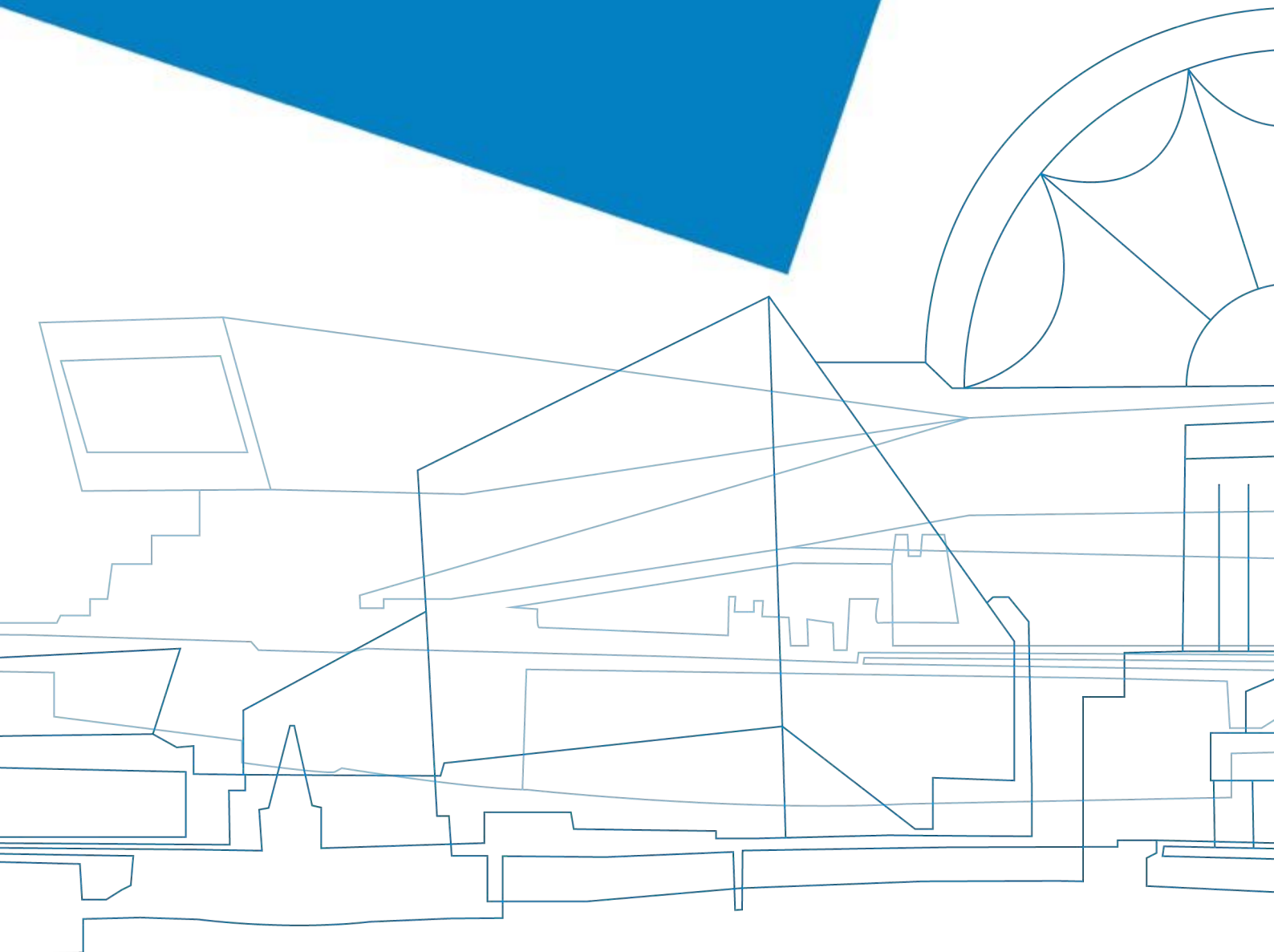


Site Assessment of Proposed Allocation SG06

Old Milverton & Blackdown
Joint Parish Council

V3.1
August 2026



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Executive Summary

This document is a detailed site assessment report prepared for Old Milverton & Blackdown Joint Parish Council concerning the proposed Strategic Site Allocation SG06 in the emerging South Warwickshire Local Plan (SWLP).

This report evaluates the proposed strategic site allocation SG06 in terms of planning rationale, policy context, evidence base, green belt considerations, site-specific assessments, and concludes with recommendations for further review. This report demonstrates how the evidence base underpinning the proposed allocation is incomplete and the true and full extent of any impact has not been fully assessed. There are fundamental issues that have not been addressed, as it stands this is not a sound or justified allocation.

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 SG06 in two site references: RefID 526 (Green Belt land around Old Milverton, rated red) covering SG06 West and part of SG06 East, and RefID 531 (Land North of Leamington Spa, rated green) covering a small part of SG06 East. Notably, most of SG06 East remains unassessed in the HELAA, indicating incomplete evidence for the allocation. The Regulation-19 Plan then re-names SG06 as LEA.1 and LEA.2.
- The Heritage and Settlement Sensitivity Assessment (September 2022) highlights significant heritage assets within, adjoining or adjacent the SG06 area, including Conservation Areas, Listed Buildings, Registered Parks and Gardens such as Guy's Cliffe, and the historic hamlet of Old Milverton. The allocation could result in loss or harm to these heritage assets.
- The Local Nature Recovery Strategy (LNRS) maps reveal that SG06 contains 'Areas of Particular Importance for Biodiversity' (APIB) and areas identified as 'potentially important for biodiversity enhancement'. Parts of the site lie within the Dunsmore Nature Improvement Area and are suitable for natural flood management bund creation, indicating ecological and environmental significance.
- 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 SG06, which could be harmed by development, especially in SG06 West.

Green Belt Review

The document details the Green Belt context:

- The wider West Midlands Green Belt is vulnerable near Leamington Spa, with SG06'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, and SG06 allocations.
- Previous Green Belt assessments (2015-2016) identified strong natural and man-made defensible boundaries, but the latest LPA Green Belt Review by ARUP (September 2024) presents an inconsistent assessment of SG06 parcels, conflicting with earlier findings and the independent LUC assessment. This is partially due to the inclusion of built areas within parcels, giving an inaccurate assessment of its contribution.
- The Parish Council have commissioned an independent Green Belt Assessment (April 2026), by LUC. This assessment divides SG06 into six parcels (OMB1-OMB6) and finds that the site strongly contributes to key Green Belt purposes, notably preventing urban sprawl and safeguarding countryside from encroachment. This assessment suggests that the SG06 allocation would significantly impact Green Belt functions.
- Taking account of the latest Green Belt Assessment (April 2026) it demonstrates that SG06 does not constitute Grey Belt, as it fails to meet the definition, by virtue that it scores 'strongly' on relevant Green Belt purpose.

Best and Most Versatile Agricultural Land

- A significant proportion of the proposed SG06 site is classified as Best and Most Versatile (BMV) agricultural land. Without a sequential test there is no justification to remove actively farmed land that contributes to food production for housing.

Overview

This concludes that the proposed SG06 allocation requires a thorough review due to incomplete evidence and significant constraints including Green Belt function, heritage assets, agricultural land quality, biodiversity, flood risk, and landscape character.

The absence of a sequential assessment to justify loss of BMV land and the strong Green Belt contribution evidenced by the independent LUC assessment suggest that SG06 is currently an unsound allocation. Therefore, the report emphasizes the need for sustainable development in appropriate locations and further rigorous site evaluation before proceeding.

1. Introduction

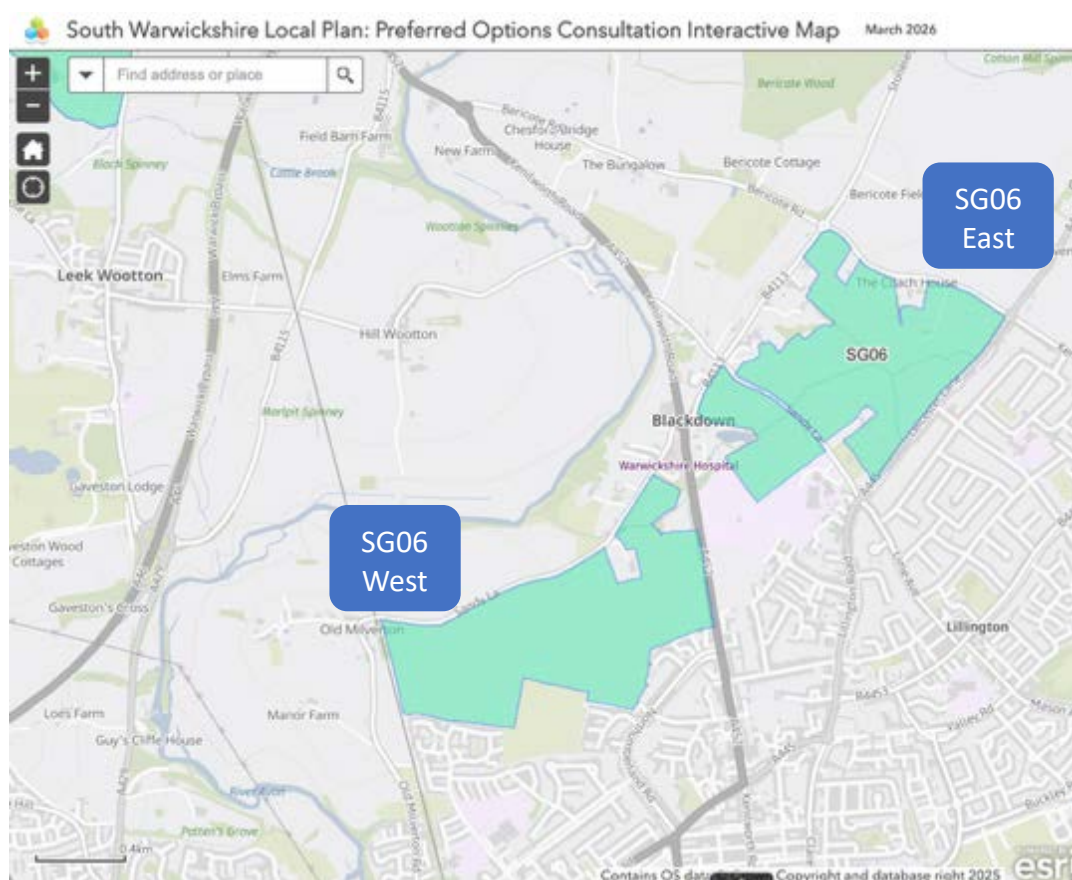
1.1 Purpose of the Report

The purpose of this report is to draw together and explore the planning rationale and evidence-base underpinning the proposed 2 parcels of land related to Strategic Site Allocation Reference SG06 in the emerging Local Plan on behalf of Old Milverton and Blackdown Joint Parish Council. This should be read together with the Independent Green Belt Assessment, LUC, April 2026.

