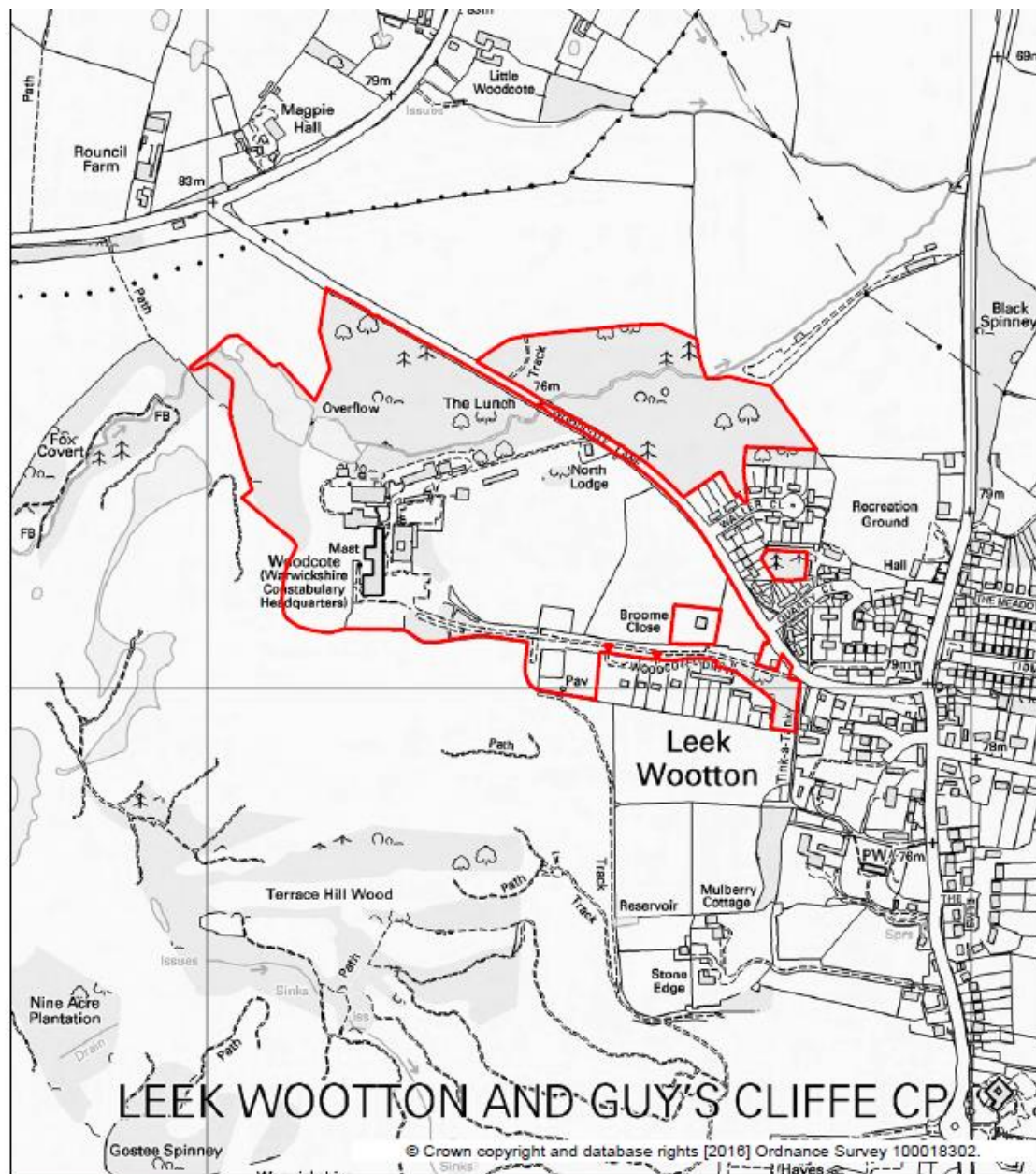
H37 Summary of issues raised by representors

Support

- Strong support expressed for the proposed development of housing at this location.

Site Ref	DSNEW3	Site Name	Woodcote House – Former Warwickshire Police Headquarters, Woodcote Drive
Site Size (Hectares)	25.8	Settlement	Leek Wootton
Source	SHLAA 2015	Land Type	Greenfield and Previously developed land
Adjacent/ Overlapping Site			
Status	Proposed allocation		

Suitability for Housing							
Location	Accessed through long driveway some distance from village. Leek Wootton has a limited range of services and facilities						
Policy Restrictions	Green Belt						
Physical Constraints	Grade II Listed Woodcote house on site. A number of other buildings on site.						
Potential Impacts	Potential impact on setting of listed building and on Cattle Brook potential LWS which abuts northern boundary of site.						
Environmental Conditions	Satisfactory.						
Overall Suitability	Potentially suitable in part subject to master plan for the larger Woodcote site integrating conservation and landscape considerations.						
Availability							
Owner has expressed an interest in releasing the site for development. Communications building still operational & future use not yet known.							
Achievability							
Conversion scheme of Woodcote House achievable in short term (with some new build on hard standing areas). Site complete by 2023							
Housing Capacity							
Potential Capacity	Potential for scheme to deliver around 115 dwellings						
Timeframe (in terms of practicality only)	2014/19	20	2019/24	95	2024/29	0	



