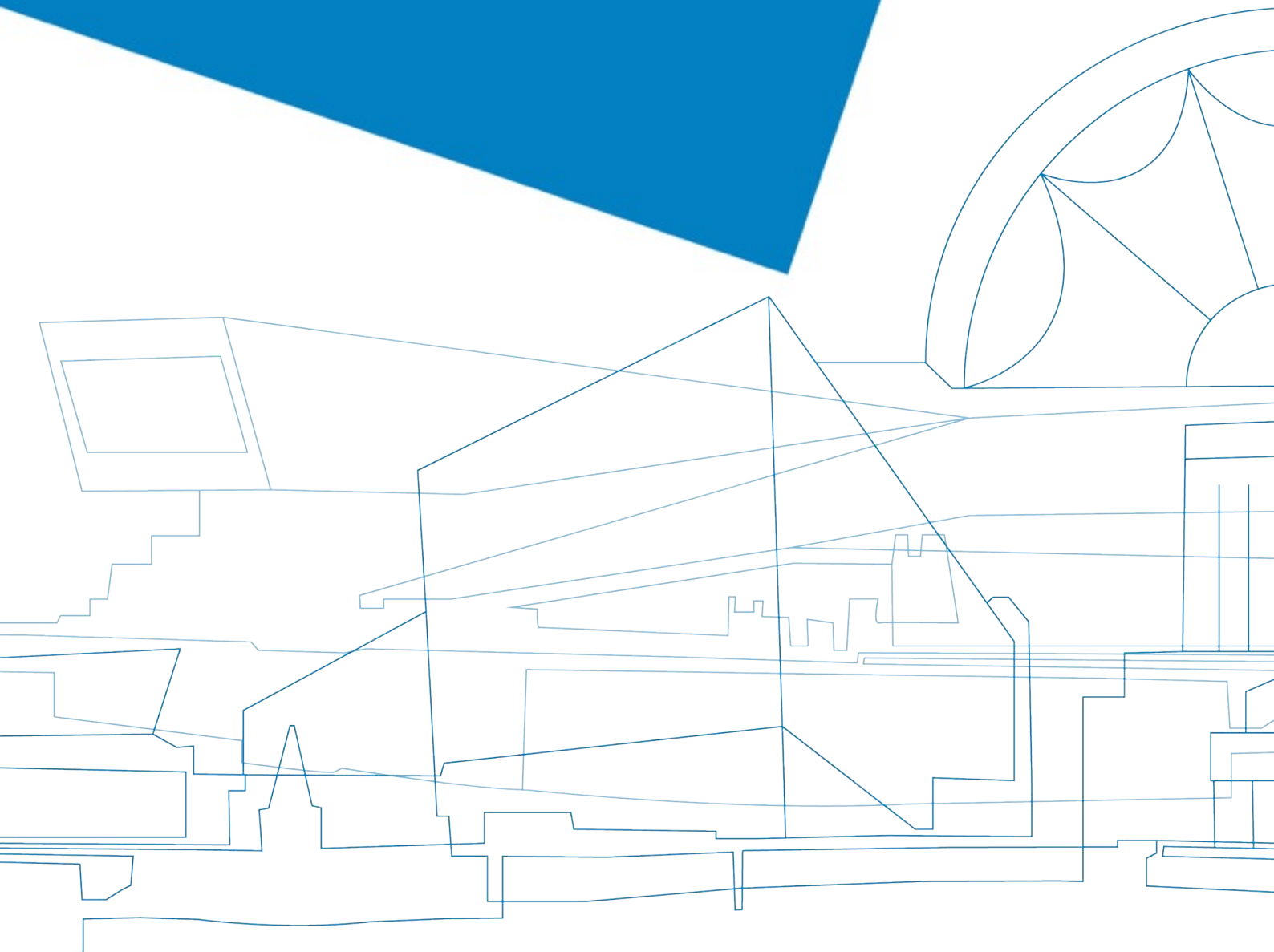


Site Assessment of Proposed Allocation SG05

Cubbington Parish Council

V.2
July 2026



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Executive Summary

This document is a detailed site assessment report prepared for Cubbington Parish Council concerning the proposed Strategic Site Allocation SG05 in the emerging South Warwickshire Local Plan (SWLP).

The report evaluates the proposed strategic site allocation SG05 in terms of planning rationale, policy context, evidence base, green belt considerations, site-specific assessments, previous representations from the community and concludes with recommendations for further review.

Evidence Base

The report reviews key evidence documents underpinning the proposed allocation:

- The South Warwickshire Housing and Economic Land Availability Assessment (HELAA, November 2024) identifies SG05 in three site references:
 - RefID 97: Glebe Farm, Cubbington;
 - RefID 171: Red House Farm, Lillington; and
 - RefID 191: Land adjacent Bungalow Farm, Cubbington.
- The Heritage and Settlement Sensitivity Assessment (September 2022) highlights significant heritage assets adjoining or adjacent the SG05 area, including Conservation Areas, Listed Buildings, and the historic settlement of Cubbington. The allocation could result in harm to these heritage assets.
- The Local Nature Recovery Strategy (LNRS) maps reveal that SG05 contains 'Areas of Particular Importance for Biodiversity' (APIB) and areas identified as 'potentially important for biodiversity enhancement'. Furthermore, the entire site lies within the Dunsmore Nature Improvement Area. There are also areas suitable for natural flood management bund creation, indicating ecological and environmental significance across the proposed site allocation.
- The Sub-Regional Green Infrastructure Strategy (August 2024) recommends retaining landscape features such as hedgerows, meadows, and watercourses, emphasizing the importance of the rural urban fringe landscape character near SG05, which could be harmed by development. This is of particular importance when considering this historic landscape setting of Cubbington Village.

Green Belt Release

The document details the Green Belt context:

- The wider West Midlands Green Belt is vulnerable near Leamington Spa, with SG05's release potentially weakening its function and increasing urban sprawl

risks, especially given proximity to settlements like Leek Wootton and Kenilworth.

- The South Warwickshire Local Plan's interactive map shows cumulative Green Belt erosion due to SG02, SG04, SG05 and SG06 allocations.
- Previous Green Belt assessments by LUC (2015-2016) identified strong natural and man-made defensible boundaries, the ARUP Green Belt Review (September 2024) shows the 'strong' contribution the entire site makes in regard to purpose c 'to assist in safeguarding the countryside from encroachment'.

Impact on the Local Highway Network

Currently the proposed site allocation does not benefit from direct access to the Main Highway Network (MHN). The connectivity of the site would rely on new accesses being created.

It is noted that the current evidence base considers proposed allocations in isolation and not the cumulative impact. This is critical for sites including SG05 due to the scale of the proposed site and proximity to other proposed allocations such as SG06. The Parish Council and wider community have continually expressed concerns relating to the current capacity of the road infrastructure and lack of detailed modelling to take account of the true extent should these allocations be allocated.

These concerns are also recognised as gaps in the evidence base in the recent AECOM 'SG05 and SG06 – Lillington and North Leamington Baseline Report, May 2026,' which identifies the constraints of the site in relation to connectivity and movement.

Overview

The Parish Council concludes that the proposed SG05 allocation requires a thorough review due to incomplete evidence and significant constraints including Green Belt contribution, impact on heritage assets, BMV, biodiversity, surface water flood risk, and rural landscape character.

The absence of a sequential assessment to justify loss of BMV land and the strong Green Belt contribution evidenced by ARUP indicates that SG05 is currently an unsound allocation. There is a clear need for sustainable development in appropriate locations and further rigorous site evaluation should be undertaken before proceeding.

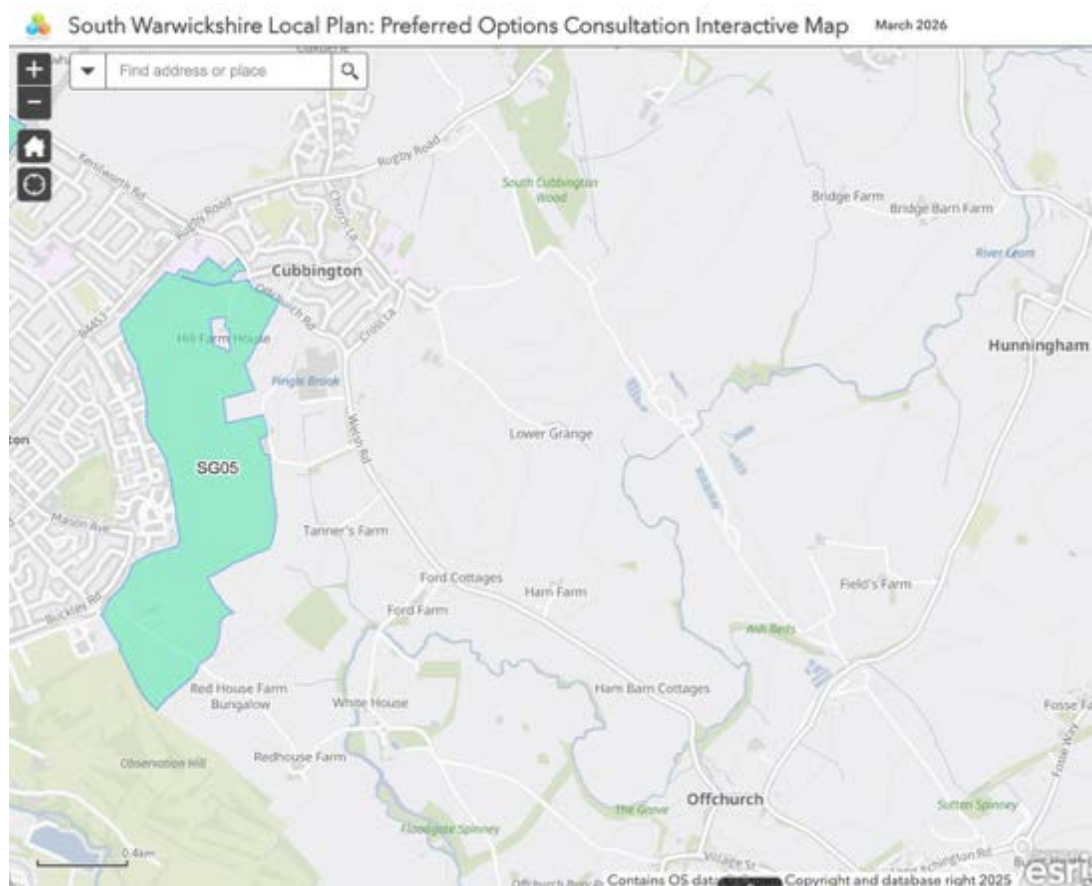
1. Introduction

1.1 Purpose of the Report

The purpose of this report is to draw together and explore the planning rationale and evidence-based underpinning the proposed Strategic Site Allocation Reference SG05 in the emerging Local Plan on behalf of Cubbington Parish Council. The report will form part of the representation by the Parish Council in subsequent Local Plan consultations.

The following map extract from the South Warwickshire Local Plan Preferred Options consultation shows the extent of the proposed SG05 allocation in green.

Figure 1: Proposed SG05 Site allocation



2. Policy Context & Background

2.1 Local Plan Review/ Joint Local Plan Preparation

Stratford-on-Avon and Warwick District Councils are working together to produce a joint local plan 'South Warwickshire Local Plan' (SWLP) that covers the combined geographic area.