For the purpose of this report only, we have identified the two parcels as SG06 East and SG06 West. The following map extract from the South Warwickshire Local Plan Preferred Options consultation shows the extent of the proposed SG06 allocation in green with east and west marked for clarity.

The recently published Regulation 19 Local Plan identifies SG06 East as allocation reference LEA.1 and SG06 West as allocation reference LEA.2. There is also a new proposed allocation for a park and ride. This has not been considered in the context of this report and exceeds the area of the SG06 site.

Figure 1: Proposed SG06 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 recently commenced consultation on the 21st July 2026.

2.2 Growth Requirements

The SWLP identified a growth figure of 54,700 new homes in the 25-year plan period, calculated using the NPPF 2024 standard method in the Regulation-18 version of the SWLP.

The following table extracted from the SWLP Regulation-18 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, Regulation-18

2024 NPPF Standard Method	South Warwickshire
Total housing need (per annum)	2,188
Total housing need (25-year plan period)	54,700
Existing commitments	17,068
Assumed windfall allowance in SWLP from 2025 (per annum)	375
Assumed windfall allowance in SWLP from 2025 (25 year plan period)	9,375
To-Find Figure (i.e. housing need minus commitments and windfalls)	28,257

The Regulation-19 SWLP recently launched, now identifies an increased growth figure of 54,925 new homes in the 25-year plan period, calculated using the NPPF 2024 standard method. The figure has been updated for the Regulation-19 version of the emerging SWLP.

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. It is unclear why the figure has increased so substantially between Regulation-18 and Regulation-19, making the justification for allocations unsound.

Table 2: SWLP 2024 NPPF Standard Method Housing Calculations, Regulation-19

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

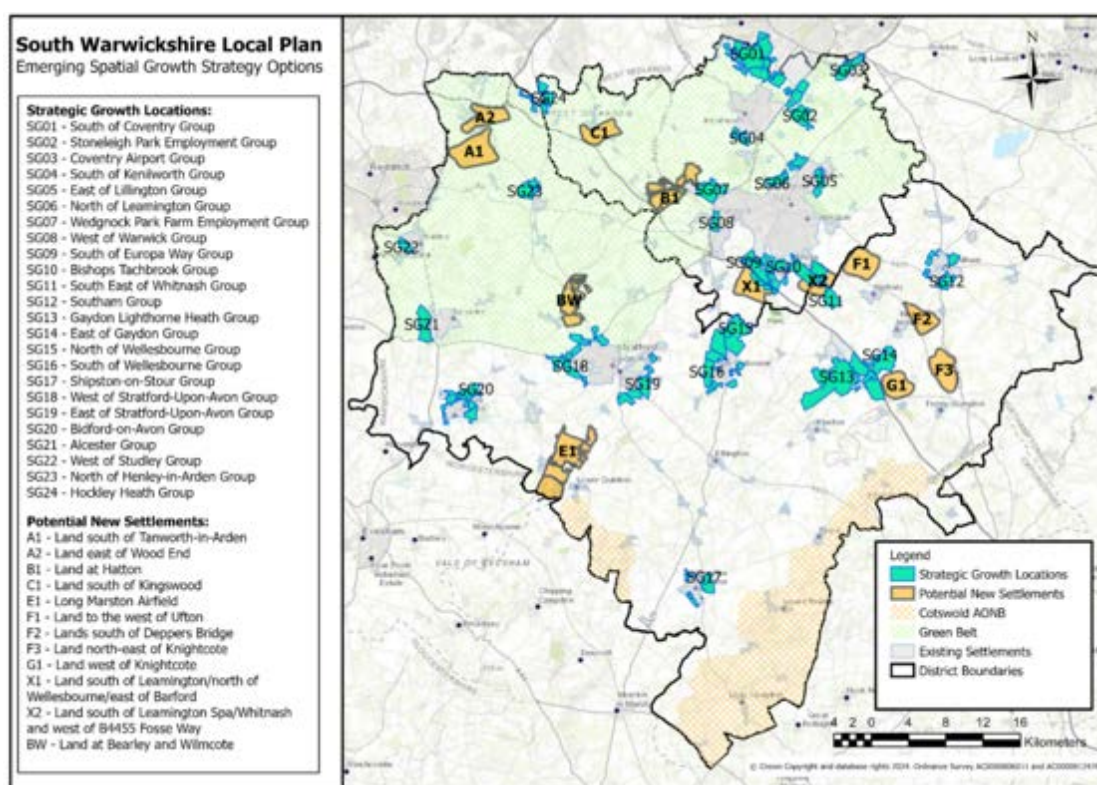
To achieve the SWLP revised identified growth figure of the remaining 44,980 new homes to be delivered, the spatial growth strategy is focused on delivering new homes through potential new settlements and strategic growth locations (site allocations).

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 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. The Local Plan delivers this figure through 10,659 homes allocated in policy DS10 and the remainder of the new housing is delivered either through windfall and other suitable sites that meet policy DS7.

The published 5-year land supply 1st April 2025 indicates a 1.96 year supply. There is currently no published figure for 2026.

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

Table 3: 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. There is no updated evidence at Regulation-19 to suggest this position has changed.

3. Evidence Base

3.1 Emerging Local Plan

The emerging SWLP has prepared a range of technical evidence to underpin its policies and site allocations. This section considers each relevant technical evidence and how that relates to the SG06 site allocation.

3.2 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 SG06.

3.3 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 applies 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'.

In relation to this report site reference SG06 is identified twice. Once entirely in site 'RefID 526: Green Belt land around the Settlement Boundary of Old Milverton' rated red which is all of the SG06 West parcel and only a small portion of SG06 East parcel and partially identified and assessed as 'RefID 531: Land North of Leamington Spa' rated green suitable for residential development.

Taking account of the HELAA assessments, the majority of SG06 East is unassessed, it is not clear why this has been omitted from the assessment process. A copy of the assessments can be found in Appendix A.

The following mapping extracts show the extent of each respective area which clearly show that predominantly SG06 East is not considered. Therefore, the proposed site allocation SG06 is based on partial evidence without site assessment of a significant proportion.

Figure 3: HELAA RefID 526: Green Belt land around the Settlement Boundary of Old Milverton'

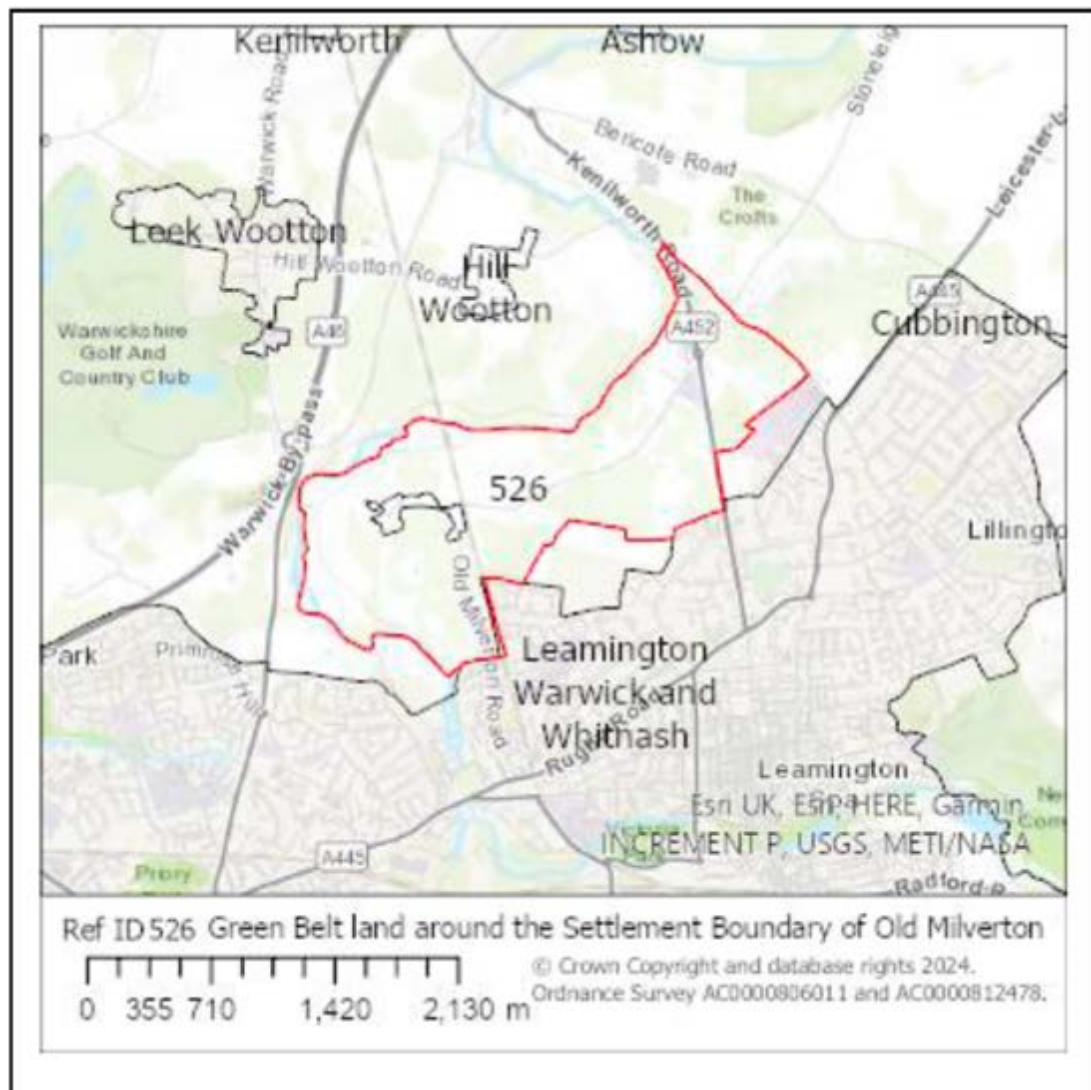
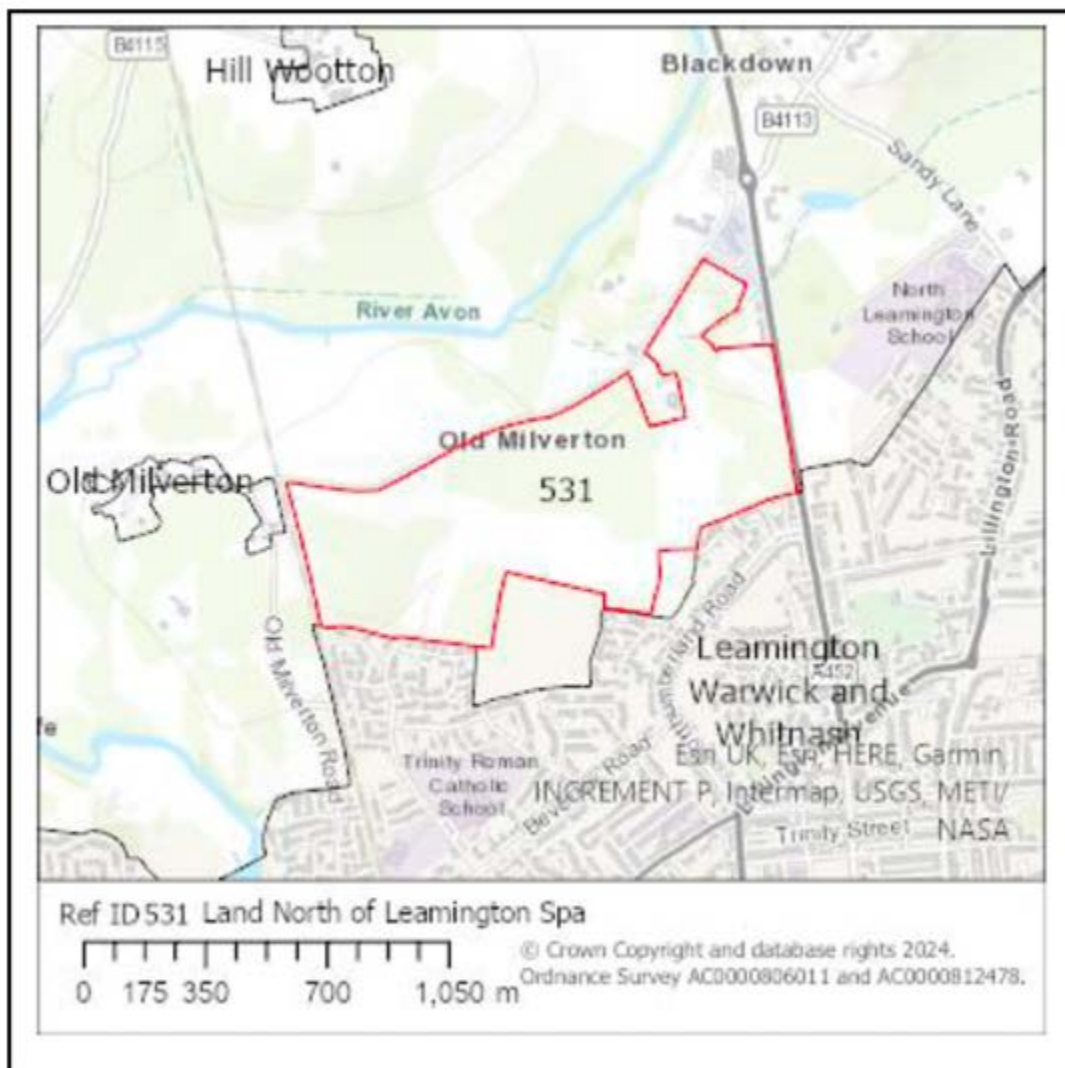


Figure 4: HELAA 'RefID 531: Land North of Leamington Spa'



3.4 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 '10.16 Royal Leamington Spa' that identifies a number of key relationships specific to the proposed site including:

“• Between the Conservation Area, the Listed Buildings, the Registered parks and gardens, the Rivers Leam and Avon and the Grand Union Canal, enabling

an understanding of the origins and development of the settlement as a whole

- *In and out of Guys Cliffe Registered Park and Garden to the River Avon and Old Milverton enabling an understanding of the origins and development of the Park and the relationship of the site with the rivers and historic landscape.”*

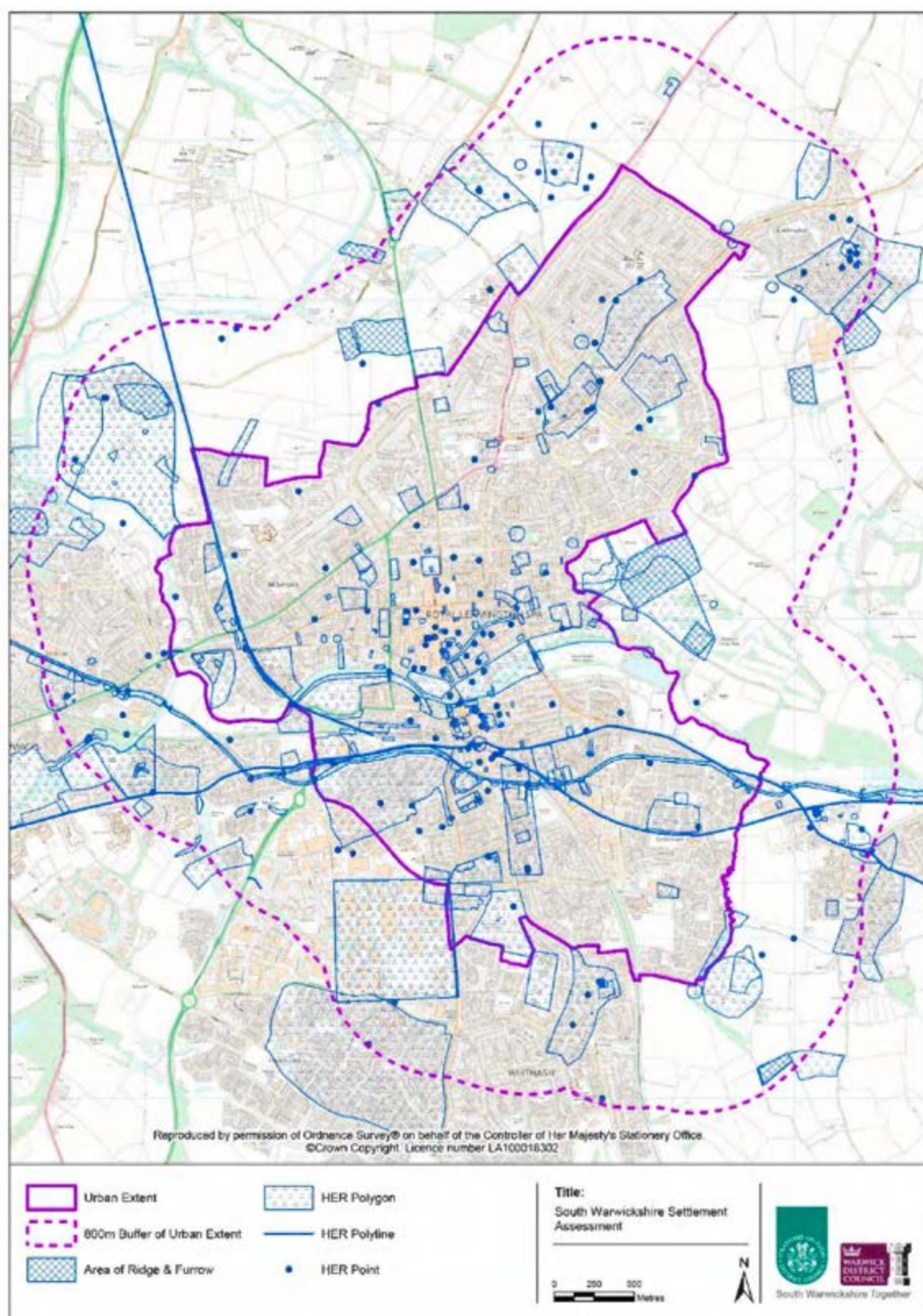
The assessment also noted that:

“To the northwest of historic Leamington, but now subsumed into the larger urban area are the Conservation Areas and Listed Buildings of Lillington, these are of national significance. Other significant sites include the historic hamlet of Old Milverton and the Registered Park and garden of Guy’s Cliffe.”

The allocation of SG06 could result in the loss of heritage assets identified in the ‘Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP), September 2022’.

The following mapping extract in figure 5 shows the extent of those that could be lost if allocated.

Figure 5: 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)

3.5 Local Nature Recovery Strategy

The Local Nature Recovery Strategy (LNRS), developed by Warwickshire County Council and supported by 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). The LNRS has been incorporated into many of the relevant strategic policies in emerging SWLP, including blue and green infrastructure and sustainable drainage. It is all applied in specific site allocation policies.

The following extracts from the interactive LNRS Map clearly demonstrate that there is land within the proposed strategic site allocations of SG06 that is of importance.

Figure 6 shows the extent of 'Areas of Particular Importance for Biodiversity' (APIB). 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 7 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 SG06 is to these priorities as it is the thread joining the wider areas.

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

- Part of SG06 is within the defined 'Dunsmore Nature Improvement Area' which was allocated to deliver landscape-scale connectivity and habitat creation and management.
- Land identified within SG06 is suitable for 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).

Figure 6: LNRS map of the areas of particular importance for biodiversity

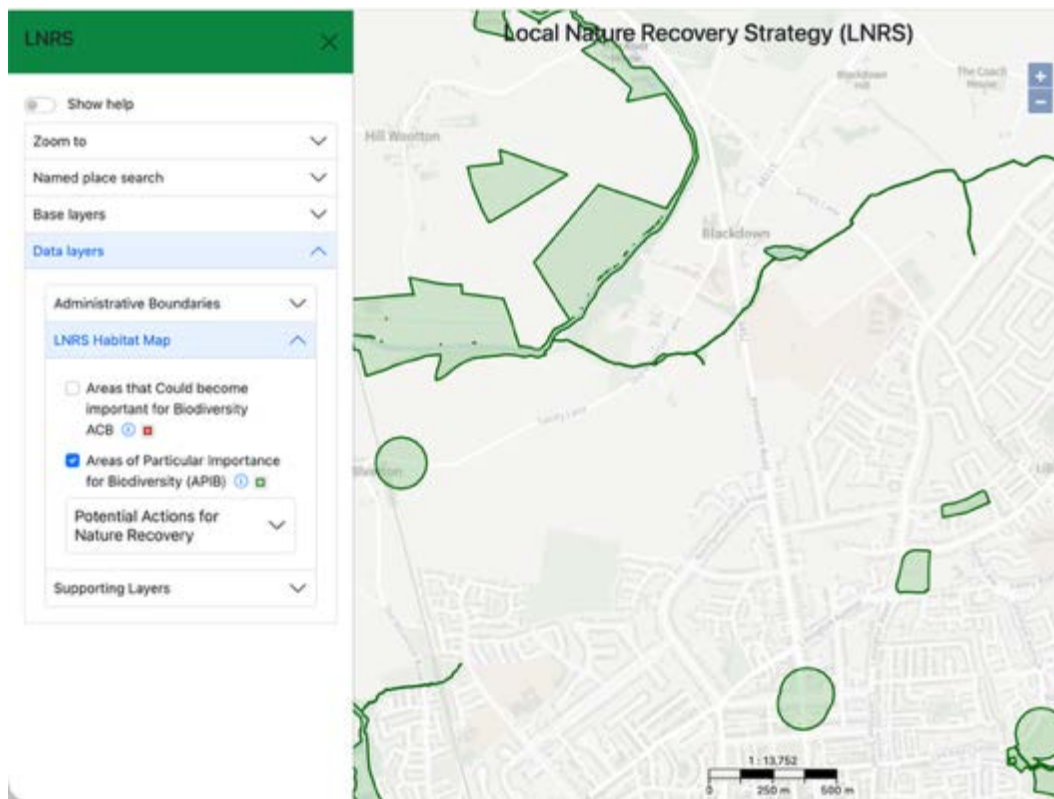
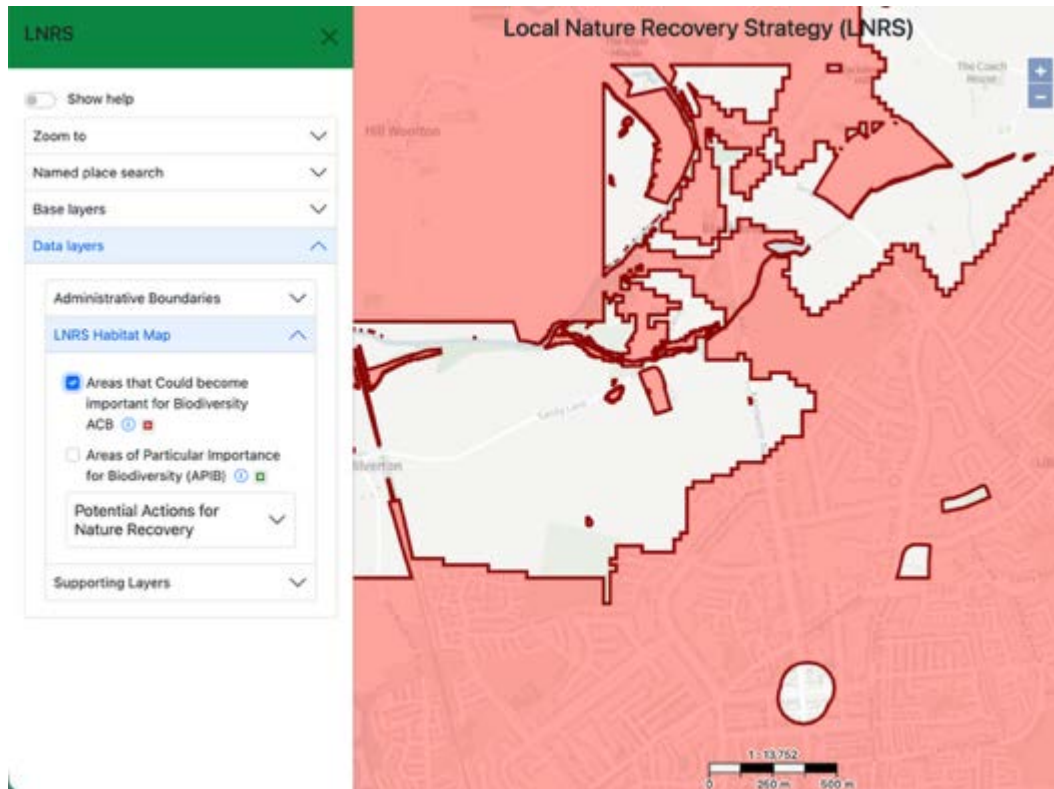


Figure 7: LNRS map of the areas that could become important for biodiversity



(Source for figures 6 and 7: <https://maps.warwickshire.gov.uk/LNRS/>, accessed 27th April 2026).

3.6 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 SG06 include:

- Landscape Management retaining hedgerows, field boundaries, meadows and watercourses;
- Maintain and restore areas of older permanent pasture, ridge and furrow; 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 historic landscape character in this location, particularly the ridge and furrow which is shown in figure 5 and the blue infrastructure.

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 SG06 West where developments on the edge of the settlement are visually prominent and the topography and open expanse of SG06 West would clearly harm the landscape character of the area. In relation to SG06 East this site is unrelated to any main settlement and would be an urban intrusion in the open countryside.

The interactive 'Green Infrastructure Map' in Figure 8 shows the extent of the features and assets across the 2 parcels of land. The following map extract illustrates the extent of the Local Wildlife Site (LWS) relevant to SG06. This is outlined in red. It describes the LWS 'River Avon and Tributaries' as retaining:

"many natural features, including several islands remnant channels and abundant diverse bankside vegetation. There are various habitats associated with the river, including woodland, meadows, scrub and ruderal areas."

Figure 8: Warwickshire, Coventry and Solihull Green Infrastructure map extract



(Source: <https://maps.warwickshire.gov.uk/greeninfrastructure/> Accessed 30th April 2026)

3.7 AECOM, SG05 & SG06 Baseline Report

The recent AECOM 'SG05 and SG06 – Lillington and North Leamington Baseline Report, May 2026,' forms part of the overall site evidence base. It identifies specific site constraints and risks (RAG rated) relating to the proposed SG06. These include:

- *Managing impacts of development traffic on nearby strategic transport routes such as the M40, A46 and A425. Understanding existing levels of capacity along these routes. RED*
- *There is potential for the development to impact the climate emergency with an increase in carbon emissions but also through enabling a mode shift. AMBER*
- *Neighbouring Green Infrastructure Networks. RED*

- *River Avon Floodplain. AMBER*
- *Nature Recovery Network. AMBER*
- *Maintenance and enhancement of key corridors of grassland, hedgerow and woodland, including as used by bats. RED*
- *Consideration of other issues including landscape and visual, heritage and social infrastructure while planning for retained habitats corridor. AMBER*
- *MSA overlaps the PDA; mapped mineral resource area overlaps more than 25% of the PDA. The Warwickshire Minerals Local Plan indicates that shortfalls in sand and gravel is a key issue in Warwickshire, therefore a Red rating has been assigned to this PDA. RED*
- *Future Level 2 SFRA work could impact flood extents and result in inappropriate site allocations. RED*
- *Severn Trent Water (STW) have confirmed that foul flows will likely require treatment at Warwick Longbridge (STW) Treatment, which has medium capacity constraints and high environmental constraints. RED*
- *Unmapped trunk water mains may require large easements or costly utility diversions, which could affect site viability. RED*

Much of this modelling has yet to be detailed and its impact evidenced. At the time of Regulation-19 consultation this work remains outstanding, making the allocations unsound. These site constraints have not been explored or evidenced.

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

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

The report also identifies the 'Footnote 7 Constraints' including the proposed extensive Green Belt coverage. Green Belt assessment is shown in more detail later in this report.

3.8 AECOM SG05 and SG06 Lillington and North of Leamington Concept Masterplan Report

The AECOM 'SG05 and SG06 Lillington and North of Leamington Concept Masterplan Report, July 2026' identifies in more detail the constraints and opportunities of each site, providing an indicative site plan for each area.

It also identifies in table 04:

- 1.90ha of employment land;
- 3.92ha for school;
- 82.48ha of green infrastructure and other infrastructure; and
- 55.76ha of mixed-use residential land.

This generates a potential capacity of 1,784 homes in the Green Belt on Best and Most Versatile agricultural land.

3.9 Infrastructure Delivery Plan (Part two)

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'. Collectively the necessary infrastructure costs have not been calculated and tested against the viability of the proposed site.

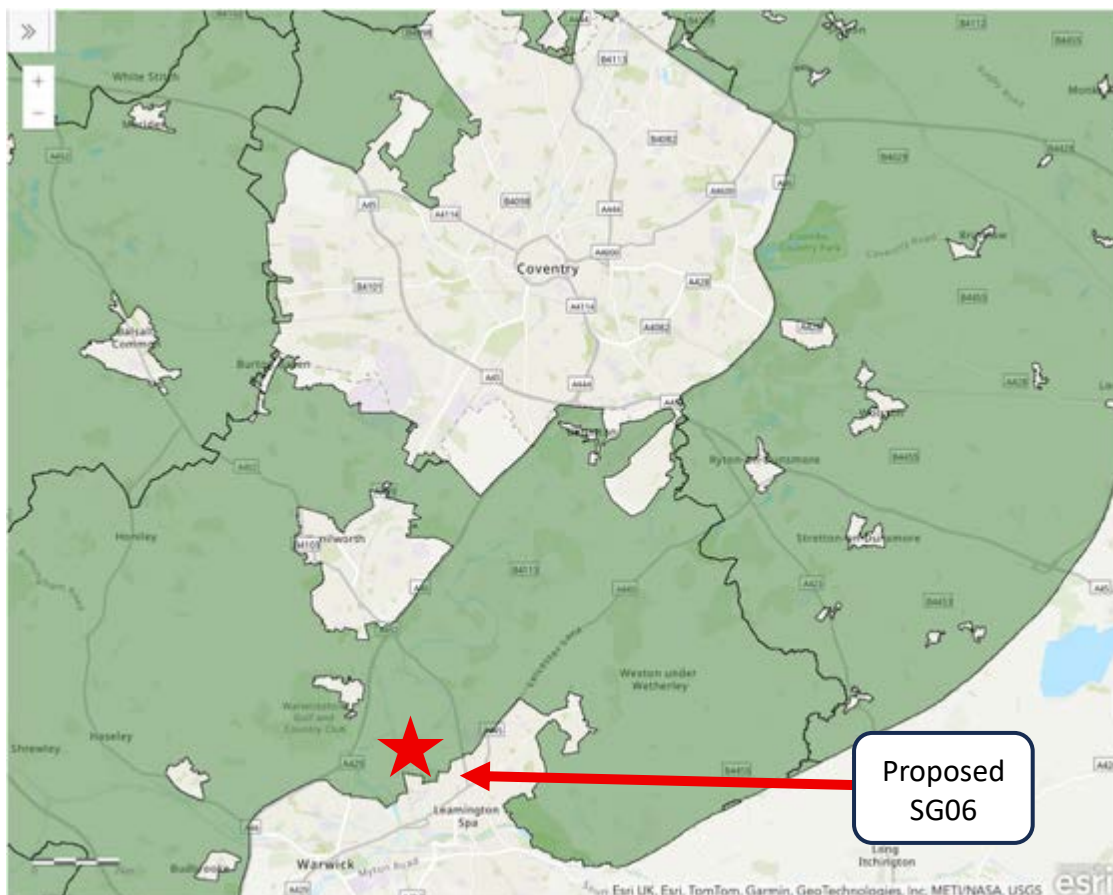
It is also noted that in the AECOM 'SG05 and SG06 – Lillington and North Leamington Baseline Report, May 2026,' the viability of the site is raised as a red site constraint as shown in section 3.7 of this report.

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 9: Extract from CPRE green belt map wider context

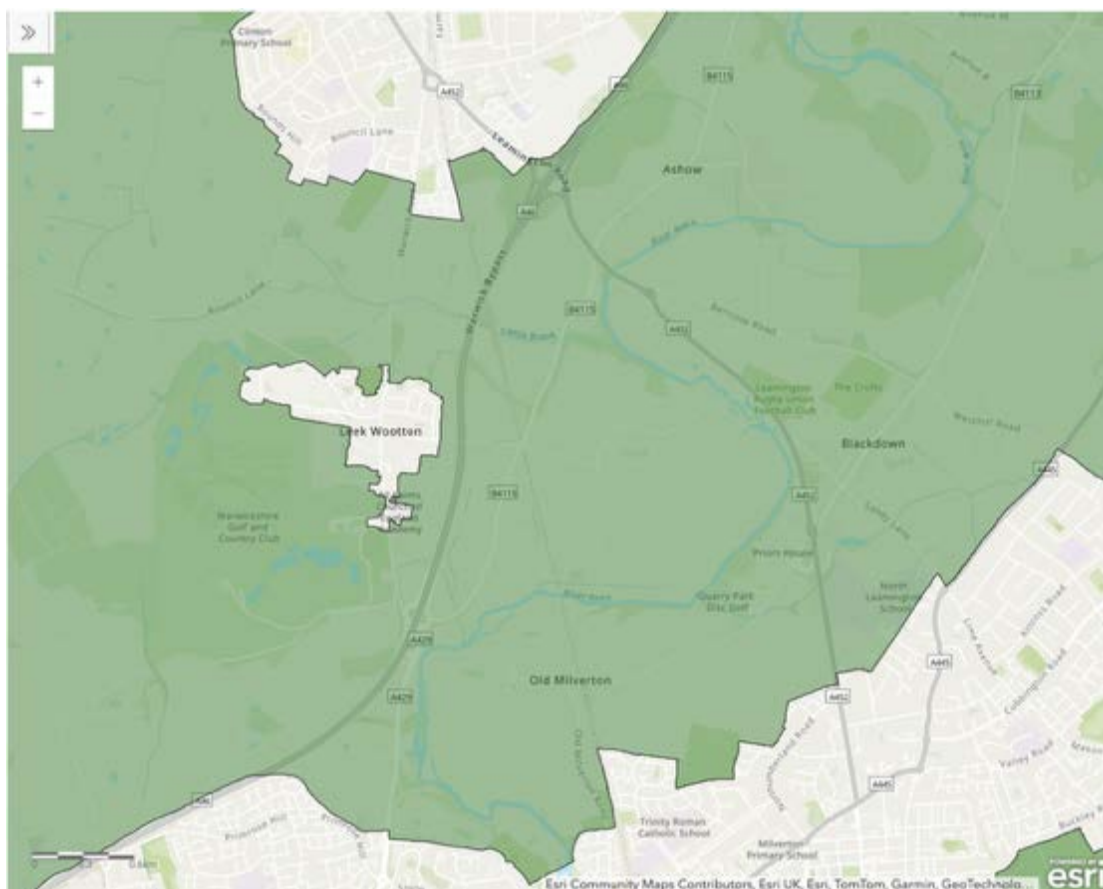


(Source, CPRE interactive green belt map, <https://www.cpre.org.uk/interactive-map-of-englands-green-belt-land/> accessed 01-05-2026)

Clearly to remove further land north of Leamington Spa in this vulnerable location would weaken the Green Belt and further erode it at this sensitive junction where it is closest to being penetrated by development.

The following map illustrates in detail the proximity of the proposed site allocation SG06 to Leek Wootton and Kenilworth which are both settlements surrounded by Green Belt. The wider and fundamental impact of the proposed site allocation must be considered in respect of the West Midlands Green Belt and the harm this would cause. This point is also demonstrated in the following SWLP map (figure 11).

Figure 10: Extract from CPRE green belt map local context



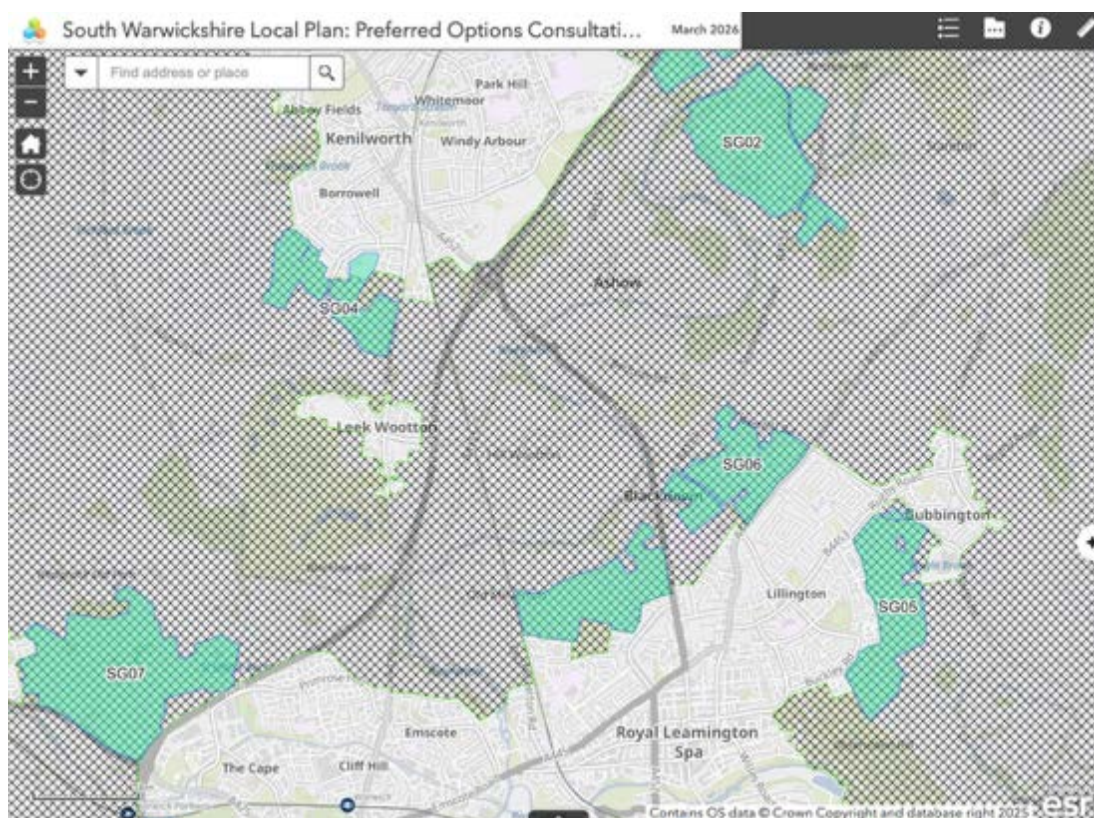
(Source, CPRE interactive green belt map, <https://www.cpre.org.uk/interactive-map-of-englands-green-belt-land/> accessed 01-05-2026)

4.2 South Warwickshire Green Belt

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

The following mapping extract (figure 11) is taken from the interactive SWLP map and illustrates this.

Figure 11: SWLP Interactive Green Belt and Site Allocations Map



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

4.3 LUC Green Belt 2015-16 Assessment

In 2015-2016 Coventry and Warwickshire Council undertook a joint Green Belt assessment. LUC reported in 2 stages 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.

4.4 ARUP Green Belt Assessment

The ARUP Green Belt Review Stage 1 report, September 2024 has recently been superseded. It identifies SG06 across 4 parcels in Leamington Spa for detailed assessment. These were:

- LSP2;
- LSP3; and
- LSP4.

The assessment has been recently updated in April 2026 and consistently retains the parcel references and locations. In the assessment it considers each parcel against the 5 purposes of Green Belt in the NPPF. The following table shows the overall assessment of each parcel against the purposes of Green Belt. The colour coding has been arranged to match that of the independent Green Belt assessment by LUC, April 2026 for clarity.

Table 4: ARUP Green Belt Assessment Summary (April 2026)

Parcel Ref	5 Purposes of Green Belt				
	A	B	C	D	E
LSP2	Moderate Contribution	Weak Contribution	Moderate Contribution	Moderate Contribution	Moderate Contribution
LSP3	Weak Contribution	Weak Contribution	Weak Contribution	Weak Contribution	Moderate Contribution
LSP4	Moderate Contribution	Weak Contribution	Moderate Contribution	No Contribution	Moderate Contribution

There are fundamental issues with the broad assessment as demonstrated in the following section 4.5 below.

The findings of the ARUP Green Belt assessment are entirely at odds with previous Green Belt assessments, the recent AECOM site assessments and the LUC Independent Assessment, April 2026.

4.5 Independent LUC Green Belt Assessment 2026

The Parish Council commissioned an independent Green Belt Assessment by LUC in April 2026. This specifically considered the proposed SG06 site allocation. The assessment divided the site into 6 parcels of land (OMB1-OMB6) and scored each against the 5 purposes of Green Belt.

The NPPF, December 2024 states in Paragraph 143 the 5 purposes of Green Belt. These 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 independent assessment considered SG06 against purposes a; b; c; d and e (listed above). As the following map clearly demonstrates SG06 entirely makes a strong contribution in terms of Green Belt.

The following table extracted from the report identifies the scoring against each of the 5-purposes. It is clear that all of the parcels include levels of 'strong' contribution.

Table 5: Contribution of Parcels to NPPF Purposes and identification of Grey Belt

Parcel Ref	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Provisional Grey Belt?
OMB1	Strong	Moderate	Strong	Weak	Equal	No
OMB2	Strong	Moderate	Strong	Weak	Equal	No
OMB3	Strong	Moderate	Strong	Weak	Equal	No
OMB4	Moderate	Weak	Moderate	Weak	Equal	Yes
OMB5	Strong	Weak	Strong	Weak	Equal	No
OMB6	Strong	Weak	Strong	Weak	Equal	No

(Independent Green Belt Assessment LUC, April 2026)

The report evidenced and concluded that SG06:

“study area as a whole performs an important Green Belt function, particularly in relation to Purpose A (checking the unrestricted sprawl of large built-up areas) and Purpose C (safeguarding the countryside from encroachment).”

LUC also produced a 'File Note Old Milverton and Blackdown Parish Council Green Belt Assessment, 6th July 2026', to understand why there are disparities between their independent assessment (April 2026) and the ARUP Green Belt assessment (April 2026) that underpins the Local Plan evidence base. Some of the key reasons for the difference in scores relate to ARUP's approach that included:

- Defining parcels first, based largely on physical boundaries. This is contrary to national planning guidance which says that assessments should be sufficiently granular to reflect differing Green Belt performance. This is the

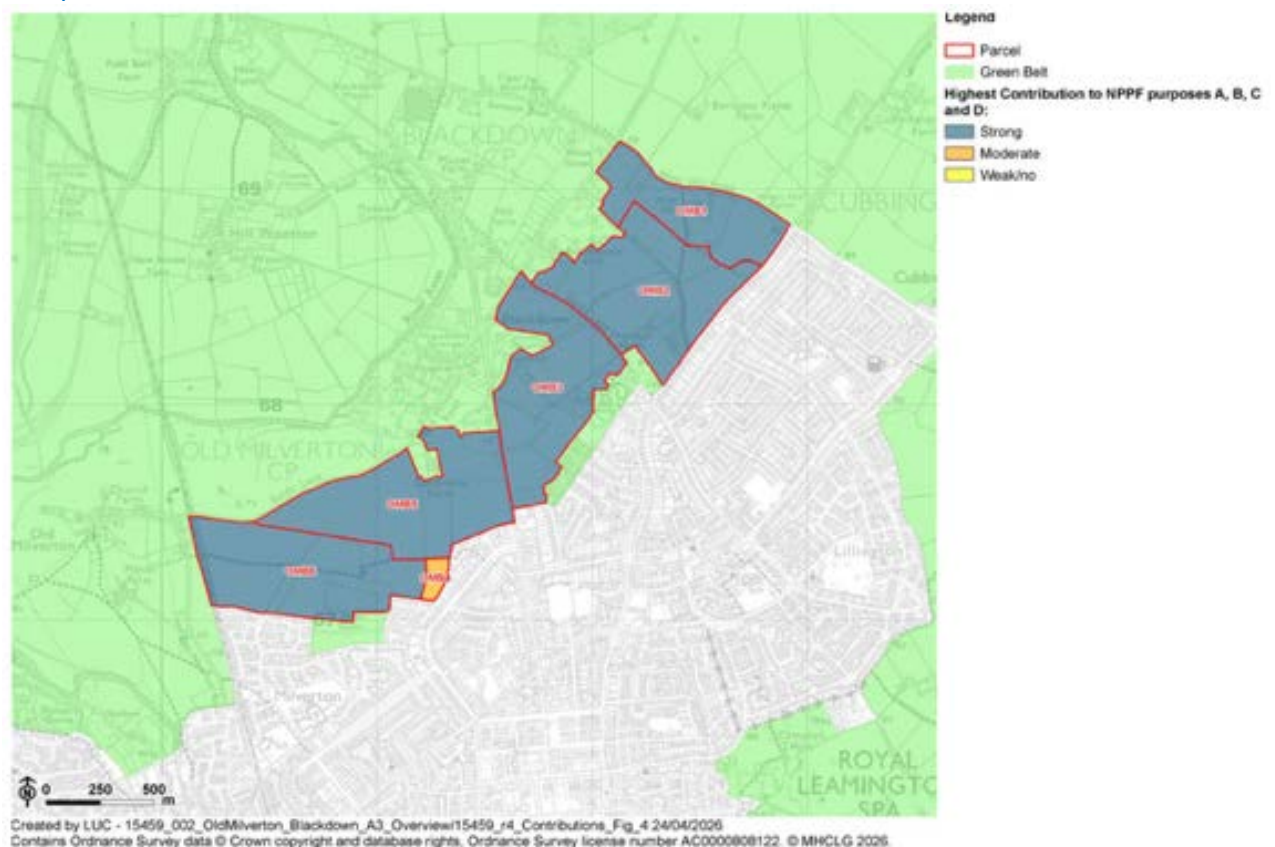
approach followed by LUC, which assessed the land first, then drew parcel boundaries around areas that performed differently.

- Using larger parcels of land which included existing development, diluting openness and reducing Purpose A contribution.
- Viewing minor roads and other weak boundaries as defensible boundaries capable of containing development. LUC did not view these as being strong enough to prevent future sprawl.

Clearly the addition of existing built areas within the assessed parcels by ARUP has skewed the results in particular to purpose A. This is evidenced in the LUC report and supporting file note.

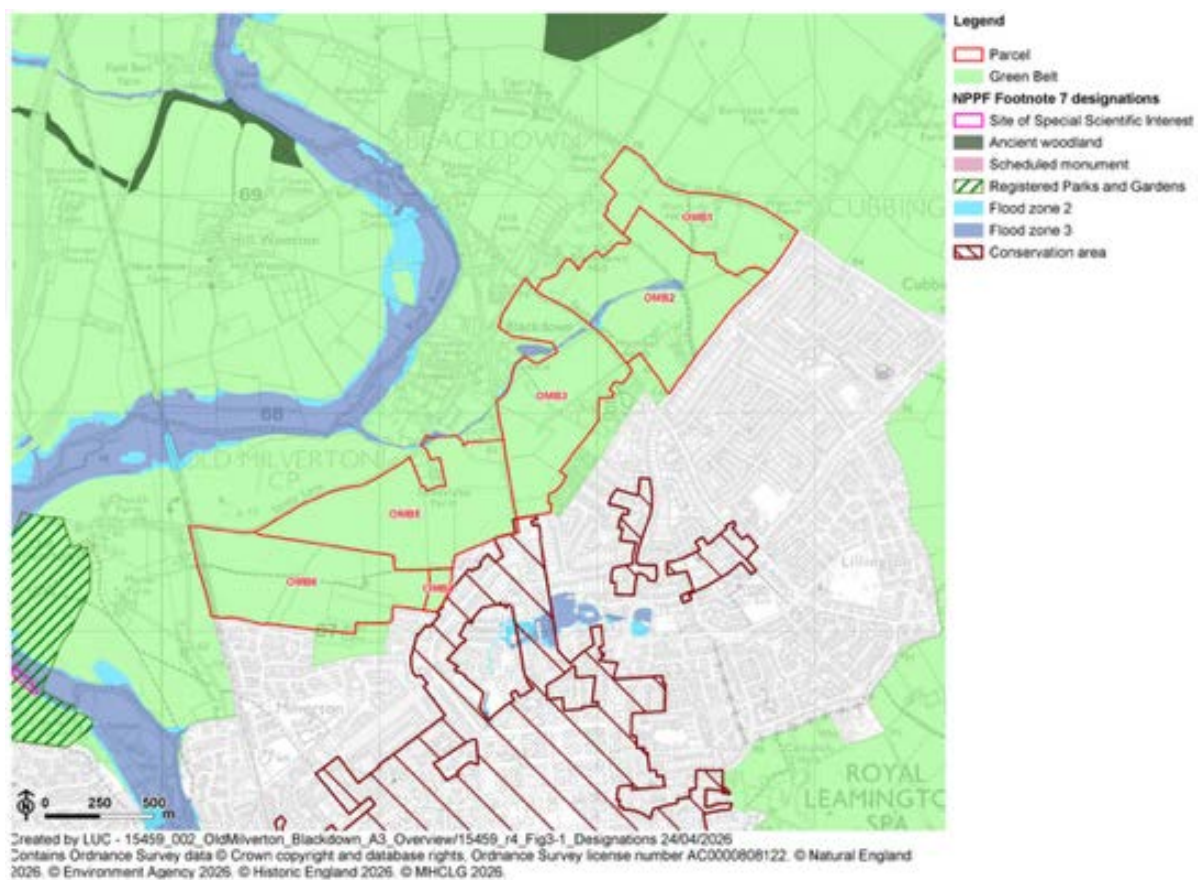
As demonstrated in the LUC assessment April 2026 the proposed allocation SG06 makes a 'strong' contribution to the Green Belt in respect of purpose A. To release this site would enable urban sprawl into the open countryside.

Figure 12: Map of findings from Independent Green Belt Assessment LUC, Purposes A-D, April 2026



(Independent Green Belt Assessment LUC, April 2026)

Figure 13: Map of designations from Independent Green Belt Assessment LUC, April 2026



(Independent Green Belt Assessment LUC, April 2026)

5. Site Assessments

5.1 SG06 Site Context

Site SG06 was assessed as parcels 'RefID 531: Land North of Leamington Spa' and 'RefID 526: Green Belt Land around the settlement of Old Milverton' in the 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'. Appendix A and B of this report show the extent of these areas.

The HELAA should draw upon all the individual evidence base reports to inform the final assessment. As this section demonstrates there are disparities between reports and the overall assessment which have not been taken into account.

The images at the end of this chapter demonstrate the rural nature of the sites, undulating agricultural land and 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."

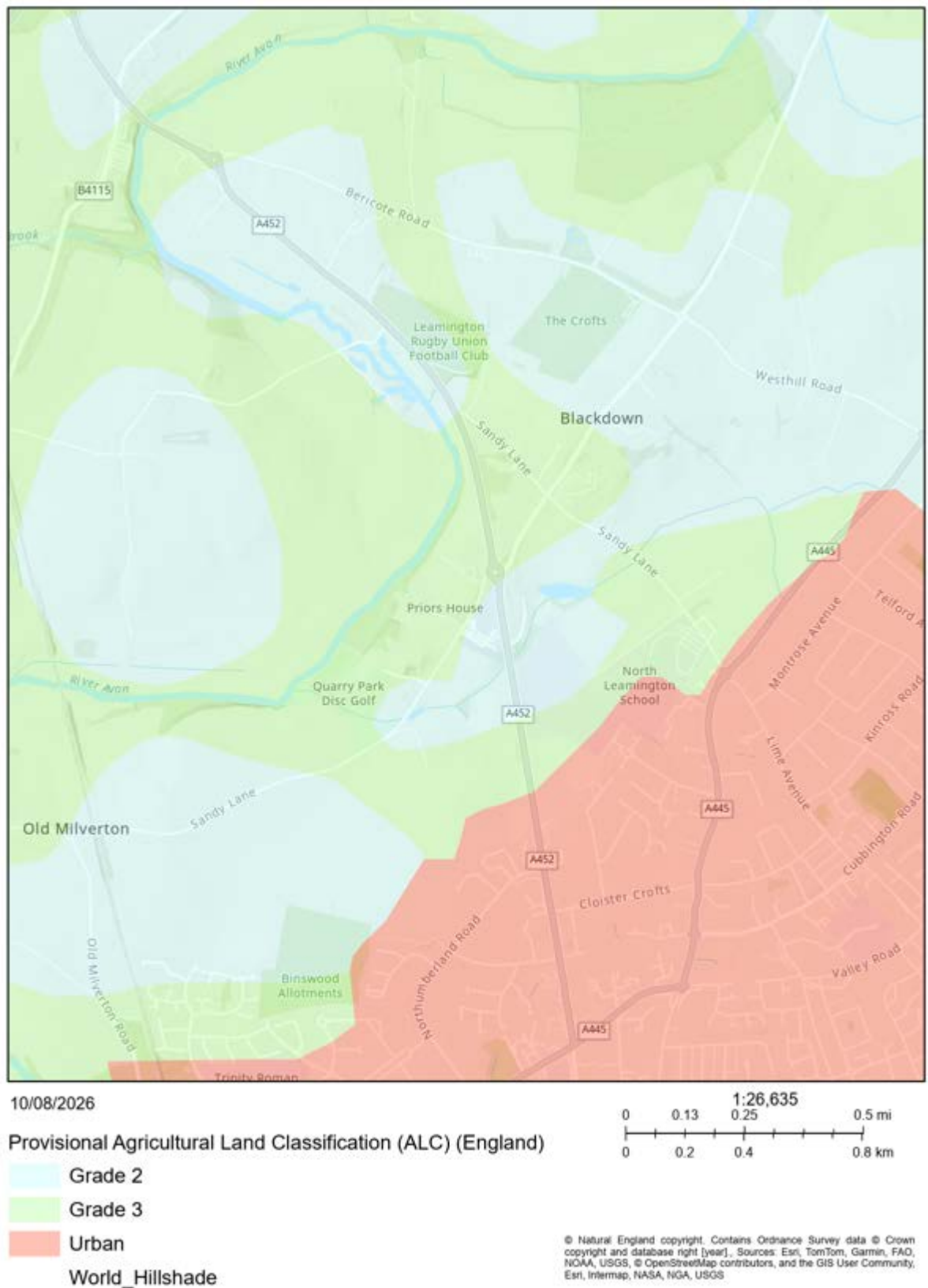
Clearly the proposed site allocations are at odds with the Land Use Framework. The proposed site assessments do not take account of the recent changes to national policy and current Government direction.

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 14: Natural England Agricultural Land Classification Map



(Natural England, accessed 10th August 2026)

The HELAA concluded site reference 'RefID 531: Land North of Leamington Spa' included 68% grade 1 or 2 agricultural land, classified as BMV.

Site reference 'RefID 526: Green Belt Land around the settlement of Old Milverton' had no score given.

As figure 14 shows much of the SG06 site is grade 2 and is entirely considered BMV as there is no evidence base to suggest otherwise in the allocation.

5.3 Heritage Constraints

The HELAA concluded the site 'RefID 531' scored overall Amber for heritage assessment. Site 'RefID 526' had no score attributed.

It should also be noted that the site reference 'RefID 526' is not a complete assessment of the proposed allocation SG06. Indeed, a significant proportion of the SG06-East site is unassessed against any of the criteria, including heritage.

Given the additional known heritage assets in this portion, it is likely this could be scored red if assessed based on the amber for 'RefID 531'. Figure 5 of this report shows the extent of the heritage assets.

It is also noted in the representations by Historic England on the Regulation-18 Local Plan that in relation to SG06 they concluded:

*"CONCERNS: development of Western parcel would harm significance and setting of: LBs in Old Milverton; Guy's Cliffe RPG (GII); and Royal Leamington Spa CA. Less concerns for eastern parcel.
Recommend: HIA prior to allocation."*

There is still no detailed Heritage Impact Assessment (HIA) for this site in the published Regulation-19 Documents.

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 site, and areas of flood zone 2 and 3. The HELAA concluded an amber score for both sites, noting flood zones 2 and 3 within both parcels.

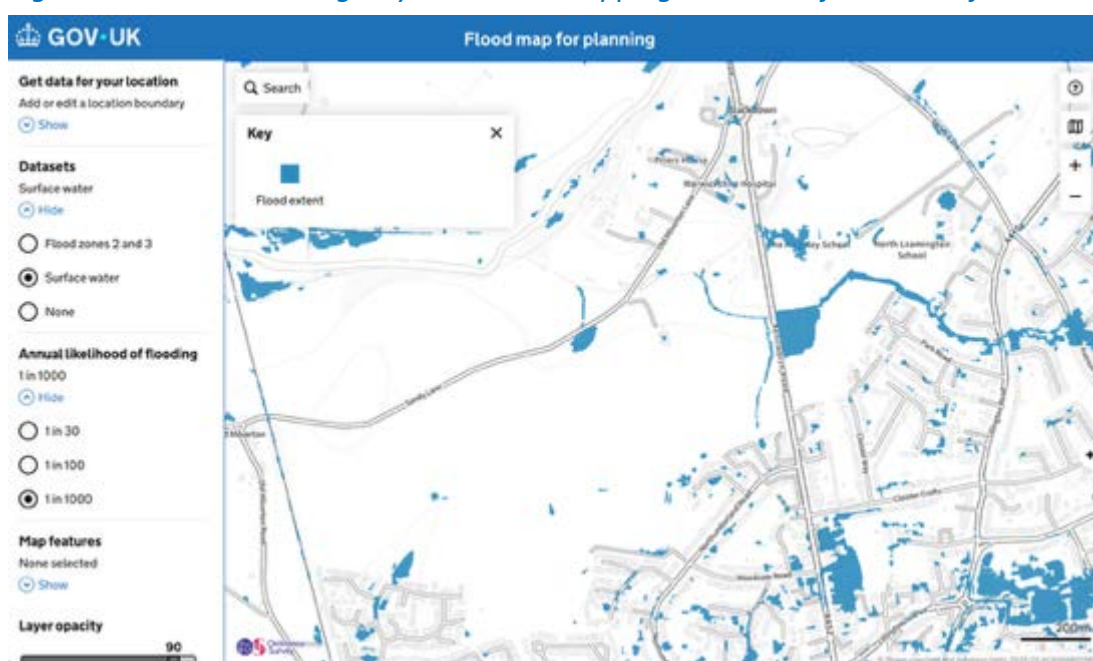
The following extracts are taken from the Environment Agency flood risk mapping data to show the full extent of the areas at risk. Whilst parcel 'RefID 531' has a more limited flood risk extent, clearly site 'RefID 526' is more significant.

Figure 15: Environment Agency Flood Risk Mapping Extract Zones 2 and 3



(Environment Agency Map, accessed 9th March 2026)

Figure 16: Environment Agency Flood Risk Mapping Extract Surface Water flood risk



(Environment Agency Map, accessed 9th March 2026)

It is unclear from the published evidence if the extent of flood risk from SG06 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 SG06.

5.4 Landscape Sensitivity

The HELAA did not rate the landscape sensitivity of 'RefID 526' or 'RefID 531'. 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 SG06. Again, 'RefID 526' does not fully consider the extent of SG06.



Image Above: Best and Most Versatile (BMV) agricultural land, woodlands, tree belts and valley landscape.

Image Below: Best and Most Versatile (BMV) agricultural land, topography, setting of historic building and gardens. Large mature trees and substantial established hedgerows.





Image Top: Best and Most Versatile (BMV) agricultural land, undulating topography, veteran trees and mature hedgerows.



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



Image Bottom: Large established mature hedgerows with veteran trees. Public Footpaths, wildlife corridors and BMV agricultural land.

6. Next Steps

6.1 Site Summary

The proposed site SG06 is subject to several key issues that require careful consideration. These include:

- its location within the Green Belt;
- a robust assessment of impact on landscape sensitivity; and
- potential loss of valuable agricultural land (BMV).

Additional information and assessment, including a sequential test would take account of these matters.

There are also clear heritage constraints that may result in the loss or 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.

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

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

SG06-East (LEA.1)

- SG06-East has not been fully assessed in the South Warwickshire Housing and Land Availability Assessment (HELAA), November 2024'.
- 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 SG06-East is heavily constrained by heritage assets (see figure 5).
- The site contains Best and Most Versatile Agricultural Land (see figure 14). 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 SG06. No Sequential Assessment demonstrating that housing cannot be accommodated on ALC grade 3–5 land elsewhere has been carried out.

- The HELAA concluded an amber score, noting flood zones 2 and 3 and surface water flood risk.
- The Local Wildlife Site (LWS) 'River Avon and Tributaries' is within the site, (see figure 6).
- Part of the site is 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'.

SG06-West (LEA.2)

- The site contains Best and Most Versatile Agricultural Land (see figure 14). 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 SG06. No Sequential Assessment demonstrating that housing cannot be accommodated on ALC grade 3–5 land elsewhere has been carried out.
- The HELAA concluded an amber score, noting flood zones 2 and 3 and surface water flood risk.
- 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 SG06-West includes a range of heritage assets (see figure 5) and is adjacent to the Conservation Area.
- The Local Wildlife Site (LWS) 'River Avon and Tributaries' is within the site (see figure 6).
- 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'.

6.2 Conclusion

When taking account of the evidence and independent assessment there is a clear case to review the proposed site allocation of SG06. The Parish Council understand there is a growth strategy to be delivered. However, this is about right homes in the right places.

As this report demonstrates the evidence base is incomplete for the proposed site allocation and 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 significant constraints in particular loss of best and most versatile land, loss of heritage assets and the green and blue infrastructure assets including a Local Wildlife Site that are within the proposed allocation. These factors clearly have a weighting that should be applied.

Furthermore, the principle of releasing a substantial area of land from the Green Belt in this location as identified is currently unjustified. The Independent Assessment by LUC, April 2026 report clearly demonstrates how the proposed site allocation makes a 'strong' contribution. Together without a Sequential Test demonstrating that housing cannot be accommodated on land that is not BMV elsewhere would suggest that the proposed allocation is currently unsound.

The simplest solution would be to remove the proposed site in its entirety from the emerging Local Plan on the basis as demonstrated in this report that it is currently unsound and could undermine the Local Plan to continue with the allocation.

7. Appendix

Appendix A: HELAA Results, RefID 526: Land North of Leamington Spa

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

RefID 526: Green Belt land around the Settlement Boundary of Old Milverton

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

Ref ID	526
Site Name	Green Belt land around the Settlement Boundary of Old Milverton
Address	Old Milverton, Leamington Spa, CV32 6SA
District	WDC
Source	Call for Sites
Original reference	
HELAA part A outcome	Sifted Out
HELAA part B score (lower scores are more favourable)	N/A
Site remains in consideration for SWLP	No
Site forms part of proposed Strategic Growth Location	N/A
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	273.37 hectares	Green	N/A	N/A
Proposed use	"Open space/Biodiversity/Green Infrastructure", "Other (please specify below)"	Red	N/A	N/A
Spatial Growth Strategy priority areas	(HELAA B only) of site in priority area 1 (HELAA B only) of site in priority area 2 (HELAA B only) of site in priority area 3	N/A	N/A	N/A
Green Belt	100% of site in Green Belt	Amber	N/A	N/A
Green Belt Review Stage 1	(HELAA B only) of site in area with strong contribution to Green Belt purposes (HELAA B only) of site in area with moderate contribution to Green Belt purposes	N/A	N/A	N/A

Ref ID 526 Page 1

	(HELAA B only) of site in area with weak contribution to Green Belt purposes			
Brownfield / Greenfield		Amber	N/A	N/A
Ownership and willingness to develop		Amber	N/A	N/A
Viability and deliverability		Green	N/A	N/A
Minerals sites / allocations	0% of site within 100m of minerals sites or allocations	Amber	N/A	N/A
Minerals safeguarding areas	99% of site within minerals safeguarding area	N/A	N/A	N/A
Employment Land Study	(HELAA B only)	N/A	N/A	N/A

A climate resilient and Net Zero Carbon South Warwickshire

Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Carbon sequestration	(HELAA B only) of site intersecting with area sequestering 80+ T CO ₂ / year (HELAA B only) of site intersecting with area sequestering 40-80 T CO ₂ / year	N/A	N/A	N/A
Ground-mounted solar power	Site put forward for potential renewable energy development: (HELAA B only) (HELAA B only) of site intersecting with area most suitable for ground-mounted solar	N/A	N/A	N/A
Flood Zones 2 and 3	13% of site within Flood Zones 2 and 3	Amber	N/A	N/A
Surface Water Flooding	7% of site in area subject to Surface Water Flooding	Amber	N/A	N/A

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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	(HELAA B only) of site intersecting with LDU with very high visual sensitivity (HELAA B only) of site intersecting with LDU with high visual sensitivity (HELAA B only) of site intersecting with LDU with moderate visual sensitivity (HELAA B only) of site intersecting with LDU with low visual sensitivity (HELAA B only) of site intersecting with LDU with very low visual sensitivity (HELAA B only) of site intersecting with urban LDU (HELAA B only) of site intersecting with 'disturbed' LDU	N/A	N/A	N/A
Cotswold National Landscape Area of Outstanding Natural Beauty (AONB)	0% of site within the AONB 0% of site within 1km of AONB	Green	N/A	N/A
Listed Buildings	0% of site within 100m of urban listed buildings 44% of site within 500m of rural listed buildings	Amber	N/A	N/A

Ref ID 526 Page 2

Conservation Areas	0% of site within 25m of a Conservation Area	Amber	N/A	N/A
Scheduled Monuments	0% of site within 100m of urban scheduled monument 11% of site within 500m of rural scheduled monument	Amber	N/A	N/A
Registered Parks and Gardens	11% of site within 25m of a Registered Park and Garden	Amber	N/A	N/A
Registered Battlefields	0% of site within 500m of a Registered Battlefield	Green	N/A	N/A
Heritage Assessment	(HELAA B only)	N/A	N/A	N/A

A healthy, safe and inclusive South Warwickshire

Constraint / assessment	Details	HELAA part A score	HELAA part B constraint score (0-1)	HELAA part B weighted constraint score
Education	Primary offered by promotor: (HELAA B only) Secondary offered by promotor: (HELAA B only) Approx capacity would support new primary: (HELAA B only) Approx capacity would support new secondary: (HELAA B only) (HELAA B only) of site within 800m of existing primary (HELAA B only) of site within 1.5km of existing secondary	N/A	N/A	N/A
Air Quality Management Area	(HELAA B only) of site within AQMA	N/A	N/A	N/A

A well-connected South Warwickshire

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: Green Proposed use not required to be adjacent to settlement: Green 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: No score Grouped sites adjacent to neighbouring settlement: No score Grouped sites within or adjacent to non-resi location: No score	Green	N/A	N/A
Connectivity	Connectivity to adjacent settlement (A-E): (HELAA B only)	N/A	N/A	N/A
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): (HELAA B only)	N/A	N/A	N/A
Transport Assessment	Site intersects with South Warwickshire settlement: (HELAA B only) Site intersects with area rated Green: (HELAA B only) Site intersects with area rated Green-Amber: (HELAA B only) Site intersects with area rated Amber: (HELAA B only) Site intersects with area rated Red-Amber: (HELAA B only)	N/A	N/A	N/A

Ref ID 526 Page 3

	Site intersects with area rated Red: (HELAA B only) Site intersects with area rated Grey: (HELAA B only) Site falls into non-assessed area: (HELAA B only)			
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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	Amber	N/A	N/A
Ancient Woodland	0% of site within 25m of ancient woodland	Green	N/A	N/A
Local Wildlife Sites	10% of site within 25m of Local Wildlife Site	Amber	N/A	N/A
Potential Local Wildlife Sites	(HELAA B only) of site within 25m of Potential Local Wildlife Site	N/A	N/A	N/A
Baseline Habitat Value	(HELAA B only) of site intersecting with area with baseline habitat score >80 (HELAA B only) of site intersecting with area with baseline habitat score 40-80	N/A	N/A	N/A
Agricultural Land Quality	(HELAA B only) of site intersecting with area of Grade 1 or 2 agricultural land (HELAA B only) of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	N/A	N/A

Ref ID 526 Page 4

Appendix B: HELAA Results, RefID 531: Land North of Leamington Spa

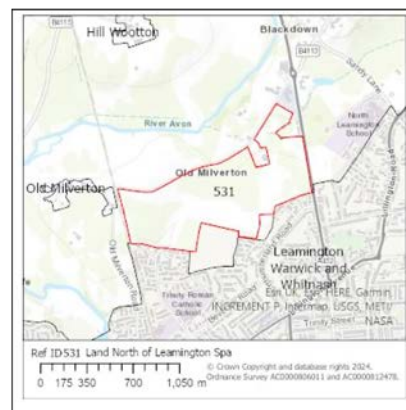
The Following extracts are taken from pages 110-113 and 130-133 of the 'South Warwickshire Housing and Land Availability Assessment (HELAA) Results and Site Outcomes Site by Site, January 2025'.

RefID 531: Land North of Leamington Spa

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

Ref ID	531
Site Name	Land North of Leamington Spa
Address	Kenilworth Road Leamington
District	WDC
Source	Call for Sites
Original reference	
HELAA part A outcome	Further Assessed
HELAA part B score (lower scores are more favourable)	52.00
Site remains in consideration for SWLP	Yes
Site forms part of proposed Strategic Growth Location	SG06
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	72.65 hectares	Green	N/A	N/A
Proposed use	"Housing/Residential"	Green	N/A	N/A
Spatial Growth Strategy priority areas	2% of site in priority area 1 100% of site in priority area 2 100% of site in priority area 3	N/A	0.10	1.60
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 100% of site in area with moderate contribution to Green Belt purposes 0% of site in area with weak contribution to Green Belt purposes	N/A	0.80	7.20
Brownfield / Greenfield		Amber	1.00	9.00
Ownership and willingness to develop		Amber	0.50	1.50
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	96% of site within minerals safeguarding area		1.00	1.00
Employment Land Study	N/A	N/A	0.00	0.00

Ref ID 531 Page 1

A climate resilient and Net Zero Carbon South Warwickshire

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	1% of site within Flood Zones 2 and 3	Amber	0.50	3.00
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 4% of site within 500m of rural listed buildings	Amber	1.00	2.00
Conservation Areas	1% of site within 25m of a Conservation Area	Amber	1.00	1.00
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	Amber	N/A	0.50	1.00

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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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Ref ID 531 Page 2

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 19% of site within 800m of existing primary 100% 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): C	N/A	0.40	3.60
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): 2	N/A	0.60	3.60
Transport Assessment	Site intersects with South Warwickshire settlement: 1 Site intersects with area rated Green: 0 Site intersects with area rated Green-Amber: 1 Site intersects with area rated Amber: 0 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	2% of site within 25m of Local Wildlife Site	Amber	0.50	3.00

Ref ID 531 Page 3

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 26% of site intersecting with area with baseline habitat score 40-80	N/A	0.25	1.00
Agricultural Land Quality	68% of site intersecting with area of Grade 1 or 2 agricultural land 9% of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	1.00	6.00

Ref ID 531 Page 4

8. Contacts



Urban Vision Enterprise
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info@uvecic.co.uk
01538 386221 (Leek Office)

Midlands Office:
Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffs, ST13 6AD

Northwest Office:
Suite 15 Oriel Chambers, 14 Water Street, Liverpool, L2 8TD



UVE Planning Limited (Company Number 15166024). Registered address: Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD