

APPENDIX 5

SHLAA Ref	Local Plan Ref	Site Name	Density/Delivery Assumptions	No. of Dwellings within Plan Period (estimated)	Potential On-site Infrastructure Requirements	Potential Off-site Infrastructure and other Issues
<b>New and Amended Housing Allocations</b>						
<b>New Sites on the Edge of Coventry</b>						
<p>These sites allow the expansion of City's Urban area in sustainable locations. They help to meet the housing needs of the City. They also offer opportunities for infrastructure improvements. There are no suitable alternatives outside the Green Belt that could meet housing needs in a way that is consistent with the Local Plan's Strategy.</p>						
C06; C26	H43	Kings Hill	<p>269 ha</p> <p>Significant constraints, especially eastern part of site and woodland. Significant infrastructure requirements</p> <p>40-45% developable area at 35dph = 3750 to 4250 dwellings</p> <p>Delivery assessment indicates 1800 before 2029</p>	1800	<p>Open Space (including allotments, playing fields, play facilities); Primary School(s); Health Centre; Local centre and community facilities; land for new train station; cycleways; bus facilities</p>	<p>Site has capacity for up to 4000 dwellings. However a reasonable delivery trajectory suggests that only around 1800 can be delivered by 2029. The remainder will be brought forward beyond the Plan period.</p> <p>The site will require substantial transport improvements including to the Stoneleigh junction on the A46.</p> <p>The site will also be required to support expansion of secondary education either through provision on site or in existing schools – the exact nature of this is dependent on a final position regarding capacity in Coventry's schools. It may be necessary (in the context of the site delivering a total of 4000 dwellings beyond the plan period) that land should be reserved and consideration given</p>

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						for a new 'all-through' primary/ secondary school with further regard to the provision of Special Education Needs places.
C02; C05; C13	H42	Westwood Heath (East of Bockendon Road)	<p>36 ha</p> <p>Some constraints and infrastructure requirements</p> <p>50% developable area at 35dph</p> <p>Total capacity approx. 600 dwellings</p> <p>Capacity capped at 425 due to constraints imposed by strategic transport network</p>	425	Open Space (including allotments, playing fields, play facilities); Health Centre; Local centre and community facilities will be quantified in the context of the development of this allocation and the wider area over the long term; cycleways; bus facilities	<p>Site capacity is limited by the highways network in the area. WCC Strategic Transport study suggests no more than 425 dwellings can be delivered here without the need for a major highway scheme. Adjacent area therefore safeguarded for use beyond the current plan.</p> <p>Even so, the site will require transport improvements including to the Stoneleigh junction on the A46.</p> <p>Current indications outline potential that secondary school places are available in the Coventry catchment area. There will be a requirement for primary school places that may provide the opportunity to rationalise existing small schools in the locality (further investigations will be required to establish the exact strategy).</p> <p>Health infrastructure requirements will be assessed as part of ongoing discussions with the Warwickshire and Coventry / Rugby CCGs</p>

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<b>Sub total</b>				<b>2225</b>		

### New sites edge of Kenilworth

These sites further support expansion of Kenilworth which is tightly constrained by Green Belt thereby providing for Local Housing needs. They provide sustainable locations with good links to employment and services within Coventry. They offer opportunities for infrastructure improvements. There are no suitable alternatives outside the Green Belt that could meet housing needs in a way that is consistent with the Local Plan's Strategy.

K17; K18; K19	H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre)	<p>Excluding land required for secondary school, 36.5ha</p> <p>Significant constraints (roman settlement, A46 )</p> <p>50% developable area at 35dph</p> <p>640 dwellings</p>	640	<p>Open Space (including allotments, playing fields, play facilities); cycleways; bus facilities.</p> <p>Includes site for new Secondary School at Southcrest Farm (may include additional primary school via an 'all through' provision. Community facilities including local retail centre.</p>	<p>Woodside Training centre to be retained, site capacity limited by proximity to A46 and roman Settlement. Land for Secondary School to be provided at Southcrest Farm (4.16ha) Primary School provision off site at Thickthorn</p> <p>Strategic highway improvements related to the Kenilworth Road corridor.</p> <p>Sites need to be developed in a comprehensive way and require a shared access from Glasshouse Lane</p>
K25	H41	East of Warwick Road, Kenilworth	<p>5.8ha</p> <p>A sensitive design approach and minimisation of impact on Cricket Club and of noise from railway. Few infrastructure requirements.</p> <p>50% developable area at 35dph</p> <p>100 dwellings</p>	100	Open Space; Play facilities.	<p>Development can potentially open up land for sporting uses which will be allocated on adjacent land</p> <p>School place capacity planning will be linked to the Southcrest Farm/ wider Kenilworth area solution.</p>
<b>Sub Total</b>				<b>740</b>		

### New sites on the edge of Leamington, Warwick and Whitnash

Sites to the north of the towns provide sustainable locations with good links to employment and services within

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Coventry at the same time as being able to draw on and support infrastructure within the towns. They offer opportunities for infrastructure improvements. For sites which require Green Belt releases, there are no suitable alternatives outside the Green Belt that could contribute to housing needs in a way that is consistent with the Local Plan's Strategy. Distributing some development to north of the towns improves diversity of distribution and helps delivery, including 5 year land supply.						
L03, L07	H44	North of Milverton	75 ha  Some constraints and infrastructure requirements  50% developable area at 35dph  1313 dwellings	250	Potential for land for Park and Ride  Potential for small area of employment land (up to 4ha)  Open Space (including improvement/extension of allotments, playing fields, play facilities); cycleways; bus facilities. Community facilities. Potential for new train station; primary school. Provision for land for medical centre (or contribution towards improvement of existing)	Site has substantial further capacity (around 900 dwellings, if it assumed 4ha of employment land and P&R). However this is not required within the existing Plan. The remainder of the site is therefore safeguarded for use beyond the current plan  Remainder of site Secondary School contributions (expansion of North Leamington School)  Dualling of A452; improvements to Thickthorn A46 junction.
L55 and L56	H45	Hazelmere and Little Acre, Whitnash	3.3ha  Limited constraints; some infrastructure requirements  67% developable area at 35dph  77 dwellings	75	Open space.	School place planning will be within the south Leamington wider area provisions.
	H46A	Gallows Hill	36ha Landscape/heritage	630	Open space / play areas, allotments.	Financial contribution to south of Warwick /

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			<p>ge constraints ; some infrastructure requirements</p> <p>450 with planning permission; remainder with capacity for up to 180 taking account of constraints</p>			<p>Leamington pedestrian links</p> <p>Contributing to bus services</p> <p>Contribution to Europa Way Corridor highway improvements.</p> <p>Contribution to primary school provision at Grove Farm</p> <p>Contribution to secondary school provision.</p> <p>Contribution to acute / hospital healthcare</p> <p>Contribution to Warwick Gates medical centre enhancements</p> <p>Contribution to indoor / outdoor sports pitches /facilities.</p> <p>Contribution to police infrastructure requirements</p>
	H46B	The Asps	Has planning permission for 900 dwellings	900	<p>500 space park and ride facility.</p> <p>Reserves land for a primary school (1.1 acres) plus funding package.</p> <p>Neighbourhood Police Office at the Asps to be</p>	<p>Significant financial package towards secondary school / post 16 and special educational needs /requirements.</p> <p>Significant finance package to enhance / provide acute / hospital health facilities.</p>

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					provided.  Sports pitches and open space/ play provision on –site.  Local Centre/ community facilities.	Contribution from the Asps development for expansion / enhancements to local GP Practice (Warwick Gates Clinic)  Public rights of way enhancements within a 1.5 mile radius of the Asps development
<b>Sub Total</b>				<b>1855</b>		
<b>New or extended sites in or adjacent to Villages</b>						
Sites adjacent to growth villages offer sustainable locations in line with the Council’s spatial strategy which can not only contribute to the District’s overall housing need but can also support valuable facilities and services in rural areas and can help meet specific local housing needs. Where these sites are in the Green Belt exceptional circumstances need to be understood in the context of a lack of suitable sustainable sites outside the Green Belt and relate to the importance of local housing needs, the need to provide a balanced mix of locations to meet the District’s housing needs and the importance of supporting local services. Further, because these sites offer unique locations and are generally of a scale and nature that are relatively straightforward to deliver, they will play an important role in supporting the 5 year housing land supply on adoption of the Local Plan.						
C20 (1.8ha) and C32 (2.18ha)	H19 extended	Rosswood Farm, Baginton	4ha (total)  Limited constraints and infrastructure requirements  Need to ensure development aligns with character of low density surrounding.  67% developable area at 30dph  80 dwellings (35 allocated)	45 additional		School place planning catered for within the wider Kenilworth solution (Southcrest Farm).
R083	H47	Land south of Wasperton Lane,	1.3 ha  Few constraints or infrastructure	30		Primary school capacity currently being expanded at Barford primary school.

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		Barford	requirements  67% developable area at 35dph  30 dwellings			Secondary places are an issue for schools in Stratford District as it is in their catchment / priority area.
R085	H48	Land south of Westham Lane, Barford	1.8ha  Will require noise mitigation, which will restrict capacity  67% developable area at 35dph  45 dwellings	45		Primary school capacity currently being expanded at Barford primary school.  Secondary places are an issue for schools in Stratford District as it is in their catchment / priority area.
R022	H49	Land at Seven Acre Close, Bishops Tachbrook	2.4ha  Some constraints (landscape). Limited infrastructure requirements  67% developable area at 35dph  56 dwellings  Capacity capped at 30 due to landscape constraints	30		School place planning to form part of wider (Southern sites / Leamington) school planning.
R090	H24	Nursery Site, Burton Green	3.74ha  Some constraints (landscape), but infrastructure requirements reduced – village hall proposed elsewhere.  67% developable area at 35dph	30 additional		School place planning catered for within the wider Kenilworth solution (Southcrest Farm).

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			88 dwellings (60 allocated)			
L17	H50	Land east of Cubbington	11.76ha  Significant constraints (landscape; flooding requiring SUDS), meaning development limited  Assume 4ha, 67% developable area at 35dph  94 dwellings	95	Open space, play facilities.  Probable requirement for specific Sustainable Urban drainage solution as part of detailed considerations.	Primary place capacity will be rationalised within local schools.  Secondary places as part of extensions to North Leamington school.
R097	H51	Land south of Lloyd Close, Hampton Magna	5 ha  Limited constraints and infrastructure requirements  67% developable area at 35dph  117 dwellings	115	Open space, play facilities.	Primary school places to be provided by enhancements to Budbrooke School.
R074	H27	Arras Boulevard, Hampton Magna	6.45 ha  Some infrastructure requirements  67% developable area at 35dph  150 dwellings (100 already allocated)  Additional capacity capped at 30 dwellings to reflect Neighbourhood Plan	30 additional		Primary school places to be provided by enhancements to Budbrooke School.



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R038	H28 extended	North of Birmingham Road, Hatton Park	<p>7.8 ha in total</p> <p>Significant constraints (landscape and ecology restricting development to north and east of site.</p> <p>However potential to extend site by an additional 1.15ha over and above the 4ha allocated in Draft Plan to give a total of just over 5ha.</p> <p>67% developable area at 35 dph</p> <p>120 dwellings in total (80 allocated)</p>	40 additional		Primary school places to be provided by enhancements to Budbrooke School.
R187	H53	Land at Brownley Green Lane, Hatton Park	<p>2.45ha</p> <p>67% developable area at 35 dph</p> <p>56 dwellings</p>	55	Open space , play facilities	Primary school places to be provided by enhancements to Budbrooke School.
R108 and R109	H29/H30	Meadow House and Kingswood Farm, Kingswood	<p>3.57ha</p> <p>Significant landscape and flooding constraints. SUDS to be provided, limiting developable area to less than 1.5ha.</p> <p>67% developable area at 35 dph</p>	10		Kingswood Primary school has capacity due to previous expansion.

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			10 dwellings additional (20 allocated)			
R189	DS NEW 3	Woodcote House, Former Police HQ, Leek Wootton	26ha in total  This site includes a listed building and its former grounds. Development needs to be brought forward in a way that enhances the heritage assets. Formulaic density calculations don't apply. Emerging masterplan indicates capacity for 100-125 dwellings	115	Open space, play facilities.	Secondary School place planning will form part of the Kenilworth area solution (Southcrest farm).  Primary school places may require a dialogue regarding admission criteria relating to the existing primary school at Leek Wootton.
R180	H52	Land at Spring Lane, Radford Semele	3.5ha  Some constraints (landscape) and infrastructure requirements  67% developable area at 35dph  82 dwellings  Capacity capped at 60 dwellings to reflect the capacity of Radford Semele Primary School	60		Site capped at 60 dwellings to reflect the capacity of Radford Semele Primary School  Secondary school places to be provided by the south Leamington school planning solution.
<b>Sub Total</b>				<b>700</b>		
<b>Increased capacity of existing sites</b>						
These sites have already been allocated for development within the submitted Draft Local Plan. However they offer potential additional capacity within the allocated land						
L39	H03	Whitnash East	33.5ha	200 additional	Open Space (including	Secondary school places will be provided as part

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			<p>Significant constraints (landscape, ecology) and infrastructure requirements. Landscape report recommends excluding southern portion of site amounting to approx. 5ha. This reduces site area to 28.5ha.</p> <p>50% developable area at 35dph</p> <p>499 dwellings</p> <p>(300 dwellings already allocated)</p>		<p>allotments, playing fields, play facilities); cycleways.</p> <p>Land should be reserved as a contingency for the location of a Primary School although it may be that primary solutions involving existing schools could prove sufficient capacity.</p>	<p>of the wider south Leamington solution being formulated in conjunction with the 'southern sites'</p>
W44	H02 (pt)	South of Harbury Lane	<p>Area for additional housing – 6ha part of larger site that has planning permission for 785 dwellings).</p> <p>Significant infrastructure requirements (open space)</p> <p>50% developable area at 35dph</p> <p>105 dwellings</p>	105 additional	<p>Open Space (including allotments, playing fields, play facilities); cycleways.</p>	<p>Secondary and primary school places will be provided as part of the wider south Leamington solution being formulated in conjunction with the 'southern sites'.</p>
<b>Sub Total</b>				<b>305</b>		