A Regulation-18 Local Plan was put to consultation in Spring 2025 and the Regulation-19 version this will be taken to consultation in early summer 2026.

2.2 Growth Requirements

The SWLP identifies a growth figure of 54,925 new homes in the 25-year plan period, calculated using the NPPF 2024 standard method, updated for the Regulation-19 version of the emerging Local Plan.

The following table extracted from the SWLP Regulation-19 document demonstrates the breakdown for delivering these and the remaining figure to be delivered by the growth strategy.

Table 1: SWLP 2024 NPPF Standard Method Housing Calculations

2024 NPPF Standard Method	South Warwickshire
Total housing need (per annum)	2,197
Total housing need (25-year plan period)	54,925
Existing commitments (as at 1 st April 2025)	9,945
To-Find Figure (i.e. housing need minus commitments and windfalls)	44,980

2.3 Growth Strategy

To achieve the SWLP identified growth figure of the remaining 28,257 new homes to be delivered, the spatial growth strategy is focused on delivering new homes through potential new settlements and strategic growth locations (site allocations).

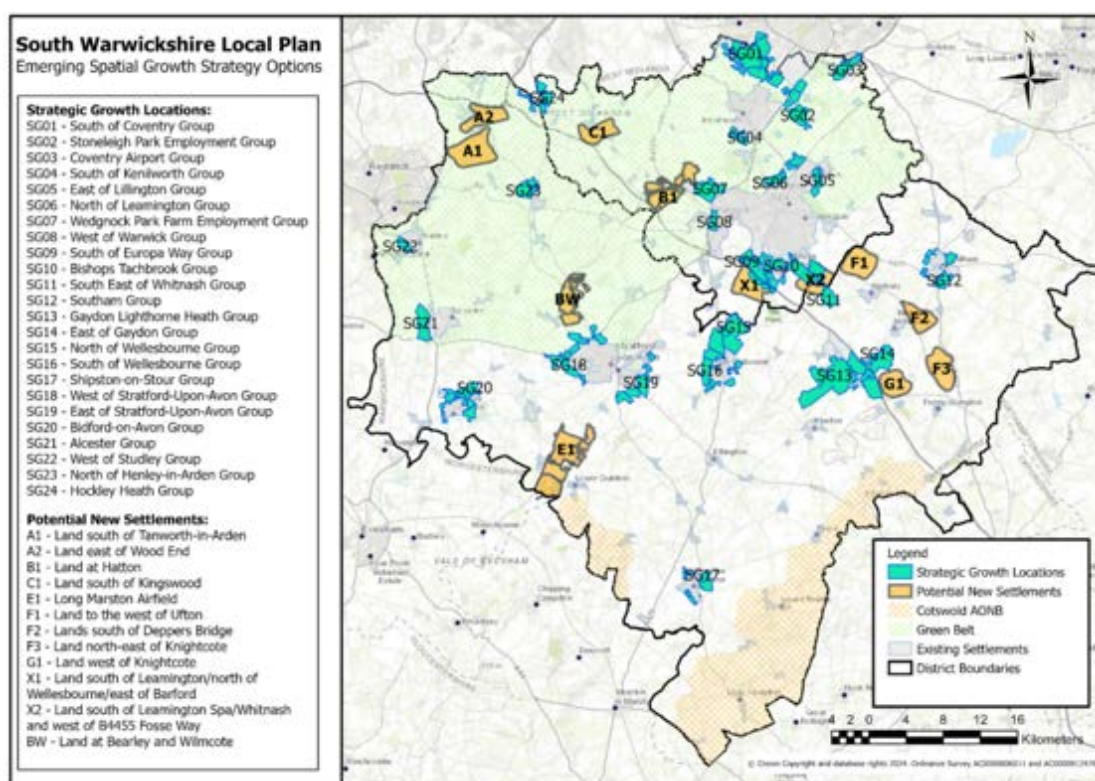
The strategy has been informed by a hierarchy approach to inform potential new areas of growth. These are:

- *first utilising available urban brownfield land;*
- *where greenfield development is needed, concentrating this into fewer, larger areas of strategic growth;*

- *using locations which are within reach of existing facilities, or providing new facilities on site;*
- *considering the potential for one or more new settlements;*
- *allowing for small-scale growth outside of strategic areas;*
- *building at densities that make efficient use of land.*

The following map from the SWLP Regulation-18 shows how this could be delivered across the entire Local Plan area.

Figure 2: SWLP Regulation-18 Growth Strategy



2.4 Housing Delivery

The adopted Warwick District Local Plan makes provision for a minimum of 16,776 new homes between 2011 and 2029. In total the Local Plan allocates land for 10,659 homes (policy DS10). The remainder of the new housing is made up from windfall and other suitable sites (policy DS7).

The published 5-year land supply 1st April 2025 indicates a 1.96-year supply. The updated figure for 2026 will be available shortly.

The following table shows how this figure was calculated for the published data to 1st April 2025.

Table 2: Warwick District Council 5-Year Housing Supply Calculations

5-Year Housing Land Supply Calculations 1 st April 2025		
	REQUIREMENT CALCULATIONS	
A	Total requirement over the next 5 years (1/4/25 to 31/3/30) based on the Dec 2024 Standard Method annual requirement figure for WDC of 1085 dwellings per annum	5425
B	Buffer – either a 5% buffer to ensure choice and competition or 20% buffer where there is a significant under-delivery over the 3 previous years (5% applied for 2025 update)	271
C	Total 5 year requirement (A+B)	5696
D	Annual 5 year requirement (C/5)	1139

	SUPPLY CALCULATIONS	
E	Commitments - Planning Permissions	3192
F	Commitments - Residential Institutions (@1.9 residents per dwelling)	11
G	Commitments - Students and HMOs (@2.4 students per dwelling)	100
H	Small Urban SHLAA Sites	0
I	Windfalls	505
J	Consolidated employment land (Canalside and Employment areas tab)	0
K	Local Plan Allocations without permission	272
L	Total 5 YEAR SUPPLY (1/4/24 to 31/3/29) (E + F + G+ H + I + J + K)	4080
M	Contribution towards meeting Coventry unmet need (i.e. 5,976 dwellings over the period 2017/18 to 2028/29 as a proportion of the 13,176 dwellings total for those years = 45.36% of the total supply) (L x 0.4536)	1851
N	Total WDC Five Year Supply (1/4/24 to 31/3/29) (i.e. 7,200 dwellings over the period 2017/2018 to 2028/29 as a proportion of the 13,176 dwellings total = 54.64% of the total supply) (L x 0.5464)	2230
O	Surplus/Deficit	-3466
P	Number of years' supply (N / D)	1.96 years

(Warwick District Council 5 Year Housing Land Supply paper, 2025)

The Regulation-18 SWLP emerging local plan identified that both Councils have delivered record levels of housing growth in recent years, demonstrating that the adopted Local Plans are delivering.

2.6 Cubbington Neighbourhood Plan

The Cubbington Neighbourhood Plan was recently 'made' in December 2025 and forms part of the statutory development plan. The application site is entirely within the Neighbourhood Area and therefore should have regard to any Neighbourhood Plan policies affecting the site. The most relevant policies include:

- **Policy CNDP2 Sustainable Design and Construction**, which sets design criteria relevant to medium and large-scale development proposals that could be used to inform a masterplan.
- **Policy CNDP3 Conserving and Enhancing the Landscape**, which identifies a number of landscape features and characteristics relevant to the proposed site SG05.

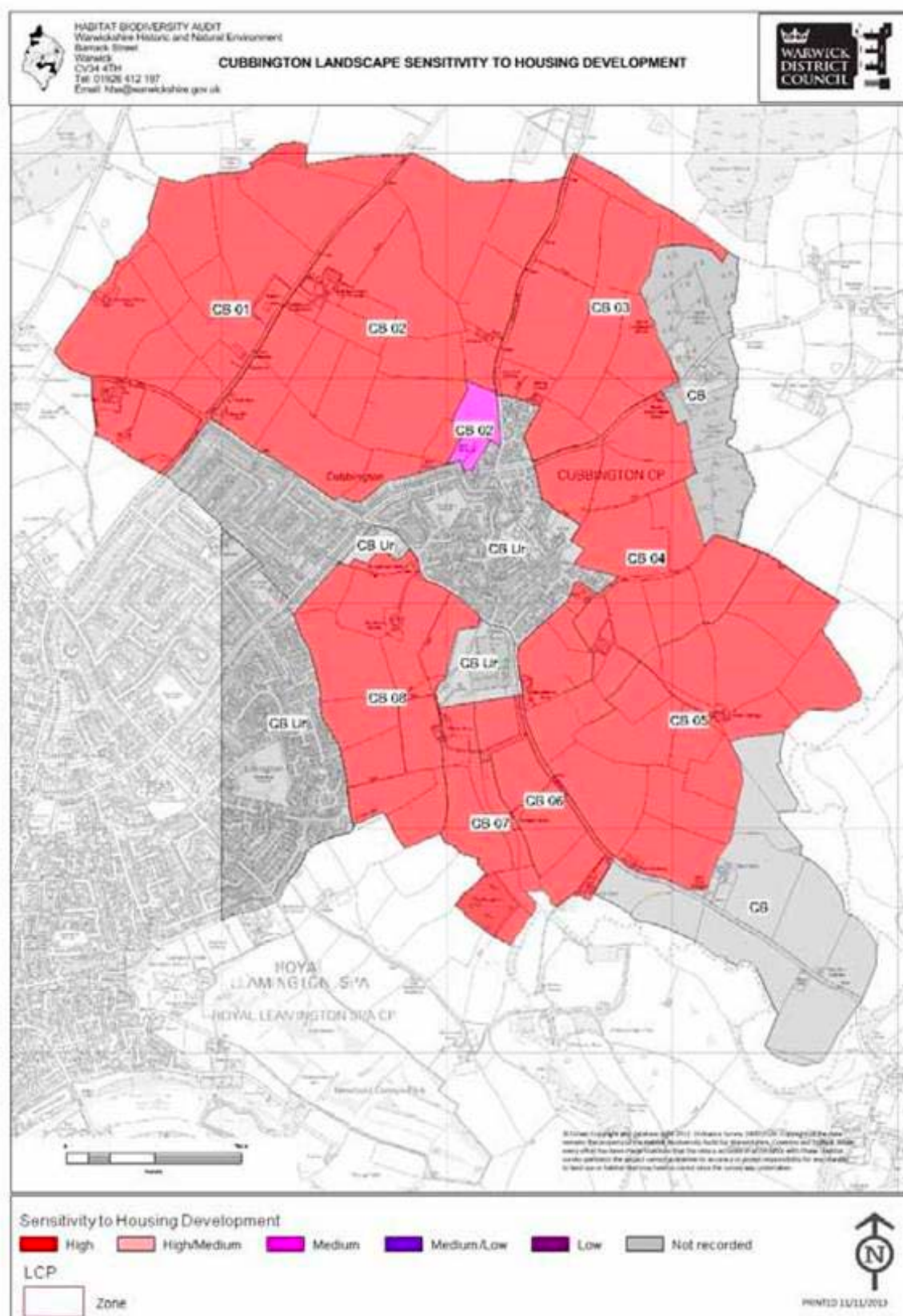
It also requires a Landscape Visual Impact Assessment (LVIA) as it is adjacent to an identified 'significant view' on the policy map.