R189 Former warwickshire Police HQ, Woodcote Drive, Leek Wootton

LOCATION PLAN

Scale:
1:7000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
428415 E, 269214 N

North:

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

DSNEW3Summary of issues raised by representors

Object:

Environmental

- Appropriate wording should be added to the policy to provide protection for the ancient trees/ woodland
- There are unnamed wood pastures and parklands adjacent to the site (this is valuable habitat and typically contains ancient trees and ancient woodland)
- The development proposed will damage the setting of Woodcote House

Other

- The level of growth will irreparably damage the nature of the community as a rural village
- The maximum number of properties should be fixed at 76
- A minority of the site is previously developed land – this is not a justification for the very substantial westward extension of the village that is proposed into the open countryside

Omission Site

Site Ref	R127 (part)	Site Name	Warwickshire Golf Club
Reference number (JDI ID)	68920 Modifications	Proposed by	Hancock Town Planning (obo The Club Company)
Site Size (Hectares)	1ha (approx.)	Settlement	Leek Wootton
Source	Mods	Land Type	Green field

Suitability for Housing	
Location	Leek Wootton – outside settlement boundary. Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green belt
Physical Constraints	Site slopes steeply from east to west. High/Medium landscape scoring.
Potential Impacts	Significant impact on gateway / entrance to the village. Within area of high landscape value (2013 Assessment).
Environmental Conditions	satisfactory
Overall Suitability	Not suitable – wider site considered in Village Housing Options exercise in November 2013 and was discounted on the grounds that it was an elevated site with potentially high landscape and visual impacts.
Any other comments	Small site allocated on car park of course (SHLAA R125, H37)
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Potential Capacity	Promoter suggests 19 dwellings

Plan for Warwickshire Golf Club

Omission Site

Site Ref	R54	Site Name	Land east of Leek Wootton
Reference number (JDI ID)	672218 Publication Draft	Proposed by	Marrons Planning (obo J S Bloor)
Site Size (Hectares)	1.85	Settlement	Leek Wootton
Source	SHLAA	Land Type	greenfield

Suitability for Housing	
Location	Edge of Village. Leek Wootton has a limited range of services and facilities
Policy Restrictions	Green belt
Physical Constraints	Noise from A46. Provision of suitable access may require the removal of trees on frontage. Narrow development site
Potential Impacts	Wootton Spinneys Potential LWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46
Environmental Conditions	Satisfactory -subject to noise mitigation measures
Overall Suitability	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Potential Capacity	Promoter suggests around 35 dwellings in their representation to the Submission Draft Local Plan

Plan for Land east of Leek Wootton

Omission Site

Site Ref	R130	Site Name	Home Farm
Reference number (JDI ID)	70128 Mods	Proposed by	Delta Planning (obo Deeley Group Ltd)
Site Size (Hectares)	2.5ha	Settlement	Leek Wootton
Source	SHLAA15	Land Type	agricultural

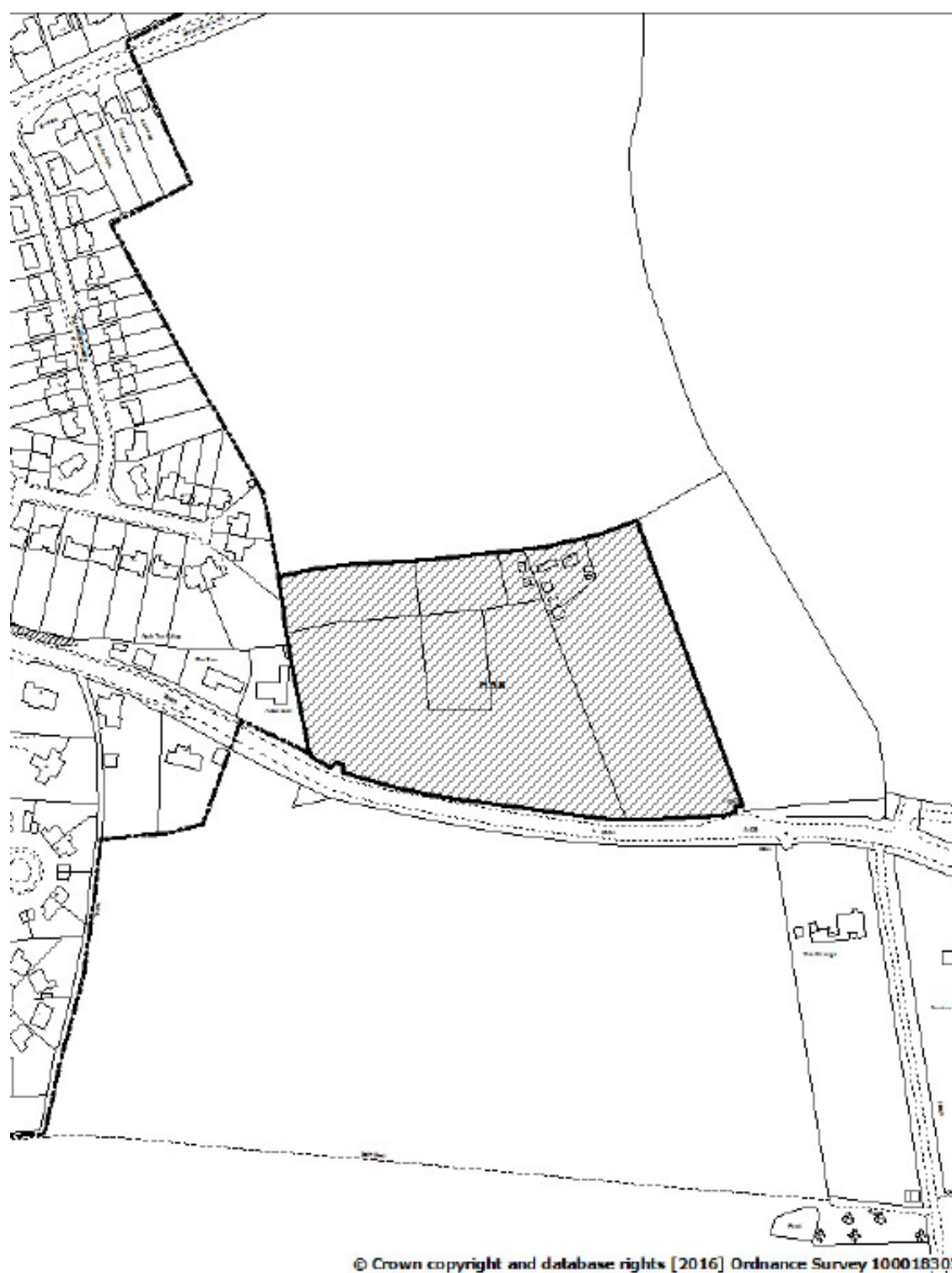
Suitability for Housing	
Location	To rear of residential properties fronting access to Woodcote House and Tink-a-Tank to east
Policy Restrictions	Green belt
Physical Constraints	Area susceptible to ground water flooding Two areas of susceptibility to surface water flooding within the site Listed building (Holly Cottage) and Conservation Area adjacent to site (and encompassing small area of the south east corner of site). Other listed buildings to east Potential access points are all sub-standard
Potential Impacts	Impact on Conservation Area Potential impact on Listed Building Landscape and visual impact
Environmental Conditions	Area of TPO trees at northern end of Tink-a-Tank to north of the site Heritage asset assessment of this area shows the site to be unsuitable for development
Overall Suitability	Poor location due to access constraints and being behind other buildings in secluded area with historic landscape characterisation as Paddocks and Closes
Availability	
Developer has option on this site with private landowner and land is immediately available	
Achievability	
The heritage asset assessment advises that the impact on the historic environment should be reduced by restricting development to the existing buildings and curtilage of the former police HQ at Woodcote House. This site is unsuitable for the above reasons	
Potential Capacity	Not assessed

Plan for Home Farm

4J – Radford Semele

Site Ref	H38	Site Name	North of Southam Road
Site Size (Hectares)	3.38	Settlement	Radford Semele
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			
Status	Outline permission (W/14/0322) granted for 60 market and affordable dwellings. Under construction. (Permission has also granted for the development of land to the north between the allocated site and Offchurch Lane for 150 dwellings (W/16/0196))		

Suitability for Housing	
Location	Edge of a village. Radford Semele has a good range of services and facilities
Policy Restrictions	
Physical Constraints	Location of potential site access unable to achieve satisfactory visibility splays. Eastern part of site within gas pipeline Consultation Zone
Potential Impacts	Development of this site would lead to an inappropriate eastern protrusion into open countryside with loss of hedgerows. Within area of high landscape sensitivity to the east and area of high/medium landscape sensitivity to the west (2013 Assessment)
Environmental Conditions	Satisfactory in part – western side
Overall Suitability	Western part of site is potentially suitable
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Potentially achievable subject to consultations re: gas pipeline and satisfactory access	
Housing Capacity	
Permission granted for 60 dwellings on the site	



Key

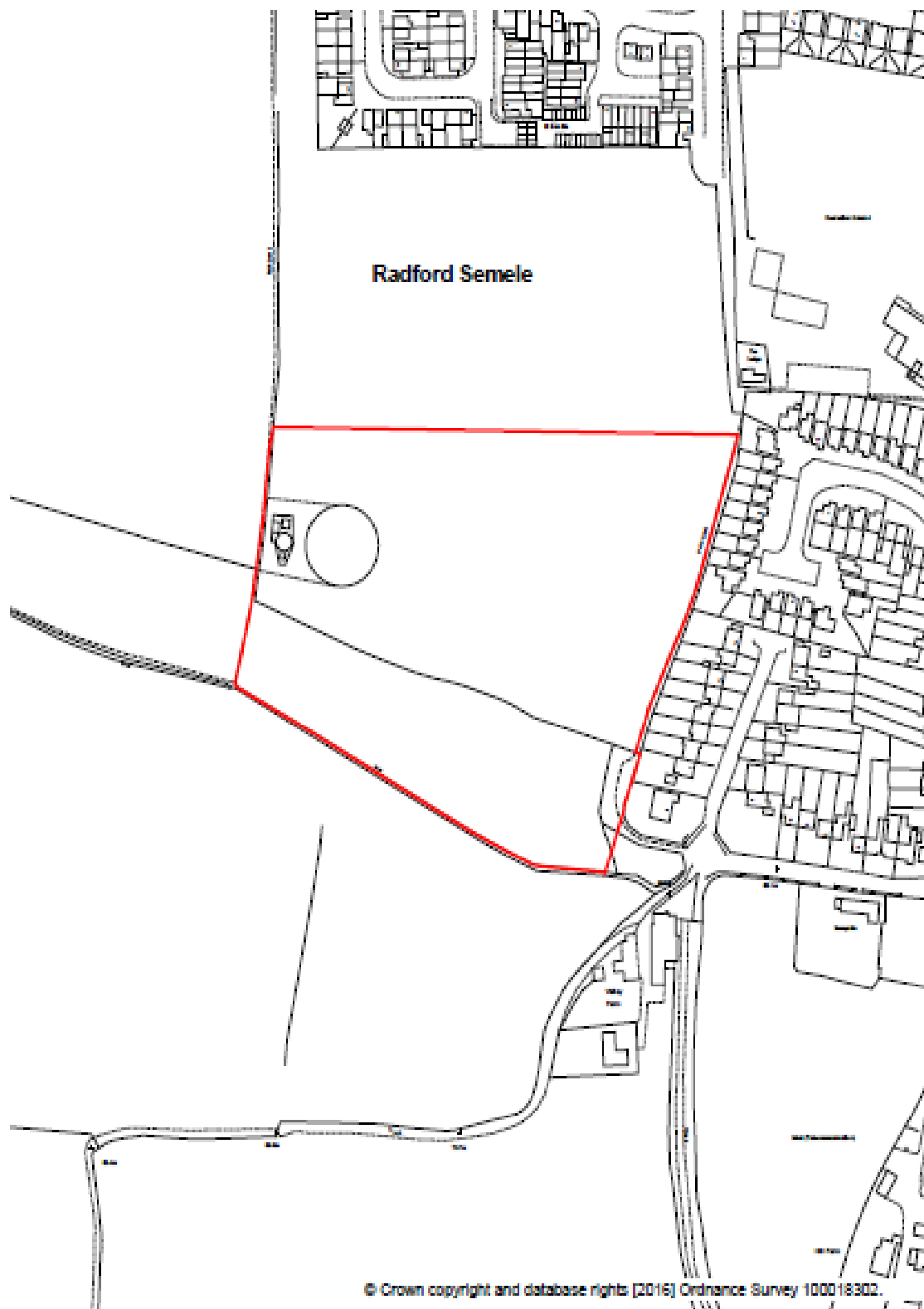
WDL - Green Belt (DS19)

WDL - Housing Allocations (DS11)

H38 - Summary of Issues Raised By Representors:
<p>Objections to the allocation for the following reasons:</p> <ul style="list-style-type: none">• Too remote from village centre services• It would be unsafe to cross the A road• Should build off Spring lane instead closer to the school and amenities• The development would spoil the village character

Site Ref	H52	Site Name	Land at Spring Lane
Site Size (Hectares)	3.866	Settlement	Radford Semele
Source	SHLAA 15	Land Type	Greenfield
Adjacent/Overlapping Site	Adjacent to site R021 and overlapping with site R056		
Status	Greenfield site – Land to the north granted permission on appeal on 10 March 2015 for 65 dwellings		

Suitability for Housing	
Location	Edge of Village. Radford Semele is a growth village. Close to village facilities including the school.
Policy Restrictions	
Physical Constraints	The majority of the site falls within landscape parcel that is medium/high sensitivity to residential development (2014 assessment). Area to the south of right of way has high sensitivity to residential development
Potential Impacts	Impact on landscape – requires mitigation and restricts development to south of site
Environmental Conditions	Satisfactory
Overall Suitability	Suitable subject to landscape mitigation
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable 2014/19 and 2019/24	
Housing Capacity	
Circa 60 dwellings	



R180 land at Spring Lane, Radford Semele

LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

Date:
03 March 2018

Grid Reference:
434171 E, 284000 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01928) 450000. Facsimile: (01928) 456542.

H 52 - Summary of Issues Raised By Representors

Object to the allocation of the site for the following reasons:

- Coalescence with Sydenham
- Lack of capacity in school
- Increased traffic congestion on School Lane
- Further growth would transform Radford Semele into a suburb of Leamington
- It would have an adverse impact on rural character of the village and the landscape.

Suggested alternatives

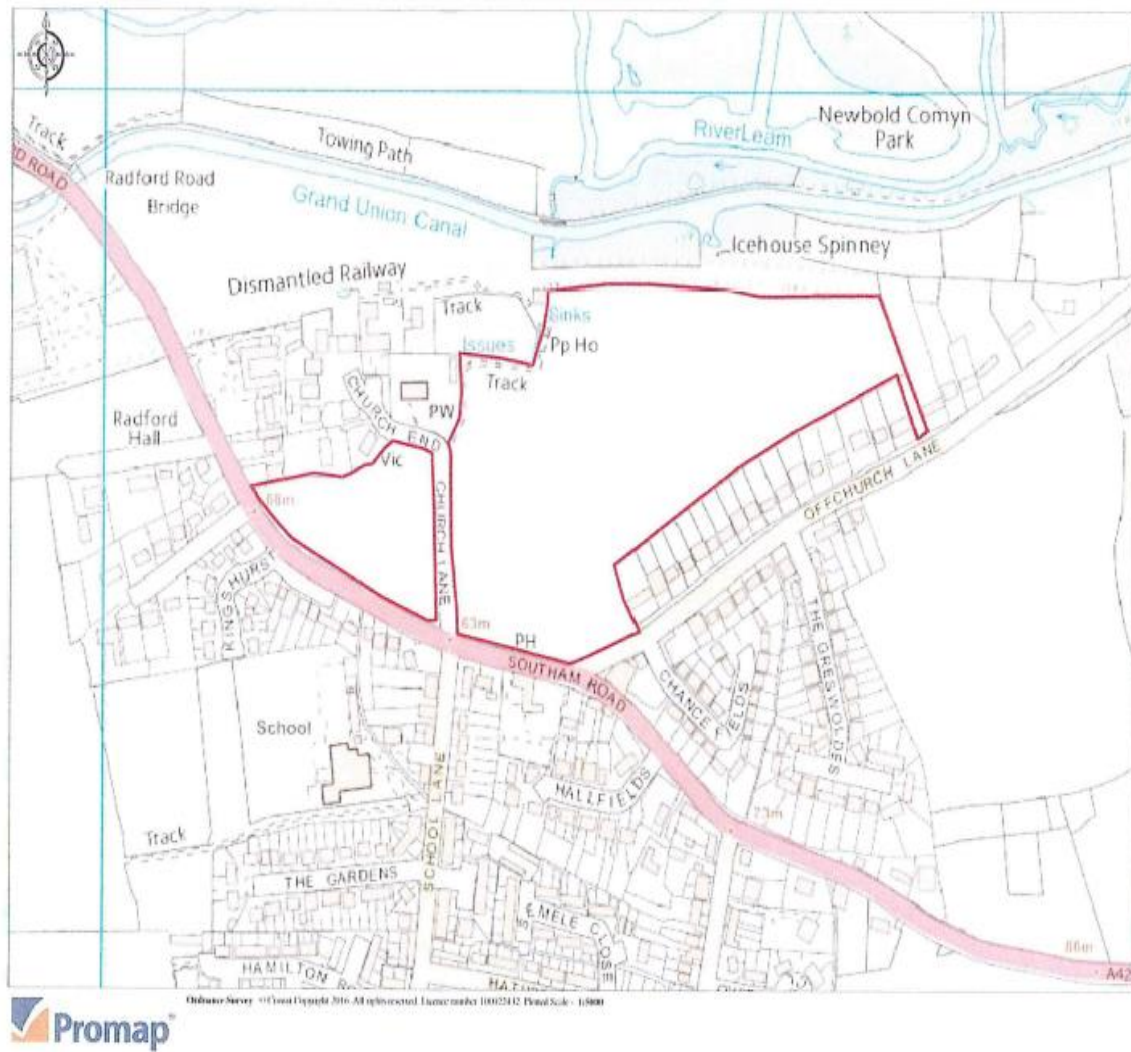
- Delete H52 and allocate SHLAA site R166 (see omission sites)
- Delete H52 and allocate land to the east of Church Lane (see omission sites)

Omission Site

Site Ref	R128	Site Name	Land to east of Church Lane
Reference number (JDI ID)	69875	Proposed by	Mr Robert Davies
Site Size (Hectares)	8.85	Settlement	Radford Semele
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
Policy Restrictions	
Physical Constraints	Nearby church is a listed building. Site access requires detailed assessment. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems
Potential Impacts	Potential large landscape impact. Need to protect the curtilage and setting of the listed church building. Area of high landscape sensitivity to the east of Church Lane and area of high landscape value to the west of Church Lane (2013 Assessment).
Environmental Conditions	Satisfactory
Overall Suitability	Development of whole site would represent significant growth of settlement. Excluded from consideration as not suitable – due to landscape impact and impact on setting of church.
Availability	
Owners have expressed a willingness to bring forward the site for housing.	
Achievability	
Housing Capacity	
Representation suggests potential for circa 60 dwellings	

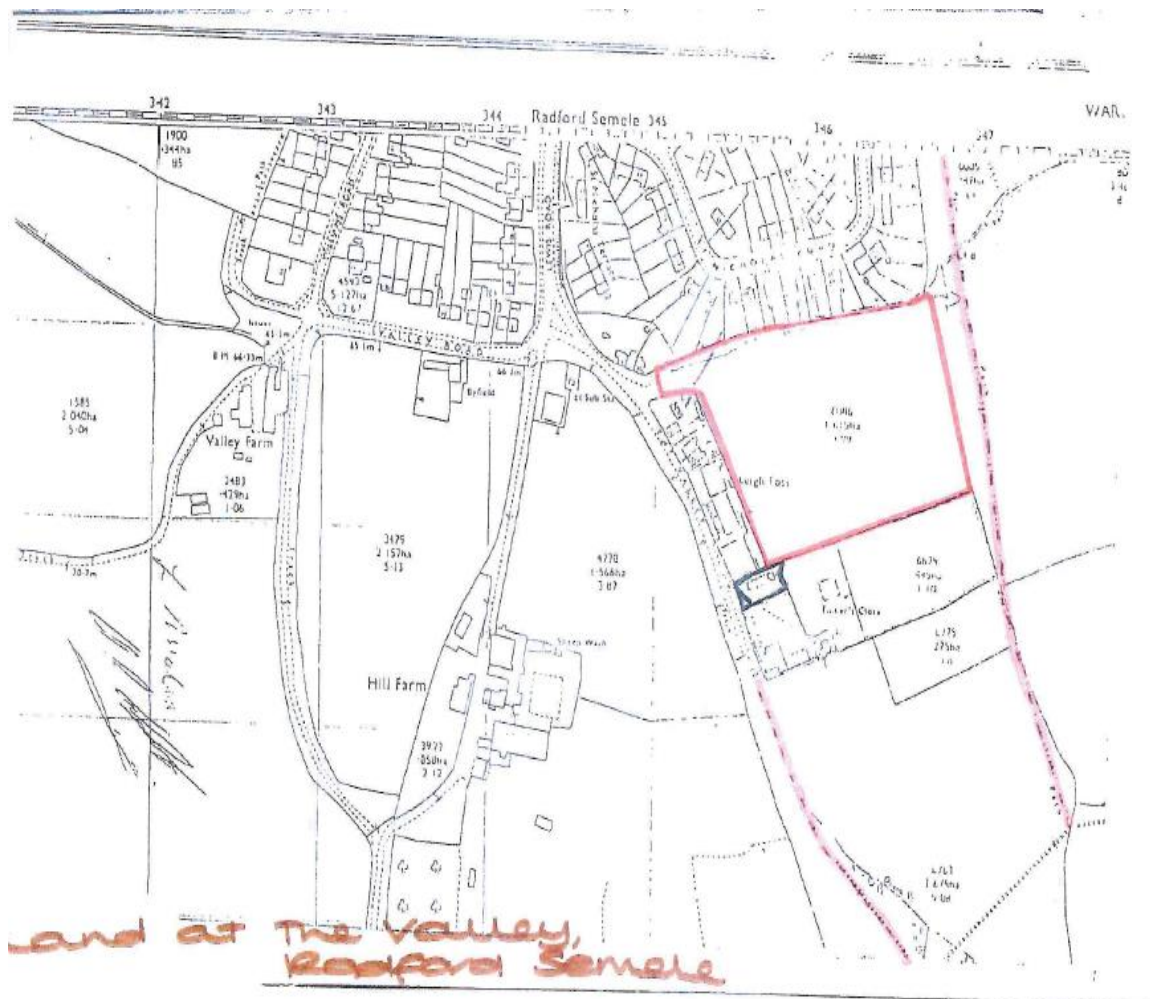
Land to east of Church Lane, Radford Semele



Omission Site

Site Ref	Not a SHLAA site	Site Name	Land at the Valley
Reference number (JDI ID)	69926	Proposed by	McLoughlin Planning on behalf of Mr & Mrs Jarrett
Site Size (Hectares)	1.6	Settlement	Radford Semele
Source	Representations	Land Type	greenfield

Suitability for Housing	
Location	The site is located in the south eastern edge of Radford Semele
Policy Restrictions	
Physical Constraints	None
Potential Impacts	Potential impact on landscape and countryside Needs suitable access
Environmental Conditions	satisfactory
Overall Suitability	Suitable subject to landscape mitigation an
Availability	
The owner is willing to bring the site forward for development	
Achievability	
Site is deliverable	
Potential Capacity	Could accommodate up to 40 dwellings



Footnote map

Omission Site

Site Ref	R129	Site Name	Land south of Southam Road
Reference number (JDI ID)	69952	Proposed by	Taylor Wimpey
Site Size (Hectares)	5.86	Settlement	Radford Semele
Source	SHLAA 2008	Land Type	Greenfield
Adjacent/ Overlapping Site		R041 and R129	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Poor/inappropriate site access off Home Farm.
Potential Impacts	Potential impact on settings of nearby Grade II Listed Buildings: Holly Cottage & Wootton Paddox. Site partly within and adjacent to Conservation Area. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to high impact on landscape and built heritage character and inadequate access.
Any other comments	
Availability	
Owners have expressed a willingness to bring forward the site for housing.	
Achievability	
Achievable	
Housing Capacity	
Not assessed. Representation indicates up to 115 dwellings	

South of Southam Rd Map here

4K OTHER SITES

Site Ref	H18	Site Name	Former Aylesbury House Hotel and Surrounds.
Site Size (Hectares)	4.90	Settlement	Hockley Heath
Source	SHLAA 2015	Land Type	Greenfield and previously developed land.
Adjacent/Overlapping Site	N/A		
Planning Status	Planning application (W16/1169) lodged for 19 dwellings. To be determined		

Suitability for Housing	
Location	Edge of village location but does not directly abut the built up area of the village. Hockley Heath has a wide range of local service and facilities.
Policy Restrictions	Green Belt. The site is allocated for residential development under Policy DS11 of the Submission Local Plan. Hockley Heath is in the Metropolitan Borough of Solihull
Physical Constraints	Aylesbury House is a listed building currently falling into disrepair within associated historic walled garden. Visibility splay for access is insufficient. Potential asbestos on site
Potential Impacts	Impact on setting of a listed building. Impact on openness of Green Belt and village form - some open areas between site and village.
Environmental Conditions	Satisfactory subject to proper disposal of asbestos.
Overall Suitability	Previously-developed part of site suitable in part for conversion of the listed house and limited redevelopment of outbuildings, subject to minimising impact on setting of historic building.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable subject to viability.	
Housing Capacity	
Up to 20 dwellings involving conversion of main house and redevelopment on footprint of existing buildings within the grounds	



	R104 Aylesbury House			
	LOCATION PLAN			
	Scale: 1:2500	Drawn By: SJ	Date: 21 November 2013	Grid Reference: 415689 E, 273241 N
				North: 
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.				

H 18 - Summary of Issues Raised By Representors:
<ul style="list-style-type: none">• Site not well related to the built up area of Hockley Heath• Parcel of land between settlement boundary and western boundary of site should be included within the allocation. This would not impact on the fundamentals of the aims of the Green Belt (no site plan has been submitted to show the extent of the area which should be included)

Omission Site

Site Ref	R06 (part)	Site Name	Land south of Rising Lane
Reference number (JDI ID)	66343 Submission Draft	Proposed by	Davis Planning Partnership (obo Mr Harry Goode)
Site Size (Hectares)	SHLAA site 3.49ha, of which 1.3ha identified in rep	Settlement	Baddesley Clinton
Source	SHLAA08	Land Type	greenfield

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has a very limited range of facilities.
Policy Restrictions	Green belt
Physical Constraints	Landfill site on south easterly edge of larger SHLAA site Access point on bend in the road – visibility may be an issue.
Potential Impacts	Impact on physical form of village. Impact on openness of Green Belt.
Environmental Conditions	satisfactory
Overall Suitability	Potentially suitable in part for rural affordable housing subject to evidence of local housing need and satisfactory access.
Any other comments	
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Dependent upon ability to achieve a satisfactory access, evidence of housing need and the willingness of the owner to release part of the site for affordable housing	
Potential Capacity	Potential for a small rural exception scheme adjacent to the village

Land south of Rising Lane Map Here

Omission Site

Site Ref	R39	Site Name	Land at Hatton Green – west of village
Reference number (JDI ID)	65710 Publication draft	Proposed by	The Trustees of Haseley Settlement
Site Size (Hectares)	0.36ha	Settlement	Hatton
Source	SHLAA	Land Type	greenfield

Suitability for Housing	
Location	Within existing built up area of the village. Hatton Green has a primary school and church and public transport to the towns Outside infill village boundary
Policy Restrictions	Green belt
Physical Constraints	
Potential Impacts	Grade II Listed Buildings at No 3 and Post Office Cottage on neighbouring sites
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable for small development of houses fronting the existing public highway subject to appropriate design which is sympathetic to setting of nearby Listed Buildings
Any other comments	
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Subject to alteration of Green Belt and/ or evidence of need for affordable housing	
Potential Capacity	Potentially suitable for three dwellings fronting the highway

Land at Hatton Green – West of the Village Map here

Omission Site

Site Ref	R73	Site Name	Land off Starmer Place/ Birmingham Road
Reference number (JDI ID)	69266 Modifications	Proposed by	Brown & Co (obo Mr E Walpole-Brown)
Site Size (Hectares)	8.18ha	Settlement	Hatton Green
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Edge of village. Hatton Station has a very limited range of services and facilities
Policy Restrictions	Green belt
Physical Constraints	Footpath runs through site towards Church of Holy Trinity. Access off Birmingham Road or Hockley Road would be essential for size of site. The Birmingham Road/ Hockley Road junction has been the subject of a number of road traffic incidents and improvements would be required to make the junction safe. Access off Birmingham Road would “segregate” the development from the existing built up area of the village in terms of the transport network
Potential Impacts	Significant impact on setting of Grade II* Listed Church of Holy Trinity. Significant increase in size of village which would impact on its existing character and integrity.
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on setting of Grade II* Church of Holy Trinity and on character and integrity of village
Any other comments	
Availability	
Owner is promoting the site for development	
Achievability	
Potential Capacity	Not assessed

Land off Starmer Place/ Birmingham Road Map here

Omission Site

Site Ref	R176	Site Name	Land north of Pinley Acres
Reference number (JDI ID)	65935 Publication Draft	Proposed by	Mr G Cooper
Site Size (Hectares)	0.8ha	Settlement	Pinley Green / Claverdon
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Open fields to north of dispersed settlement
Policy Restrictions	Green belt
Physical Constraints	Minor river to east of site
Potential Impacts	Effect on openness of green belt
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable for development – not in accordance with strategy, not well-related to settlement
Any other comments	
Availability	
Achievability	
Potential Capacity	Not assessed

Land north of Pinley Acres Map Here

Omission Site

Site Ref	R188	Site Name	Land west of Hatton Station
Reference number (JDI ID)	69893 Mods	Proposed by	Barton Willmore (obo Johnnie Arkwright)
Site Size (Hectares)	65ha (from SHLAA)	Settlement	Shrewley
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Large area of open countryside to east of Hatton Station.
Policy Restrictions	Green Belt
Physical Constraints	Close to the M40 and railway line There is an HBA Wildlife Site within the site. The impact of development on this would need further examination.
Potential Impacts	Landscape impact and would impact on the character of the village and the adjoining wider countryside. It would also have impact upon the openness of the Green Belt
Environmental Conditions	There are mature trees, hedges and watercourse which would require further examination.
Overall Suitability	This is a large site on the edge of a small village, beyond the built up limits in the Green Belt, and would be contrary to Plan strategy. Site not considered suitable. Exceptional circumstances would need to be demonstrated for its release from the Green Belt
Any other comments	
Availability	
The owner confirms that the site is available for development	
Achievability	
Development could be delivered if the site is released.	
Potential Capacity	Promoter suggests site could accommodate 1310 dwellings

Land west of Hatton Station Map here

Omission Site

Site Ref	R195	Site Name	Land west of Old Budbrooke Road
Reference Number (JDI ID)	66117	Proposed by	Cerda Planning on behalf of Mr and Mrs Martin
Site Size (Hectares)	2.64	Settlement	Budbrooke
Source	SHLAA 2015	Land Type	Greenfield

Suitability for Housing	
Location	Not adjacent to urban area boundary or settlement boundary
Policy Restrictions	Green Belt
Physical Constraints	Most of the site is potential Local Wildlife Site
Potential Impacts	Impact on Local Wildlife Site
Environmental Conditions	Former landfill sites covers most of site – potential contamination
Overall Suitability	Not suitable – not adjacent to urban area or growth village; potential contamination; impact on Local Wildlife Site
Any other comments	
Availability	
Available, the owners have expressed a willingness to release the site for development	
Achievability	
Not assessed	
Potential Capacity	N/A

Land west of Old Budbrooke Road (R195) Map here

Omission Site

Site Ref	R199	Site Name	Rising Lane
Reference number (JDI ID)	69978 Modifications	Proposed by	Grevayne Properties Ltd
Site Size (Hectares)	0.44ha	Settlement	Baddesley Clinton
Source	SHLAA15	Land Type	greenfield

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has very limited facilities.
Policy Restrictions	Green Belt; not in a growth village
Physical Constraints	subject to access being achieved
Potential Impacts	none
Environmental Conditions	satisfactory
Overall Suitability	Potential small scale development for affordable housing subject to evidence of need
Any other comments	
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Potential Capacity	Potential for small scale scheme subject for affordable housing subject to evidence of need and the details of the scheme.

Rising Lane Map Here

Omission Sites without Identifiable Boundaries and other issues

JDI Rep ID	Site Location	Comment
69945	Land adjacent to H48, south of Westham Lane	No plan. Likely to be SHLAA site R030
66746	Land at Hatton Green	No plan
69186	Long Meadow Farm, Burton Green	No plan. Rep mentions Long Meadow Farm.
66152	Land at Hatton Station	No plan. Possibly SHLAA site R071.
69317	Land at Lodge Farm, Westwood Heath	Proposing a swap with part of allocation H42
69379	Land at Bamburgh Grove, Leamington	This site is included as part of proposed allocation H44. However rep suggests that this part of H44 is suitable as a stand-alone site in the event that the remainder of H44 is not allocated