

Appendix 3

Site Assessments

Assessment of Preferred Option Sites

Site ref:	Description	Assessment
GT04	Land at Harbury Lane (Leamington Football Club)	Site considered to be suitable when it becomes available. Negotiations continue and it is believed that the land will be available within the first five years. The site is not in the Green Belt and has good existing highway access. The section of the wider site previously consulted which is affected by high pressure gas mains, flood zone 3, former landfill and Local Wildlife Sites is not part of the allocation. Noise assessments and odour assessments have been carried out by independent consultants and The site has been found to be suitable with some mitigation
GT12	Land north of Westham Lane, Barford	No access allowed by highway authority onto the by-pass. Land owner is not willing to consider. Site no longer under consideration
GT15	Land off Europa Way	Site considered to be suitable and deliverable. Due to its location and immediate environment, the Council considers it to be the suitable for a transit site. Deliverability is good due to the land being owned by the County Council. The site is not in the Green Belt. The section of the land that is susceptible to flooding has been taken out of the site area. The site is well located in terms of major highway access and services/facilities, particularly when new infrastructure is brought forward as part of the development of strategic sites through the Local Plan. Access is acceptable with visibility splays achievable and there is good screening to the site which can be further enhanced through a good landscaping scheme. A noise assessment has been carried out by an independent consultant and this site has been found to be suitable with no mitigation needed
GT19	Land off Birmingham Road, Budbrooke	This site is within the Green Belt. An allocation here would impact significantly on the viability of existing businesses/residential uses. Site no longer under consideration. Noise assessments have been carried out by independent consultants and this site has been found to be suitable with some mitigation
GTalt01	Brookside Willows, Banbury Road, Warwick	Owners have implemented planning permission for 65 touring caravans and associated facilities. The site is due to open for this use Easter 2015 and is therefore not available. Site no longer under consideration

Assessment of Alternative Sites considered

Site ref:	Description	Assessment
GT02	Land abutting Fosse Way close to junction with A425	Effect on agricultural/horticultural business currently operating successfully. Landowner is not willing to consider. Site no longer under consideration
GT05	Land at Tachbrook Hill Farm	There is no access acceptable to the highway authority. Land owner is not willing to consider. Site no longer under consideration
GTalt12	Land off Barford By-pass	There is no access acceptable to the highway authority. Land owner is not willing to consider. Site no longer under consideration
GT06	Land at Park Farm/Spinney Farm	Severe effect on the viability of the agricultural use. Land owner is not willing to consider. Site no longer under consideration
GT08	Depot west side of Cubbington Heath Farm	Green Belt. Potential noise issues connected with HS2. Land owner is not willing to consider. Site no longer under consideration

GT11	Land at Budbrooke Lodge, Racecourse and Hampton Road	Unresolved concerns about access and impact on long term ambitions of the landowner. Land owner is not willing to consider. Cost to purchase likely to make the site unviable. Site no longer under consideration
GTalt02	Wood Yard, Rugby Road, Cubbington	Land/business owner would need to sell all of the land at a cost that would make the site unviable. Site no longer under consideration
GTalt03	Land at Henley Road/Hampton Road, Hampton on the Hill	Green Belt. Site no longer under consideration

New site not previously considered

Land off Stratford Road, Warwick	2.1ha	15	<ul style="list-style-type: none"> • Mineral safeguard area • Ground water vulnerability – minor • EA area susceptible to surface water flooding (less) • SFRA Flood Zone 2 on access road • SFRA Flood Zone 3a on small area on SE corner (fluvial) • Agricultural Land Value Grade 2 • HBA – linear scrub • Bus services 16, 18, 18a • Newburgh School 0.8 miles • GP surgery 0.6 miles • Shops, community facilities, PH all at 0.5 miles • Warwick Town Centre 1.2 miles • Potential use of new infrastructure provided by Local Plan strategic sites • Existing access acceptable • J15 M40/A46 interchange less than 0.5 miles 	The site is very well located for access to the major road network without having to pass through a town or residential area. Facilities are within half a mile or so and public transport is good. The facilities offered within Warwick Town Centre are a little over a mile away with suitable pedestrian access. The site access is acceptable to WCC as is the level of increased traffic at the roundabout. EA advises that a Level 2 SFRA may be required for the whole of the site (employment uses as well as G&T site) to refine flood risk impact and ensure deliverability.
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As a result of the Preferred Options public consultation a further 16 potential sites were put forward for consideration. These were:

Description	Site area	Potential no. pitches	Reason for not pursuing this site
2 affordable housing sites recently included in the publication draft of the local plan, Orbit/Deeley at Sydenham and Riverside House redevelopment	?	6	This is not considered a good way to integrate with the settled community and is a far more urban area than the G&T community like to live in. It is unlikely therefore that they would utilise such a site
By Warwick Racecourse	?	?	A site on Hampton Road (GT11) has already been assessed and consulted upon as part of this process but has been omitted from further consideration on the grounds of costs and the landowners objection
Near a large centre such as Coventry	?	?	Coventry has its own requirement for Gypsy and Traveller pitches. Any sites suitable near Coventry would be required to meet that need
Land near Leamington Railway Station or Warwick Fields	?	?	This is part of a major employment allocation in the Local Plan

Ford Foundry Car Park in Leamington Spa	?	?	This is part of a major employment allocation in the Local Plan
Within the proposal at Lillington	?	?	The land potentially to be released from the Green Belt demonstrates the exceptional circumstances required to do so, for housing which will regenerate Lillington. This is the only land to be released and there will be none to spare. Any additional land as suggested through the Local Plan, would not be acceptable for release due to landscape issues
Land off Poseidon Way and Spartan Close	0.3ha	?	This is not a suitable site for Gypsy and Traveller pitches and is a 'hot spot' for illegal encampments not tolerated
Dobson Lane Whitnash	1.9ha	?	This is an allotment site
Was or is a site at Ryton	?	?	This site is partly owned by Rugby Borough Council and partly by a private landowner. The pitches within the control of Rugby BC are full with a waiting list. Those in the control of the private landlord cannot be allocated to meet the need of WDC
M40 corridor	?	?	There are severe noise issues within this area which could not be overcome in a way that may be possible for conventional houses
Enlarge present G & T camps even if they are in immediate locality to Warwick and Leamington, i.e. Pathlow and Shipston	?	?	There are no sites within Warwick District and those in other districts adjoining are required to meet that districts need. If Pathlow and Shipston are extended, any additional pitches will serve the needs of Stratford District
Land on the Stratford Road going into Warwick	15ha	15	This land is in the ownership of Severn Trent Water and Warwick DC and is currently being considered for employment and Gypsy and Traveller accommodation
Kites Nest Lane	0.9ha	8	This site has been considered both through and outside this process. It is in the Green Belt and has been subject to two refusals of planning permission and subsequent appeals which have been dismissed by a Planning Inspector. This means that the site was not promoted through the Preferred Options and will not be further considered
Land south of A46 and north of Warwick racecourse with existing access allowing traffic to merge into flow	?	?	Unsure of where this is, but could be Budbrooke industrial estate which has no vacancies, common land near the Birmingham Road junction which was previously dismissed due to needing an act of parliament to change its status, or St Marys Land Plantation where access would be an issue, as would proximity to the racecourse
Near A46/M40/B4465 used in new road construction	29.6ha	10	This site was GT20 in our previous consultation but was dismissed due to being in the Green Belt, flood zone 3, Habitat alert site and pond, noise and air quality issues, impact on the water environment, part of Local Wildlife Sites, poor location for facilities/services and no pedestrian access
Vacant land near A46 at end of Watery Lane	8.8ha	10	This site was GTalt24 in our previous consultation but was dismissed due to, whole site being within food zones 3, 3a and 3b suffering permanent flooding, whole site susceptible to surface water flooding, noise and air quality issues, adjoining Sherbourne Conservation Area