The site also is entirely within the 'high' rated sensitivity area to housing development. The mapping extract from the Cubbington Neighbourhood Plan to show the extent of that area is shown in figure 3.

- **Policy CNDP5 Protection and Enhancement of Community Facilities**, which includes adjoining and adjacent facilities to the proposed site allocation.

As part of the development plan, these policies should be taken into account, and any inconsistency should be clearly evidenced and justified.

Figure 3: Cubbington Landscape Sensitivity to Housing Development Map



(Pg 36, Cubbington Neighbourhood Plan, December 2025)

3. Evidence Base

3.1 Green Belt Assessment

The Green Belt assessment is an essential part of the evidence base that underpins any proposed site allocations. Chapter 4 of this document deals with this matter in detail. Including the purpose, stages and findings in relation to the proposed site SG05.

3.2 Housing and Economic Land Availability Assessment

The 'South Warwickshire Housing and Land Availability Assessment (HELAA), November 2024' is a land assessment tool developed from the 2022 Coventry and Warwickshire methodology. The purpose is to identify and evaluate sites for housing, economic, or other development potential.

It aims to identify sites with development potential and assess their suitability, availability, and viability. Applying a Red, Amber, Green (RAG) rating to each site according to the site constraints (for example, heritage, designations, land quality etc.).

The results of this assessment are published in the later document 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'. The proposed site allocation SG05 is dealt with through 3 HELAA site assessments reference:

- RefID 97: Glebe Farm, Cubbington;
- RefID 171: Red House Farm, Lillington; and
- RefID 191: Land adjacent Bungalow Farm, Cubbington.

A copy of the assessments can be found in Appendix A-C.

Site 'RefID 97: Glebe Farm, Cubbington' scored green, however the assessment fails to acknowledge that the site is predominantly grade 3 agricultural land could be predominantly 'best and most versatile' which would require a sequential test before allocation.

Site 'RefID 171: Red House Farm, Lillington' scored green, however the assessment again fails to acknowledge/record that this site is entirely grade 3 agricultural land. This could be 'best and most versatile' (grade 3a) which would require a sequential test before allocation.

Clearly before allocation the sites require a detailed agricultural land assessment and should they include grades 1-3a, a sequential test.

Site 'RefID 191: Land adjacent Bungalow Farm, Cubbington' scored green and is adjacent to the settlement.

Figure 4: HELAA RefID 97: Glebe Farm, Cubbington



Figure 5: HELAA RefID 171: Red House Farm, Lillington

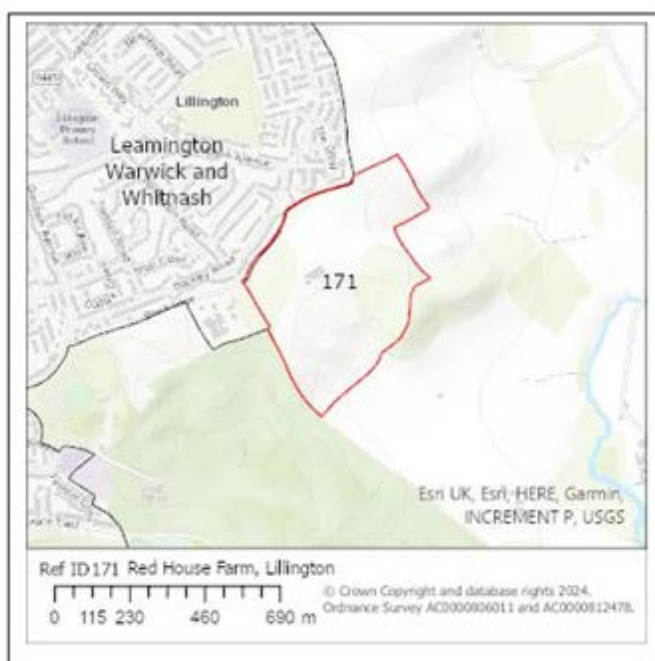
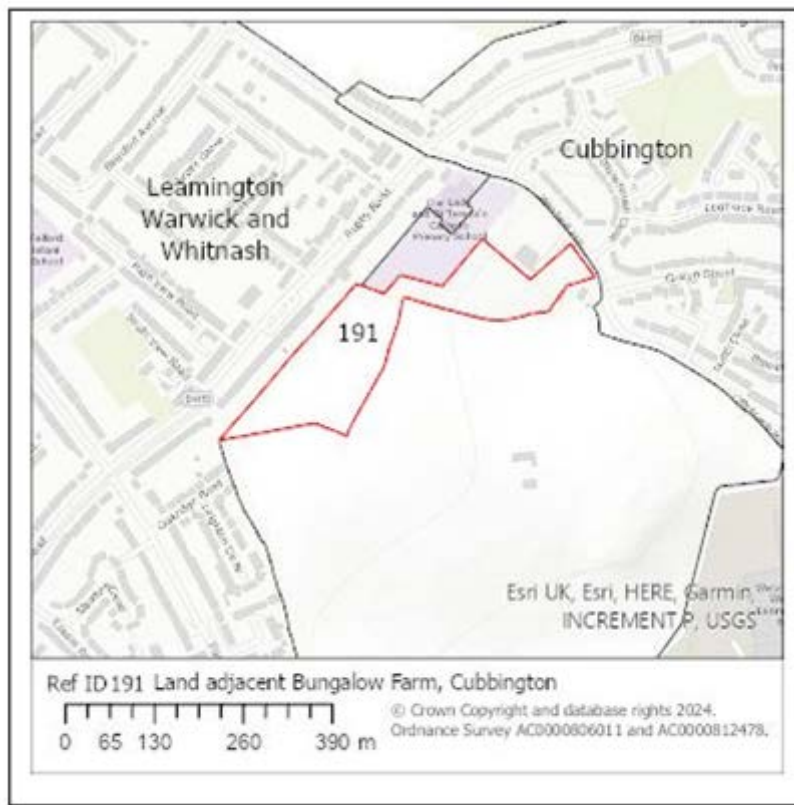


Figure 6: RefID 191: Land adjacent Bungalow Farm, Cubbington



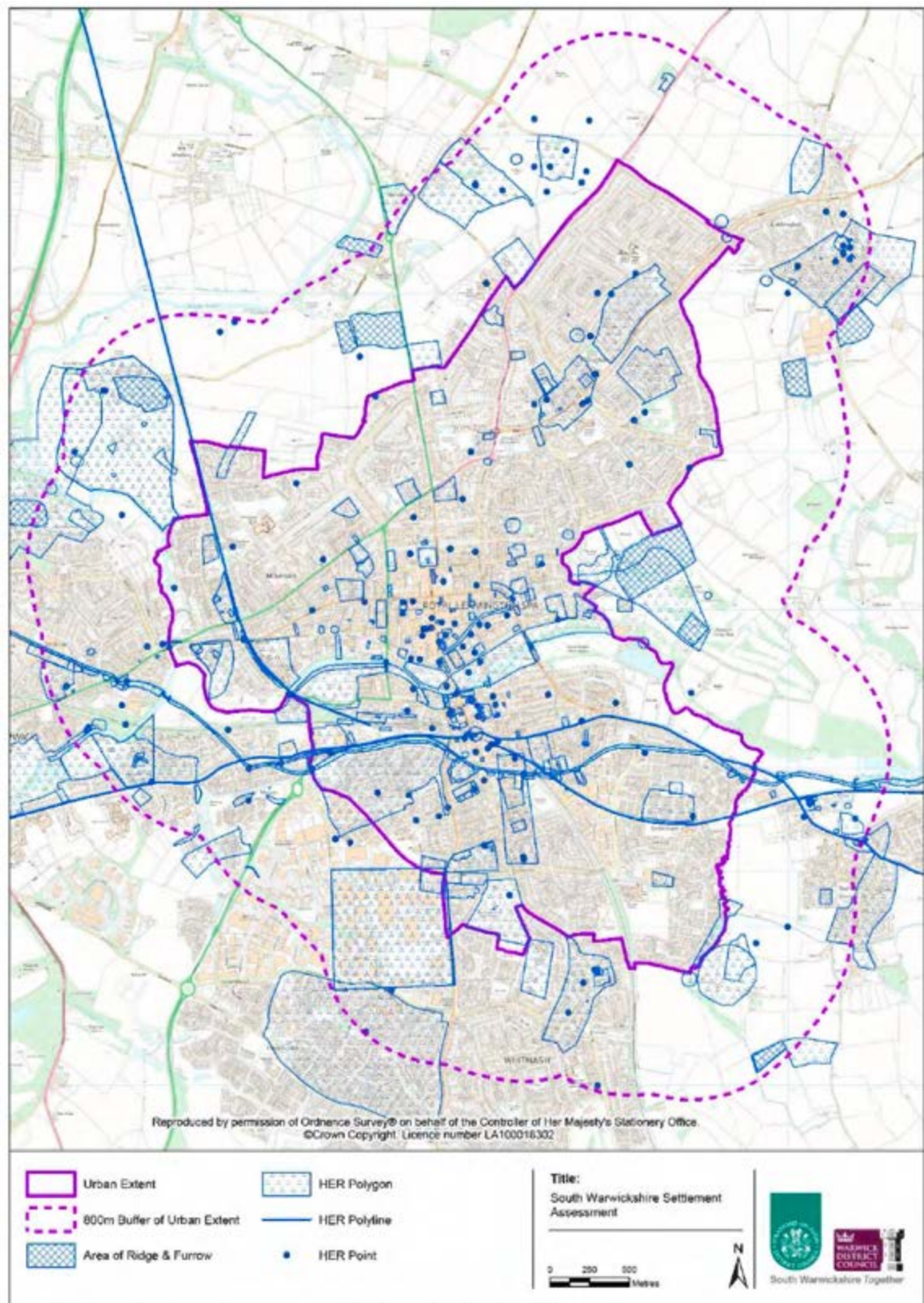
3.3 Heritage and Settlement Sensitivity Assessment

The 'Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP), September 2022' evaluates the heritage and landscape sensitivity within settlements. Its purpose is to inform the strategic site allocations in the emerging South Warwickshire Local Plan, identifying areas sensitive to new development.

The potential site allocation is within section '10.7 Cubbington' that recognises the historic landscape importance around the Saxon settlement of Cubbington. It notes the key relationship of the surrounding rural landscape and the significant 'ridge and furrow' heritage assets. There are 'ridge and furrow' heritage assets that adjoin the proposed site allocation on the southern and eastern boundary. There are also a number of other heritage assets in close proximity to the proposed site allocation where the setting could be impacted negatively.

The extent of these heritage assets are shown in figure 7.

Figure 7: Map of Heritage Assets in Site Allocations



(Page 149, 'Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP, September 2022)

3.4 Local Nature Recovery Strategy

The Local Nature Recovery Strategy (LNRS), Warwickshire Coventry and Solihull Local Nature Partnership sets the strategic policy and evidence base for the natural capital assets across the area.

The LNRS purpose is to identify and support the biodiversity of Warwickshire. It should be used by local authorities when developing planning strategies (Local Plans). Many of the relevant strategic policies in the Regulation-19 Local Plan now include references to the LNRS. These include policies on sustainable drainage and green and blue infrastructure.

The following extracts from the interactive LNRS Map clearly demonstrates that there is land within the proposed strategic site allocations of SG05 that is of importance.

Figure 10 shows the extent of 'Areas of Particular Importance for Biodiversity' (APIB) that adjoin the proposed site allocation. The LNRS describes these as:

"Existing sites of high value for nature, including nationally designated sites (e.g., SSSIs, SACs, LNRs), irreplaceable habitats such as ancient woodland and veteran trees, and Local Wildlife Sites. These areas are protected and play a vital role in conserving biodiversity."

Figure 11 illustrates the extent of the areas identified as 'could become important for biodiversity'. The LNRS states that these areas are:

"places where action should be focused to bring the greatest benefits for nature and the wider environment."

"They represent the best opportunities to create, expand and connect habitats to support wildlife and improve natural systems - helping wildlife thrive and strengthening natural systems."

"This layer is created by combining the Potential Actions for Nature Recovery layer with the Areas of Particular Importance for Biodiversity (APIB) layer removed."

"The result is a single map showing a vision for expanding Warwickshire's nature network, focusing on areas where action should be prioritised during the lifetime of this Local Nature Recovery Strategy."

What is apparent from the detailed digital mapping is how strategically important the land within SG05 is to these priorities as it is the thread joining the wider areas.

Other site constraints and landscape features relating to the Local Nature Recovery Strategy include:

- The extensive network of existing hedgerows throughout the entire site and other features including pond, ditches and watercourse. Together with Semi-improved grassland on site.
- On site opportunity for action areas to support Black Poplar, Slow-worm, and Willow Tit.
- The entire proposed site allocation SG05 is within the defined 'Dunsmore Nature Improvement Area' which was allocated to deliver landscape-scale connectivity and habitat creation and management.
- Land identified within SG05 suitable 'bund creation' that could provide the greatest benefits for natural flood management. Bunds implemented in these locations would have the highest potential impact on water retention, flow regulation, and flood mitigation.

These areas represent valuable opportunities for projects aiming to enhance landscape-scale water management through nature-based solutions (NbS). This is of particular importance to the Parish Council owing to known surface water flood events in the vicinity.

Figure 8: LNRS map of the areas of particular importance for biodiversity

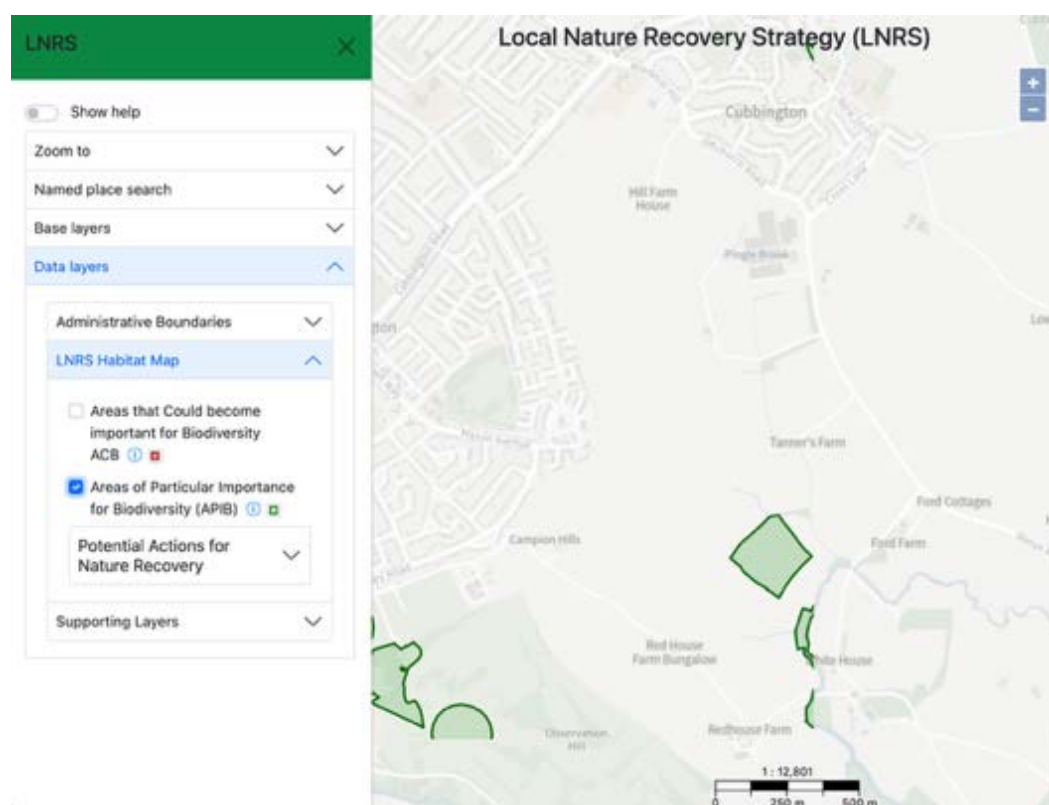
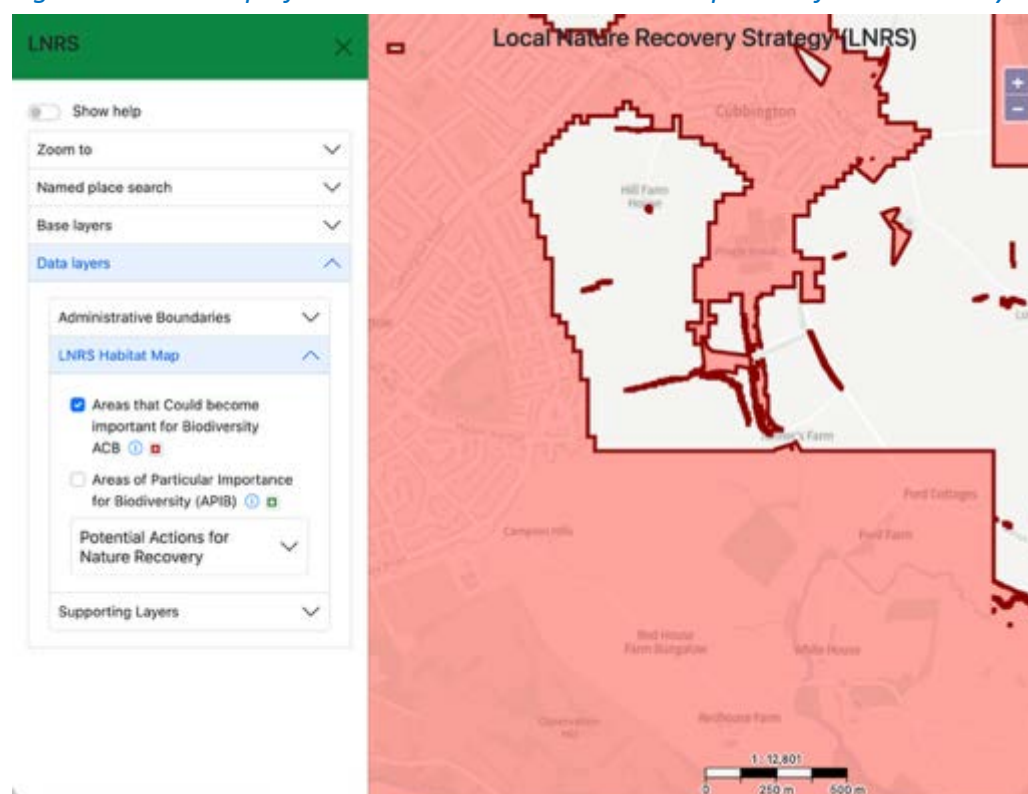


Figure 9: LNRS map of the areas that could become important for biodiversity



(Source for figures 10 and 11: <https://maps.warwickshire.gov.uk/LNRS/>, accessed 11th May 2026).

3.5 Sub-Regional Green Infrastructure Strategy

The Warwickshire, Coventry and Solihull 'Sub-Regional Green Infrastructure Strategy, August 2024' provides evidence to inform the preparation of Local Plans and their policies. Part B of the strategy includes assessments and recommendations. Those relevant to the proposed site SG05 include:

- Landscape Management retaining hedgerows, field boundaries, meadows and watercourses; and
- Ensure Landscape Character Assessment is a major consideration in planning.

This echoes the findings in the 'Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP), September 2022' which also notes the importance of the rural historic landscape character in this location, around the historic settlement of Cubbington and the heritage assets shown in figure 9.

The Green Infrastructure Strategy also notes that:

“the landscape quality of the urban fringe countryside is a key influence on how the overall characters of the region’s landscapes are perceived and enjoyed. Rural urban fringe landscapes close to the main towns are widely recognised as highly important to people’s experiences and quality of life. Opportunities should be sought to reinforce and enhance landscape character, by creating new and maintaining existing Green Infrastructure.”

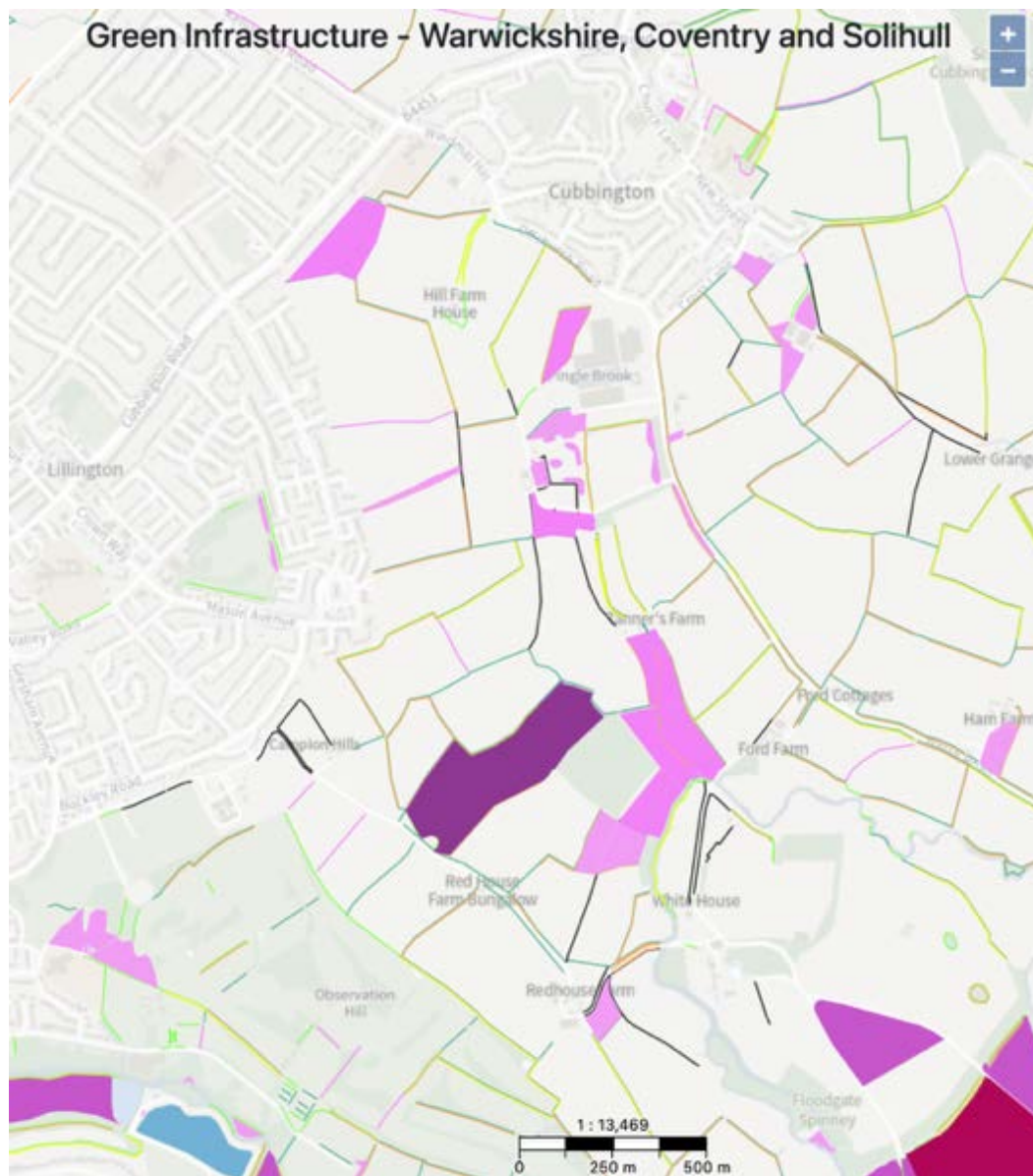
This is important particularly to SG05 where there remains visual and landscape separation from the historic settlement of Cubbington. In addition, the proposed allocation is also visually prominent as evidenced in the Cubbington Neighbourhood Plan.

The topography and open valley expanse of SG05 would clearly harm and alter the landscape character of the area. On balance it would be an urban intrusion in the open countryside, adjacent to a historic settlement, making it read visually as part of the wider urban settlement, losing its historic landscape context.

The extract from the interactive 'Green Infrastructure Map' in Figure 12 shows the extent of the features and assets across SG05. The features include:

- Connectivity Hedgerow;
- Connectivity Grassland;
- Connectivity Woodland;
- Areas of High and Medium Distinctiveness Hedgerow;
- Areas of High and Medium Distinctiveness Grass, Wet and Wood.

Figure 10: Warwickshire, Coventry and Solihull Green Infrastructure map extract



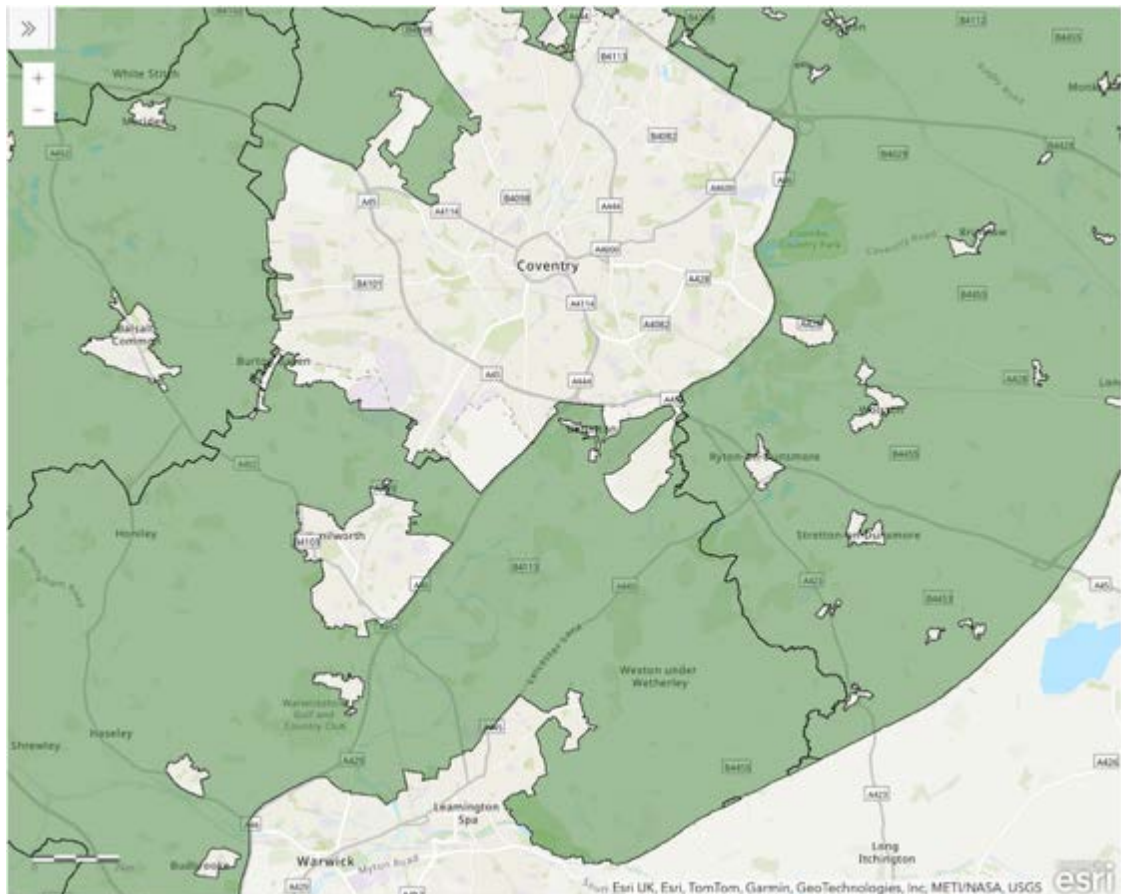
(Source: <https://maps.warwickshire.gov.uk/greeninfrastructure/> Accessed 19th May 2026)

4. Green Belt Review

4.1 West Midlands Conurbation Green Belt

The following map extract from the CPRE Green Belt map illustrates the extent of Green Belt in Coventry and surrounding area of the West Midlands.

Figure 11: Extract from CPRE green belt map wider context



(Source, CPRE interactive green belt map, <https://www.cpre.org.uk/interactive-map-of-englands-green-belt-land/> accessed 01-05-2026)

Removing Green Belt in this location that encircles the historic settlement of Cubbington would effectively change the character of a rural settlement to a suburb of the wider urban conurbation of Leamington Spa, eroding its historic landscape character. **This would result in the visual loss of separation of the historic settlement and merge Leamington Spa with the village.**

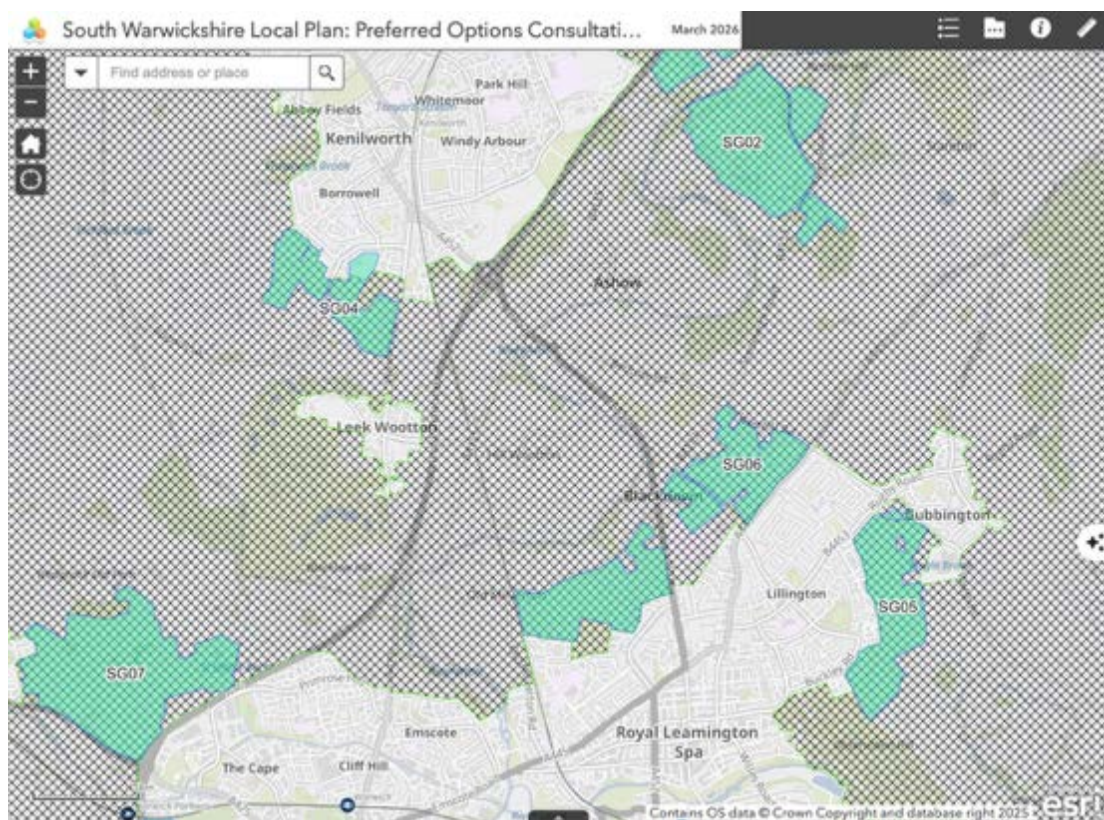
Whilst the site assessment documents note Cubbington is joined as this mapping extract clearly demonstrates it is at a road junction and by limited linear ribbon development, not an extensive infill of open countryside.

4.2 South Warwickshire Green Belt

The interactive map for the emerging SWLP clearly demonstrates a range of proposed site allocations including SG05 that erode the Green Belt in close proximity. These collectively weaken the overall purpose when taking account of the cumulative impacts of SG02, SG04, SG05 and SG06.

The following mapping extract (figure 15) is taken from the interactive SWLP map and illustrates this.

Figure 12: SWLP Interactive Green Belt and Site Allocations Map



(SWLP, Interactive map, Accessed 01/05/2025)

4.3 LUC Green Belt Assessment

Coventry and Warwickshire Council undertook a joint Green Belt assessment. LUC reported in 2 stages 2015 and 2016 with a comprehensive review of the Green Belt in Warwickshire.

The assessment identified defensible and robust boundaries. These included:

- Significant natural features: including substantial watercourses and water bodies.
- Significant man-made features: Such as motorways, A and B roads and railway lines and established infrastructure and utilities such as sewage treatment works.
- Woodland, established hedgerows and tree lines were also considered to be recognisable but less permanent boundaries.
- streams and ditches were also included.

These are all of relevance when considering SG05.

4.4 ARUP Green Belt Assessment

The ARUP Green Belt Review Stage 1 report, September 2024 identifies SG05 across 3 parcels in Leamington Spa for detailed assessment. These were:

- CUB1;
- CUB2; and
- CUB3.

The assessment considers each parcel against the 5 purpose of Green Belt in the NPPF. These are set in Paragraph 143 of the NPPF and are:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns merging into one another;
- c. to assist in safeguarding the countryside from encroachment;
- d. to preserve the setting and special character of historic towns; and
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The table on the following page shows the overall assessment of each parcel against the purposes of Green Belt.

Table 3: ARUP Green Belt Assessment Summary

Parcel Ref	5 Purposes of Green Belt				
	A	B	C	D	E
CUB1	No Contribution	Weak Contribution	Strong Contribution	No Contribution	Moderate Contribution
CUB2	No Contribution	No Contribution	Strong Contribution	No Contribution	Moderate Contribution
CUB3	No Contribution	No Contribution	Strong Contribution	No Contribution	Moderate Contribution

There are clear issues with the broad assessment. For example, failing to identify Leamington Spa as a settlement which is by definition, a large built-up area.

The ARUP Green Belt Site Assessment Stage 2, May 2026 identifies the proposed site allocation as SG05-01 with an overall score of 'moderate contribution'. The detailed scoring is shown in the following table. This clearly demonstrates that the site makes a positive contribution to the Green Belt.

Table 4: ARUP Green Belt Assessment Stage 2 Summary

Parcel Ref	5 Purposes of Green Belt				
	A	B	C	D	E
SG05-01	Moderate Contribution	No Contribution	Moderate Contribution	No Contribution	Moderate Contribution

5. Site Assessment

5.1 SG05 Site Context

Site SG05 was assessed in the HELAA as parcels 'RefID 97: Glebe Farm, Cubbington'; 'RefID 171: Red House Farm, Lillington'; and 'RefID 191: Land adjacent Bungalow Farm, Cubbington'. Appendix A-C of this report show the extent of these areas.

The images at the end of this chapter demonstrate the rural nature of the HELAA sites that contribute to SG05. They demonstrate the undulating agricultural land and open landscape character of the area.

5.2 Best and Most Versatile Agricultural Land

Best and Most Versatile (BMV) agricultural land is considered to be grades 1,2 or 3a.

The recent Government 'Land Use Framework for England, March 2026' makes clear that:

"Government is clear that food security is national security. We agree with consultation respondents who called for the strategic safeguarding of the best farmland from permanent land use changes, and for improving the resilience of our agricultural land to the impacts of climate change."

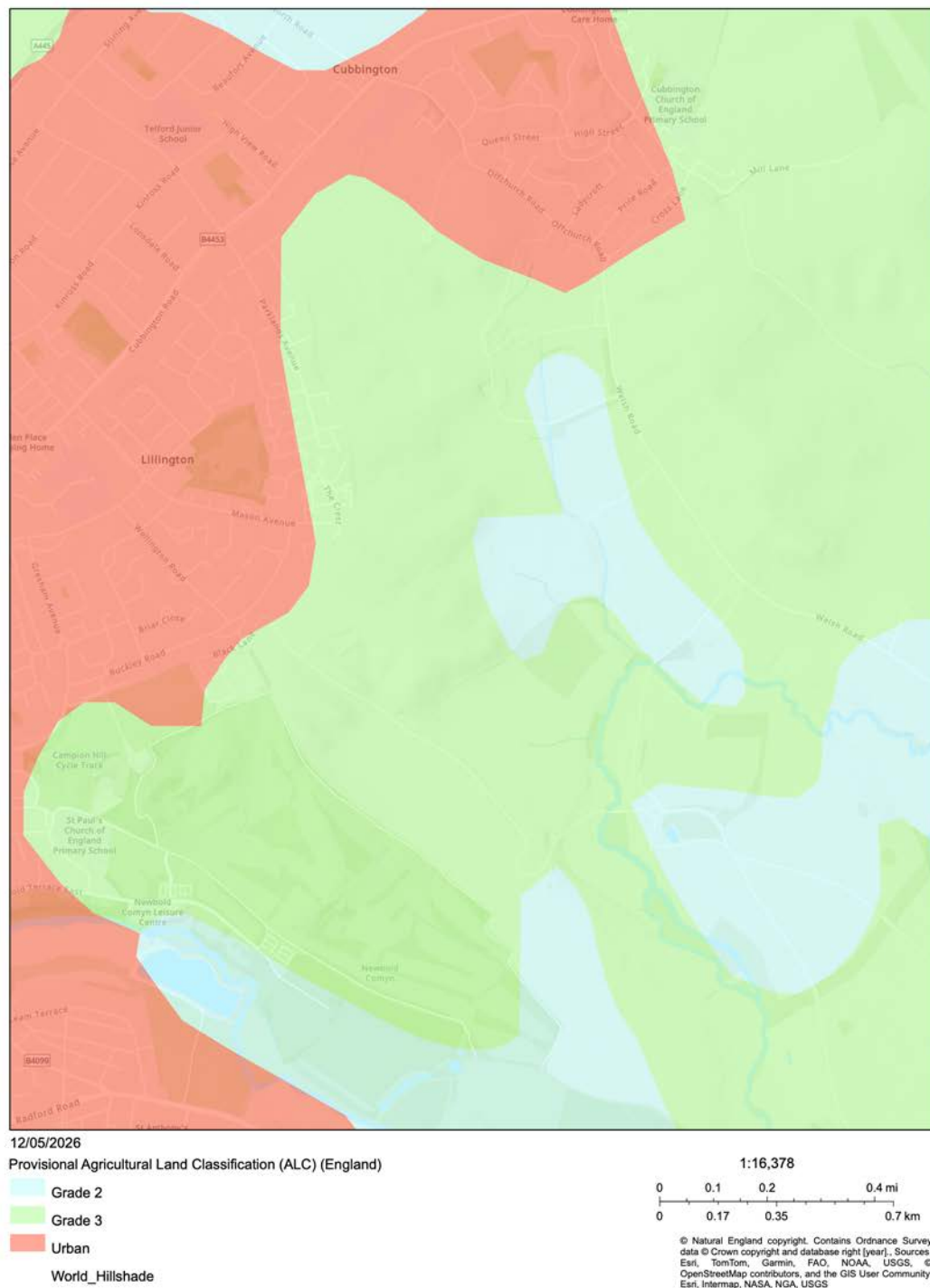
Clearly the proposed site allocation is at odds with the Land Use Framework. The proposed site assessment does not take account of the recent changes to national policy and current Government direction.

The Land Use Framework goes on to state that Government will:

"Safeguard our best and most versatile farmland from permanent land use change (such as woodland creation and urban expansion) by publishing updated Agricultural Land Classification data and mapping as it becomes available."

The following mapping extract taken from Natural England Agricultural Land Classification data shows the full extent of the BMV land.

Figure 13: Natural England Agricultural Land Classification Map
A3 Portrait



(Natural England, accessed 12th May 2026)

The HELAA concluded that site reference 'RefID 97: Glebe Farm, Cubbington' included grades 2 agricultural land. It failed to identify that all 3 sites include or are predominantly grade 3 agricultural land. As figure 16 shows much of the SG05 could be classified as BMV.

5.3 Flood Risk

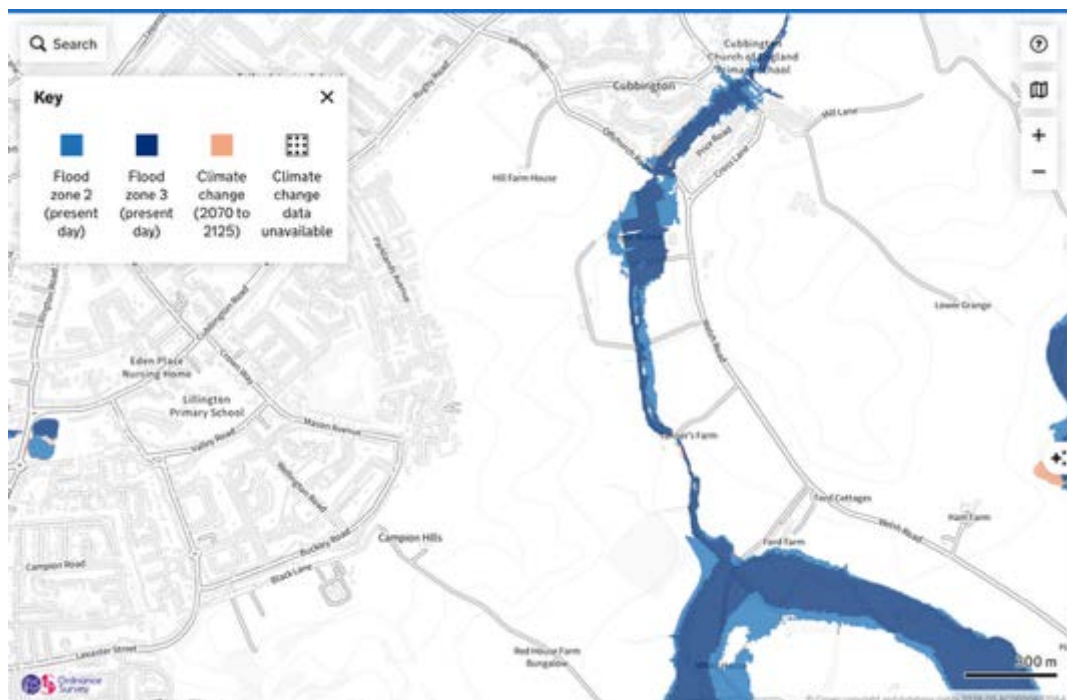
Paragraph 170 of the National Planning Policy Framework (NPPF), December 2024 makes clear that:

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).”

There are areas of high surface water flood risk within adjoining and adjacent to the SG05, and areas of flood zone 2 and 3 adjacent.

The following extracts are taken from the Environment Agency flood risk mapping data to show the full extent of the areas at risk.

Figure 14: Environment Agency Flood Risk Mapping Extract Zones 2 and 3



(Environment Agency Map, accessed 19th May 2026)

Figure 15: Environment Agency Flood Risk Mapping Extract Surface Water flood risk



(Environment Agency Map, accessed 19th May 2026)

It is unclear from the published evidence if the extent of flood risk from SG05 has been calculated in terms of green-field run-off rates into the wider area and off site. This is of particular importance to surface water and the undulating topography of SG05 into the valley and other built areas.

5.4 Landscape Sensitivity & Biodiversity

The HELAA did not rate the landscape sensitivity of any of the three sites. As the HELAA was prepared in 2022 it does not take account of the 'Sub-Regional Green Infrastructure Strategy, August 2024' or Local Nature Recovery Strategy.

Clearly this assessment is out of date and does not reflect the natural assets these recent strategies evidence and map across SG05.

It was noted at the time of preparing this report in May 2026 that there were wildlife studies being undertaken along some of the established mature hedgerows in the northern portion of the proposed site allocation. The outcome of these findings is not yet available to the public.

5.5 Traffic, Movement and Infrastructure

The proposed site allocation SG05 does not have any existing vehicular access on to the Main Highway Network (MHN). There are a number of Public Rights of Way PRoW including the 'Millenium Way Walk' that cross the site.

It is unclear how a proposed site allocation can be made without a detailed highway assessment to establish potential access and impacts of access. In addition, there is no transport assessment of the cumulative impacts of the proposed site on the existing road capacity or taking account of other sites proposed within the locality.

In particular, the Parish Council and its residents have raised concerns during earlier Local Plan consultations about north-south vehicular movements, particularly along Welsh Road at Offchurch Bridge and at the roundabout at the edge of Cubbington where the B4453 (Rugby Road) intersects with Windmill Hill where these are considered to already be at capacity during peak travel times.

Furthermore, owing to the remote location and limited bus service people rely on private car journeys as there is not a suitable sustainable transport alternative.

Other infrastructure capacity issues cited by the community and evidenced in the Cubbington Neighbourhood Plan relate to surface water flooding and capacity of the Severn Trent pumping station at the junction of Offchurch Road and Ladycroft.

These points have also been identified in the recent AECOM 'SG05 and SG06 – Lillington and North Leamington Baseline Report, May 2026,' which states the constraints of the site in relation to connectivity and movement are:

- a. The proximity of the A46 may promote car usage and discourage the use of sustainable and active travel options.*
- b. Potential severance effects of major rail infrastructure, including HS2 Phase One.*
- c. The area to the east of Lillington is rural in nature, with very limited frequency of public transport options.*
- d. The formal cycle network is largely limited to arterial routes in built-up areas.*
- e. Congestion at key bottleneck junctions in Leamington Spa may lead to hostile conditions for active travel and unreliable bus journey times.*

The report also makes clear that there are gaps in the evidence base including:

- *Up-to-date traffic survey data relating to the highway network within the site area.*

- *Audit of key walking and cycling routes to / from the site.*
- *Review of relevance of 2021 Census data.*
- *Review of the most recent accident history for the local area.*
- *Wider Transport Strategy work for the SWLP commissioned by the Council, but not currently available.*

5.6 Topography

SG05 generally slopes towards the River Leam and includes a pond, ditches and other blue infrastructure. The topography is undulating farmland of the valley side with the historic Cubbington Village sited on the hilltop and ribbon development of the edge of Leamington Spa.

The open landscape character in this area affords long distance views and framed views showing the separation between Cubbington Village and the urban area of Leamington Spa. The Cubbington Neighbourhood Plan protects these long views and vistas, recognising the importance of the open landscape character of SG05, enhanced by the significant topography.

The images on the following page illustrate the valley side and the significant changes in levels and topography throughout the site. This does not appear to have been taken into account when viewing indicative proposed site plans. Reflecting the predominant desk-based assessment.

5.7 Viability Assessment

The emerging Local Plan Technical Evidence does not include any viability appraisals for the proposed allocation SG05, known as site LEA.3 in the Regulation-19 consultation Local Plan.

Indicative Infrastructure Costs

The Parish Council have taken account of the recent AECOM 'SG05 and SG06 Lillington and North of Leamington Concept Masterplan Report, July 2026'. When considering the indicative infrastructure, including primary school, highways improvements and access etc... the Parish Council raised a valid question about the viability of the site.

The Parish Council have made enquiries about various elements needed and understand that:

- The cost of providing an enlarged roundabout on Rugby Road / Windmill Hill and was quoted £1.25 million due to the major services which would need to be rerouted.

- The site proposes at least 2 new road junctions, at an estimated cost of approximately £750.000 per access.
- Moving the two high voltage overhead power lines underground, circa a further £1 million; and
- The ground levels would involve additional engineering costs to the road layout, approximately £750.000.

These indicative costs do not include the balancing pond shown on the indicative site layout, sustainable drainage strategy or community infrastructure such as the planned primary school.

Collectively the necessary infrastructure costs have not been calculated and tested against the viability of the proposed site. It is also noted that in the Concept Masterplan Report there are also extensive areas of green and open space commitments. Again, these will have a financial implication. The 'Infrastructure Delivery Plan (Part two) Appendix B identifies some, but not all the infrastructure proposed for the site allocation and marks the costs as 'TBC'. This demonstrates the point made by the Parish Council.



Image Top: Best and Most Versatile (BMV) agricultural land, groups of large mature trees and established mature hedgerows.



Image Middle: Public Footpath, wildlife corridors and productive farmland. Reflective of the rural landscape character.



Image Bottom: Public Footpaths, wildlife corridors and BMV agricultural land. Undulating topography, demonstrating long distance views identified in the Cubbington Neighbourhood Plan.

6. Next Steps

6.1 Site Summary

The proposed site SG05 is subject to several key issues that require careful consideration. These include its location within the Green Belt, which necessitates a robust assessment of impact on landscape sensitivity and potential loss of valuable agricultural land (BMV). There are also heritage constraints that may result in the harm to identified heritage assets.

Furthermore, as the land is a greenfield site (previously undeveloped), together with the topography of the area surface water flooding could be further exacerbated by developing the site, which may in turn negatively impact on the flood risk areas 2 and 3 adjacent to the site.

Additionally, the site's overall suitability for housing delivery and alignment with local growth strategies must be evaluated to ensure sustainable development. The lack of sequential test to demonstrate why the loss of Grade 2 and 3 agricultural land is necessary demonstrates the site requires further rigorous and comprehensive assessment before further consideration as a potential strategic site allocation.

There is also no specific site assessment in terms of accessibility, determining how or where access could be made. The site does not benefit from any existing vehicular access from the MHN as demonstrated earlier in this report. To be sustainable with a proposed allocation of this scale at least two points of vehicular access would be required.

Taking account of the evidence base that currently underpins the proposed site allocation the following summary identifies the key areas to be addressed.

- The site contains Best and Most Versatile Agricultural Land. Footnote 65 of the NPPF December 2024 provides an obligation on the LPA to show they have looked for, and ruled out, sites of poorer quality agricultural land elsewhere for housing development before justifying the use of SG05. No Sequential Assessment demonstrating that housing cannot be accommodated on ALC grade 3b–5 land elsewhere has been carried out.
- There is currently no detailed cumulative traffic impact assessment of the proposed allocations SG06 and SG05 which are in close proximity, or indeed the impact on the immediate roads that would service/access the sites.
- The HELAA does not take account of the surface water flood risk or the impact of the loss of a green-field site that positively contributes to flood management to zones 2 and 3 adjacent to the site.

- The known and evidenced heritage assets of the 'Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP), September 2022' show SG05 could impact on the setting of heritage assets (see figure 9).
- The site is entirely within the defined 'Dunsmore Nature Improvement Area' which was allocated to deliver landscape-scale connectivity and habitat creation and management.
- The LNRS identified land suitable bund creation that could provide the greatest benefits for natural flood management. Bunds implemented in these locations would have the highest potential impact on water retention, flow regulation, and flood mitigation. These areas represent valuable opportunities for projects aiming to enhance landscape-scale water management through nature-based solutions (NbS).
- Includes 'Areas of Particular Importance for Biodiversity' (APIB).
- Includes land identified as 'could become important for biodiversity'.
- Overall site assessment that takes account of the varied and significant site topography and changes in levels.
- Need for a sequential test to demonstrate why the loss of Grade 2 and 3 agricultural land (BMV) is necessary.

The site requires further rigorous and comprehensive assessment before further consideration as a potential strategic site allocation.

6.2 Conclusion

When taking account of the evidence and independent assessment there is a clear case to review the proposed site allocation of SG05. The Parish Council understand there is a growth strategy to be delivered. However, this is about right homes in the right places, taking account of the wider plan aims of creating sustainable communities and providing climate resilient development.

As this report demonstrates the evidence base is currently incomplete for the proposed site allocation. The true and full extent of any impact has not been fully assessed. The overall assessment fails to take account of the other supporting documents that highlight the site-specific constraints, in particular best and most versatile land, potential harm to heritage assets and the green and blue infrastructure assets that are within the proposed allocation. There is also no current

assessment of the traffic and movement impacts in this location and wider network. Collectively these factors are material considerations and should be addressed.

Furthermore, the principle of releasing a substantial area of land from the Green Belt in this location as identified is unclear given the ARUP Green Belt Assessment identified the site as making a 'Strong Contribution' in respect of criteria c 'to assist in safeguarding the countryside from encroachment'. Together without a Sequential Assessment demonstrating that housing cannot be accommodated on ALC grade 3b–5 land elsewhere would suggest that the proposed allocation is unsound.

7. Appendix

Appendix A: HELAA Results, RefID 97: Land North of Leamington Spa

The Following extracts are taken from the 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'.

RefID 97: Glebe Farm, Cubbington

South Warwickshire Local Plan Housing and Economic Land Availability Assessment (HELAA) result and site outcome, as at Preferred Options Consultation, January 2025

Ref ID	97
Site Name	Glebe Farm, Cubbington
Address	Offchurch Road Cubbington Leamington Spa CV32 7UB
District	WDC
Source	Call for Sites
Original reference	
HELAA part A outcome	Further Assessed
HELAA part B score (lower scores are more favourable)	36.20
Site remains in consideration for SWLP	Yes
Site forms part of proposed Strategic Growth Location	SG05
Site falls within a potential New Settlement Location	N/A

Sites sifted out in HELAA part A were not subject to HELAA part B assessment. In the "Details" column below, data only utilised for part B will show as "(HELAA B only)" for sites which were sifted out.



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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Site size	51.74 hectares	Green	N/A	N/A
Proposed use	"Housing/Residential"	Green	N/A	N/A
Spatial Growth Strategy priority areas	94% of site in priority area 1 94% of site in priority area 2 100% of site in priority area 3	N/A	0.00	0.00
Green Belt	100% of site in Green Belt	Amber	N/A	N/A
Green Belt Review Stage 1	0% of site in area with strong contribution to Green Belt purposes 10% of site in area with moderate contribution to Green Belt purposes 90% of site in area with weak contribution to Green Belt purposes	N/A	0.70	6.30
Brownfield / Greenfield		Amber	1.00	9.00
Ownership and willingness to develop		Green	0.00	0.00
Viability and deliverability		Amber	0.50	3.00

Minerals sites / allocations	0% of site within 100m of minerals sites or allocations	Amber	0.00	0.00
Minerals safeguarding areas	100% of site within minerals safeguarding area		1.00	1.00
Employment Land Study	N/A	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Carbon sequestration	0% of site intersecting with area sequestering 80+ T CO ₂ / year 0% of site intersecting with area sequestering 40-80 T CO ₂ / year	N/A	0.00	0.00
Ground-mounted solar power	Site put forward for potential renewable energy development: No 75% of site intersecting with area most suitable for ground-mounted solar	N/A	1.00	1.00
Flood Zones 2 and 3	0% of site within Flood Zones 2 and 3	Green	0.00	0.00
Surface Water Flooding	4% of site in area subject to Surface Water Flooding	Amber	0.50	1.50

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Landscape Sensitivity	0% of site intersecting with LDU with very high visual sensitivity 0% of site intersecting with LDU with high visual sensitivity 98% of site intersecting with LDU with moderate visual sensitivity 0% of site intersecting with LDU with low visual sensitivity 0% of site intersecting with LDU with very low visual sensitivity 2% of site intersecting with urban LDU 0% of site intersecting with 'disturbed' LDU	N/A	0.50	3.00
Cotswold National Landscape Area of Outstanding Natural Beauty (AONB)	0% of site within the AONB 0% of site within 1km of AONB	Green	0.00	0.00
Listed Buildings	0% of site within 100m of urban listed buildings 12% of site within 500m of rural listed buildings	Amber	1.00	2.00
Conservation Areas	0% of site within 25m of a Conservation Area	Green	0.00	0.00
Scheduled Monuments	0% of site within 100m of urban scheduled monument 0% of site within 500m of rural scheduled monument	Green	0.00	0.00
Registered Parks and Gardens	0% of site within 25m of a Registered Park and Garden	Green	0.00	0.00
Registered Battlefields	0% of site within 500m of a Registered Battlefield	Green	0.00	0.00
Heritage Assessment	Green	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
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Education	Primary offered by promotor: No Secondary offered by promotor: No Approx capacity would support new primary: 1000+ Approx capacity would support new secondary: No 53% of site within 800m of existing primary 22% of site within 1.5km of existing secondary	N/A	0.00	0.00
Air Quality Management Area	0% of site within AQMA	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Location	Site area >= 200 hectares: No score Proposed use not required to be adjacent to settlement: No score Individual sites within or adjacent to settlement: Green Individual sites adjacent to neighbouring settlement: No score Individual employment / industrial / commercial sites within or adjacent to non-resi location: No score Grouped site area >= 200 hectares: No score Grouped sites within or adjacent to settlement: Amber Grouped sites adjacent to neighbouring settlement: No score Grouped sites within or adjacent to non-resi location: No score	Green	0.00	0.00
Connectivity	Connectivity to adjacent settlement (A-E): D	N/A	0.60	5.40
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): 5	N/A	0.00	0.00
Transport Assessment	Site intersects with South Warwickshire settlement: 2 Site intersects with area rated Green: 0 Site intersects with area rated Green-Amber: 0 Site intersects with area rated Amber: 3 Site intersects with area rated Red-Amber: 0 Site intersects with area rated Red: 0 Site intersects with area rated Grey: 0 Site falls into non-assessed area: 0	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Sites of Special Scientific Interest (SSSI)	0% of site within 25m of SSSI	Green	0.00	0.00
Ancient Woodland	0% of site within 25m of ancient woodland	Green	0.00	0.00
Local Wildlife Sites	0% of site within 25m of Local Wildlife Site	Green	0.00	0.00

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Potential Local Wildlife Sites	0% of site within 25m of Potential Local Wildlife Site	N/A	0.00	0.00
Baseline Habitat Value	0% of site intersecting with area with baseline habitat score >80 16% of site intersecting with area with baseline habitat score 40-80	N/A	0.25	1.00
Agricultural Land Quality	1% of site intersecting with area of Grade 1 or 2 agricultural land 14% of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	0.50	3.00

Appendix B: HELAA Results, RefID 171: Red House Farm, Lillington

The Following extracts are taken from pages 110-113 and 130-133 of the 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'.

RefID 171: Red House Farm, Lillington

South Warwickshire Local Plan Housing and Economic Land Availability Assessment (HELAA) result and site outcome, as at Preferred Options Consultation, January 2025

Ref ID	171
Site Name	Red House Farm, Lillington
Address	Red house Farm, Lillington, Leamington Spa
District	WDC
Source	Call for Sites
Original reference	



Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Education	Primary offered by promoter: No Secondary offered by promoter: No Approx capacity would support new primary: No Approx capacity would support new secondary: No 17% of site within 800m of existing primary 0% of site within 1.5km of existing secondary	N/A	0.50	2.00
Air Quality Management Area	0% of site within AQMA	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Location	Site area >= 200 hectares: No score Proposed use not required to be adjacent to settlement: No score Individual sites within or adjacent to settlement: Green Individual sites adjacent to neighbouring settlement: No score Individual employment / industrial / commercial sites within or adjacent to non-resi location: No score Grouped site area >= 200 hectares: No score Grouped sites within or adjacent to settlement: Amber Grouped sites adjacent to neighbouring settlement: No score Grouped sites within or adjacent to non-resi location: No score	Green	0.00	0.00
Connectivity	Connectivity to adjacent settlement (A-E): D	N/A	0.60	5.40
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): 5	N/A	0.00	0.00
Transport Assessment	Site intersects with South Warwickshire settlement: 1 Site intersects with area rated Green: 0 Site intersects with area rated Green-Amber: 2 Site intersects with area rated Amber: 2 Site intersects with area rated Red-Amber: 0 Site intersects with area rated Red: 0 Site intersects with area rated Grey: 0 Site falls into non-assessed area: 0	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Flood Zones 2 and 3	0% of site within Flood Zones 2 and 3	Green	0.00	0.00
Surface Water Flooding	3% of site in area subject to Surface Water Flooding	Amber	0.50	1.50

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Landscape Sensitivity	0% of site intersecting with LDU with very high visual sensitivity 0% of site intersecting with LDU with high visual sensitivity 98% of site intersecting with LDU with moderate visual sensitivity 0% of site intersecting with LDU with low visual sensitivity 0% of site intersecting with LDU with very low visual sensitivity 2% of site intersecting with urban LDU 0% of site intersecting with 'disturbed' LDU	N/A	0.50	3.00
Cotswold National Landscape Area of Outstanding Natural Beauty (AONB)	0% of site within the AONB 0% of site within 1km of AONB	Green	0.00	0.00
Listed Buildings	0% of site within 100m of urban listed buildings 0% of site within 500m of rural listed buildings	Green	0.00	0.00
Conservation Areas	0% of site within 25m of a Conservation Area	Green	0.00	0.00
Scheduled Monuments	0% of site within 100m of urban scheduled monument 0% of site within 500m of rural scheduled monument	Green	0.00	0.00
Registered Parks and Gardens	0% of site within 25m of a Registered Park and Garden	Green	0.00	0.00
Registered Battlefields	0% of site within 500m of a Registered Battlefield	Green	0.00	0.00
Heritage Assessment	Green	N/A	0.00	0.00

Sites of Special Scientific Interest (SSSI)	0% of site within 25m of SSSI	Green	0.00	0.00
Ancient Woodland	0% of site within 25m of ancient woodland	Green	0.00	0.00
Local Wildlife Sites	0% of site within 25m of Local Wildlife Site	Green	0.00	0.00
Potential Local Wildlife Sites	0% of site within 25m of Potential Local Wildlife Site	N/A	0.00	0.00
Baseline Habitat Value	46% of site intersecting with area with baseline habitat score >80 46% of site intersecting with area with baseline habitat score 40-80	N/A	0.75	3.00
Agricultural Land Quality	0% of site intersecting with area of Grade 1 or 2 agricultural land 5% of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	0.50	3.00

Appendix C: HELAA Results, RefID 191: Land Adjacent to Bungalow Farm

The Following extracts are taken from the 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'

RefID 191: Land adjacent Bungalow Farm, Cubbington

South Warwickshire Local Plan Housing and Economic Land Availability Assessment (HELAA) result and site outcome, as at Preferred Options Consultation, January 2025

Ref ID	191
Site Name	Land adjacent Bungalow Farm, Cubbington
Address	Offchurch Road, Cubbington, Leamington Spa, CV32 7UB
District	WDC
Source	Call for Sites
Original reference	
HELAA part A outcome	Further Assessed
HELAA part B score (lower scores are more favourable)	29.30
Site remains in consideration for SWLP	Yes
Site forms part of proposed Strategic Growth Location	SG05
Site falls within a potential New Settlement Location	N/A



Sites sifted out in HELAA part A were not subject to HELAA part B assessment. In the "Details" column below, data only utilised for part B will show as "(HELAA B only)" for sites which were sifted out.

Meeting South Warwickshire's sustainable development needs:

Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Site size	4.54 hectares	Green	N/A	N/A
Proposed use	"Housing/Residential"	Green	N/A	N/A
Spatial Growth Strategy priority areas	62% of site in priority area 1 62% of site in priority area 2 100% of site in priority area 3	N/A	0.00	0.00
Green Belt	100% of site in Green Belt	Amber	N/A	N/A
Green Belt Review Stage 1	0% of site in area with strong contribution to Green Belt purposes 0% of site in area with moderate contribution to Green Belt purposes 100% of site in area with weak contribution to Green Belt purposes	N/A	0.60	5.40
Brownfield / Greenfield		Amber	1.00	9.00
Ownership and willingness to develop		Green	0.00	0.00
Viability and deliverability		Green	0.00	0.00

Minerals sites / allocations	0% of site within 100m of minerals sites or allocations	Amber	0.00	0.00
Minerals safeguarding areas	100% of site within minerals safeguarding area		1.00	1.00
Employment Land Study	N/A	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Carbon sequestration	0% of site intersecting with area sequestering 80+ T CO ₂ / year 0% of site intersecting with area sequestering 40-80 T CO ₂ / year	N/A	0.00	0.00
Ground-mounted solar power	Site put forward for potential renewable energy development: No 0% of site intersecting with area most suitable for ground-mounted solar	N/A	0.00	0.00
Flood Zones 2 and 3	0% of site within Flood Zones 2 and 3	Green	0.00	0.00
Surface Water Flooding	1% of site in area subject to Surface Water Flooding	Amber	0.50	1.50

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Landscape Sensitivity	0% of site intersecting with LDU with very high visual sensitivity 0% of site intersecting with LDU with high visual sensitivity 93% of site intersecting with LDU with moderate visual sensitivity 0% of site intersecting with LDU with low visual sensitivity 0% of site intersecting with LDU with very low visual sensitivity 7% of site intersecting with urban LDU 0% of site intersecting with 'disturbed' LDU	N/A	0.50	3.00
Cotswold National Landscape Area of Outstanding Natural Beauty (AONB)	0% of site within the AONB 0% of site within 1km of AONB	Green	0.00	0.00
Listed Buildings	0% of site within 100m of urban listed buildings 26% of site within 500m of rural listed buildings	Amber	1.00	2.00
Conservation Areas	0% of site within 25m of a Conservation Area	Green	0.00	0.00
Scheduled Monuments	0% of site within 100m of urban scheduled monument 0% of site within 500m of rural scheduled monument	Green	0.00	0.00
Registered Parks and Gardens	0% of site within 25m of a Registered Park and Garden	Green	0.00	0.00
Registered Battlefields	0% of site within 500m of a Registered Battlefield	Green	0.00	0.00
Heritage Assessment	Green	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
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Education	Primary offered by promotor: No Secondary offered by promotor: No Approx capacity would support new primary: No Approx capacity would support new secondary: No 100% of site within 800m of existing primary 66% of site within 1.5km of existing secondary	N/A	0.00	0.00
Air Quality Management Area	0% of site within AQMA	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Location	Site area >= 200 hectares: No score Proposed use not required to be adjacent to settlement: No score Individual sites within or adjacent to settlement: Green Individual sites adjacent to neighbouring settlement: No score Individual employment / industrial / commercial sites within or adjacent to non-resi location: No score Grouped site area >= 200 hectares: No score Grouped sites within or adjacent to settlement: Amber Grouped sites adjacent to neighbouring settlement: No score Grouped sites within or adjacent to non-resi location: No score	Green	0.00	0.00
Connectivity	Connectivity to adjacent settlement (A-E): D	N/A	0.60	5.40
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): 5	N/A	0.00	0.00
Transport Assessment	Site intersects with South Warwickshire settlement: 1 Site intersects with area rated Green: 0 Site intersects with area rated Green-Amber: 0 Site intersects with area rated Amber: 1 Site intersects with area rated Red-Amber: 0 Site intersects with area rated Red: 0 Site intersects with area rated Grey: 0 Site falls into non-assessed area: 0	N/A	0.00	0.00

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Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Sites of Special Scientific Interest (SSSI)	0% of site within 25m of SSSI	Green	0.00	0.00
Ancient Woodland	0% of site within 25m of ancient woodland	Green	0.00	0.00
Local Wildlife Sites	0% of site within 25m of Local Wildlife Site	Green	0.00	0.00
Potential Local Wildlife Sites	0% of site within 25m of Potential Local Wildlife Site	N/A	0.00	0.00
Baseline Habitat Value	0% of site intersecting with area with baseline habitat score >80 100% of site intersecting with area with baseline habitat score 40-80	N/A	0.50	2.00
Agricultural Land Quality	0% of site intersecting with area of Grade 1 or 2 agricultural land 80% of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	0.00	0.00

8. Contacts



Urban Vision Enterprise
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Urban Vision Enterprise comprises UVE Planning Limited (Company Number 15166024) and Urban Vision Enterprise CIC (Company No. 7690116). Registered address: Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD