

	Parish
Commentary	

	Local Plan Housing Site	Previous Consultation / Publication Reference	Settlement	Parish	Previous Site References	New SHLAA Reference (2014)	Green Field / Belt References	Site Name and Description	SHLAA Form Progress	ha (gross)	Developable Area ha (gross)	Original DA (net) (less than 0.5ha not netted down)
Land off Hodgetts Lane/Burton Green Complainants property	No	VHOSBC Discounted Option (7)	Burton Green	Burton Green PC	BG3*O / R137	R89	BG 6	Land off Hodgetts Lane	SHLAA document updated.	2.18	2.18	1.46

	Updated Gross to Net (Revised Methodology)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)	Capacity Notes / Review
Land off Hodgetts Lane/Burton Green Complainants property	1.64		49	65		35	Site will require substantial environmental screening to the north and west. It is also located within close proximity to existing residential properties. Part of the original option site also included land put forward for development from another interested party.

	Highways and Transport Issues	Environmental Health Issues
Land off Hodgetts Lane/Burton Green Complainants property	Highway Observation: New site access proposed which may be satisfactory.	Although the site is located within close proximity to the HS2 line, noise maps suggest that noise pollution may not be a significant issue in this area.

	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location
Land off Hodgetts Lane/Burton Green Complainants property	Generally high ground water levels in the Burton Green area.	W/13/1409 - General PD - Proposed single storey extension. W/06/0003 - Refusal - Erection of two storey side/rear extension. W/08/0773 - Duplication in Error - Conservatory to the Rear. W/06/0305 - Refusal - Erection of two storey side and rear extension. W/06/07/02 - Granted - Erection of two storey side/rear extension . W/08/0782 - Granted - Erection of rear conservatory . W/08/1461 - Granted - Erection of Rear Conservatory. W/97/0775 - Granted - Erection of a kitchen extension and reconstruction of porch.	Land to the rear of properties off Hodgetts Lane and Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.

	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Configuration / Flooding	SHLAA: Potential Impact
Land off Hodgetts Lane/Burton Green Complainants property	Green Belt. Policy direction supporting limited new housing in the more sustainable village locations.	Site access has been resolved and an agreement is in place regarding the majority of the land detailed in the consultation document.	Impact on residential amenity - site has residential properties on two sides within a relatively small area and is essentially backland development. Development would be out of keeping with the landscape and would require substantial screening.

	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability
Land off Hodgetts Lane/Burton Green Complainants property	Satisfactory	If parts of the site were located within the inset village envelope, it may have some very limited opportunities for residential development, but will require substantial environmental screening and the protection of existing residential amenity.	The owners have expressed a willingness to release the site for development and have agreement in place covering	Potentially achievable subject to overcoming layout and landscaping considerations.

	SHLAA - Timeframes	Employment Land Review	Parish Council Feedback
Land off Hodgetts Lane/Burton Green Complainants property	2024/29	Primarily garden uses.	PC is aware of option. Recognition of potential impact on nearby residential properties.



	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects
<p>Land off Hodgetts Lane/Burton Green Complainants property</p>	<p>Economy ? / Sustainable Transport ++ &amp; - - / Reduce the Need to Travel - / Waste &amp; Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - &amp; - / Built Environment + / Historic Environment ? / Air, Water &amp; Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + &amp; = / Poverty and Social Exclusion + / Crime ?</p>	<p>All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. , Site BG3*O is in close proximity to the proposed HS2 route, which could mean that in the future, new residential properties may be affected by noise, light and air pollution leading to major negative effect. No obvious highways access, as the site is located at the back of third party land and therefore development would not support SA Objective 2 leading to major negative effects. <b>Major negative effects on landscape.</b></p>

	Agricultural Land Evaluation	Overall Greenbelt / Greenfield Parcel Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Sub-Parcel Assessment: Review (MM)
Land off Hodgetts Lane/Burton Green Complainants property	Not assessed.	This parcel plays an important role in maintaining the wider strategic Green Belt around Coventry and has a significant role to play in maintaining the open setting of Burton Green. It is however acknowledged that certain aspects of the parcel have been compromised by residential development.	Medium to High	Not assessed

	Green Belt / Greenfield Sub-Parcel Overall Value Assessment (OVA)	Landscape Character Assessment: Summary	Landscape Sensitivity to Development	Habitat Assessment: Summary
Land off Hodgetts Lane/Burton Green Complainants property	Not assessed	<p>Lies within Land Parcel - BG_10</p> <p>The field boundaries are hedged allowing only glimpsed views into the site of garden sheds and mature trees / vegetation. This zone is on gently sloping ground falling northwards towards the railway line and Nailcote Lane. It comprises a sub-regular pattern of predominantly medium scale mixed farmland within the Ancient Arden landscape. However, evidence remains of the former small scale landscape structure with relic hedgerow trees and individual smaller fields. There is a partially visible settlement edge with properties on both Hodgetts Lane and Cromwell Lane backing onto the zone. The zone includes a working farm and a small number of Grade II Listed buildings and grounds (Nailcote Hall Hotel, Arnold Farmhouse, Barn Range, an unnamed thatched cottage, Cromwell Cottage and Westwood Farmhouse). There are also several scattered field ponds. Tree cover comprises over mature trees on remnant / lost hedgerow lines, small copses and roadside hedgerow trees. Roadside hedgerows are trimmed but the structure is becoming gappy with fewer hedgerow trees. The primary hedgerows such as those adjacent to Public Rights of Way have been lost as well as a number of internal hedges that provided the small scale irregular field pattern associated with Ancient Arden. The loss of these hedgerows has created a relatively open but framed landscape with scattered over mature hedgerow trees punctuating the skyline. The zone has no relationship to the settlement and is part of the wider farmed landscape. Site 7 comprises long narrow strips of land, possibly garden extensions, and pasture/paddocks to the back of properties on Hogetts Lane / Cromwell Lane. The nearest public footpath is via a narrow gap between two garden boundary hedges off Cromwell Lane. The PROW is extremely narrow until you reach the first field, this is appears to be the result</p>	Medium	No major observations - certain hedgerows and vegetation may require protection.

	Habitat Assessment: Value	Site Specific Consultation Headlines	Summary and Conclusions
Land off Hodgetts Lane/Burton Green Complainants property	Low	<p>The following objections to site 7: The construction phases of both HS2 and a housing development would cause an upheaval for many years. Both proposals would financially impact our property. The community would not benefit from the site with regard to the relocation of the village hall as envisaged on Site 1. The rear gardens of the adjacent houses would be overlooked by the new properties. Additional access onto Cromwell Lane would make accessing our property more dangerous. Construction of HS2 will make Cromwell Lane busier, thus exacerbating the danger. Fundamentally, this site creates no new outgrowth of the village as it lies enclosed by boundaries of the existing residential area. It will accommodate new development without changing the character and the qualities of the village. It does not contribute to further ribbon development. It is in the core of the village community within easy walking distance of the existing village hall, the school, the public house, the Tile Hill railway station, and the established nearest Tile Hill shops. It is within 200m of all the bus services that pass through the village, particularly the only service with multiple journeys through the day between Coventry and Balsall Common/Berkswell Rail Station. This site is in close proximity to the National Cycling Network Route to Balsall Common and to Kenilworth and Warwick University that will persist post HS2 Construction. The site is deliverable.</p>	<p>Although technically deliverable, in a central location, and in a pocket of lower landscape value, it is nevertheless a classic backland development with no street frontage. It also does not have the capacity to deliver the type of community hub facilities envisaged on the preferred housing site. Adverse impacts of backland developments can include: a loss of amenity, overshadowing, overlooking, loss of sunlight / daylight, noise, loss of green links / vegetation, visual intrusion, loss of space between buildings, long driveways and difficulties servicing housing (recycling / waste collection etc). It is recognised that site 7 includes multiple land ownerships.</p>

	Local Plan Housing Site	Previous Consultation / Publication Reference	Settlement	Parish	Previous Site References	New SHLAA Reference (2014)	Green Field / Belt References	Site Name and Description	SHLAA Form Progress	ha (gross)	Developable Area ha (gross)	Original DA (net) (less than 0.5ha not netted down)
Burrow Hill Nursery Site	Yes - Allocated Site	VHOSBC Preferred Option (1)	Burton Green	Burton Green PC	BG 1 (DS7) BG4*O/R149	R90	BG 3	Burrow Hill Nursery	SHLAA document updated.	11.7	3.74	2.51

	Updated Gross to Net (Revised Methodology)	Nearby Density Levels (dph)	Capacity (30dph)	Capacity (40 dph)	Capacity (50 dph)	Capacity (Revised)	Capacity Notes / Review
Burrow Hill Nursery Site	2.81		84	100		60	Numbers restricted to space required for community centre, village green and joint-use car parking.

	Highways and Transport Issues	Environmental Health Issues
Burrow Hill Nursery Site	<p>Highway Observation:</p> <p>Access: There are two possible access points into site 2. Access point 1 is on Red Lane where there is already an existing access into the site which is 5.7 metres wide. Access point 2 is on Hob Lane where there is also an existing access into the site which is 3.1 metres wide.</p> <p>Carriageway: Red Lane is 6.4 metres wide and Hob Lane is 5.3 metres wide.</p> <p>Footway: The footway adjacent to access point 1 is 1.2 metres wide with a verge fronting the site 1.8 metres wide. The footway adjacent to access point 2 is 1.1 metres wide with a verge fronting the site 2.4 metres wide.</p> <p>Speed Limits: The speed limit on Red Lane and Hob Lane is 40mph.</p> <p>Visibility Splays: At access point 1, the "Y" distance of 120 metres can be achieved to the left but only 70 metres to the right due to the carriageway alignment. At access point 2, the "Y" distance of 120 metres can be achieved to the right but not to the left due to the carriageway alignment.</p> <p>Sustainability: There are bus stops at the junction of Red Lane and Hob Lane / Cromwell Lane within 250 metres of the site.</p> <p>Conclusion: A speed survey would need to be submitted to allow WCC to consider whether a reduction in the required visibility splays would be acceptable to allow access to be supported.</p>	<p>Potential land contamination will need to be investigated (associated with previous agricultural use). Potential noise issues linked to HS2 and adjacent fairly open field landscape. Detailed discussion required with HSE and utilities company about gas pipeline. Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction &amp; occupation) including monitoring.</p>

	Flooding, Water and Drainage Issues	Site and Planning Application History (part or all of site / 1990-2013)	SHLAA - Location
Burrow Hill Nursery Site	Generally high ground water levels in the Burton Green area. Potential to link discharges to existing water courses.	W/05/0304 - Granted - Change of use of building range from agriculture to equestrian use. W/05/2067 - Withdrawn (invalid) - Erection of replacement buildings. W/06/0053 - Refused - Conversion of one building into offices (B1) and erection of replacement buildings as offices (B1) and associated car parking area	Land located along northern edge of Red Lane and Hobb Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.



	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Configuration / Flooding	SHLAA: Potential Impact
Burrow Hill Nursery Site	Green Belt. Policy direction supporting limited new housing in the more sustainable village locations.	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Previous use and buildings on many parts of the site. Mature trees and hedgerows along frontage. Need to consider development relationship and access to dwellings not included in the potential development area. Long Meadow Farm Grade 2 listed building is immediately to the south of the site.	Significant change in landscape character. Potential loss of hedgerows and trees. May require closure / relocation of business. Landscape impact may be significant.

	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability
Burrow Hill Nursery Site	Need to effectively manage surface water run off / flows, given the site's slightly elevated position. BPA high pressure fuel pipeline cuts across the northern edge of the site. A 3 metre each side of the pipeline easement will be required. Detail approval process will need to be adhered to as part of site development considerations.	Some potential in part, subject to protection of landscape character and vegetation.	The owners have expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout and landscaping considerations.

	SHLAA - Timeframes	Employment Land Review	Parish Council Feedback
Burrow Hill Nursery Site	2014/19	Commercial nursery site.	PC is aware of option. Near school. May provide a hub focus for the village, if able to integrate new village hall and possibly a new village green.

	Sustainability Appraisal: Assessment	Sustainability Appraisal: Significant Effects
Burrow Hill Nursery Site	<p>Economy ? / Sustainable Transport ++ &amp; - - / Reduce the Need to Travel - / Waste &amp; Recycling - / Prudent use of land and Natural Resources - - / Natural Environment and Landscape - - &amp; - / Built Environment + / Historic Environment ? / Air, Water &amp; Soil Quality - - / Climate Change Mitigation - / Climate Change Adaptation (Flood Risk) = / Housing Needs ++ / Local Services and Community Facilities ? / Health and Well Being + &amp; = / Poverty and Social Exclusion + / Crime ?</p>	<p>All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400 m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. If all sites are taken forward this may have a major negative effect on traffic given the small size of the village. Potential for major long-term negative effect on the prudent use of land through the loss of Green belt land on the edge of the village. It has been identified that there is potential for contamination to be present on site BG4*O and as a result there could be major negative effects on SA Objective 9. , BG4*O is within 250 m pf HS2, which could mean that in the future, new residential properties may be affected by noise, light and air pollution leading to major negative effect. <b>Landscape - major negative effects.</b></p>

	Agricultural Land Evaluation	Overall Greenbelt / Greenfield Parcel Assessment: Summary	Greenbelt / Greenfield Assessment: Overall Value Assessment (OVA)	Greenbelt / Greenfield Sub-Parcel Assessment: Review (MM)
Burrow Hill Nursery Site	Not assessed	Strategically important areas of Green Belt which maintains the setting and character of Balsall Heath, Burton Green and Kenilworth. Also have high environmental value.	High	The Sub-parcel is an existing nursery site on the edge of the village and contained by Hob Lane and Red Lane. The site has substantial areas of hardstanding and some built development. The review of the Green Belt boundary could be accommodated within the proposed village inset, with a modest impact on the fundamental aim, essential characteristics and purposes of the Green Belt

	Green Belt / Greenfield Sub-Parcel Overall Value Assessment (OVA)	Landscape Character Assessment: Summary	Landscape Sensitivity to Development	Habitat Assessment: Summary
Burrow Hill Nursery Site	Low to Medium	<p>Lies within LCP BG_09.</p> <p>This zone is on sloping ground which rises to the north towards Hob Lane. It comprises a regular pattern of small / medium scale pastoral farmland within the Ancient Arden landscape. Development adjacent to the zone comprises the local primary school and individual properties set within large landscaped gardens / grounds on the edge of woodland. Tree cover comprises tree belts, overgrown hedgerows with dense tree cover including over mature oak and groups of field trees which may be part of former ancient woodland and as such should be safeguarded. Hedgerow management is varied, the structure is becoming gappy and has been replaced by post and rail fencing and a couple of hedgerow lines have been lost. There are two PRoWs in the western part of the zone – K4 and K6 which is not easily accessible and has part of the route blocked, impeding further progress. The zone is enclosed with only occasional glimpses of individual properties. The zone has no relationship to the settlement and is part of the wider farmed landscape. Northern corner (currently occupied by a garden nursery) would be suitable for development in order to link the two parts of the village which currently feel detached. Remainder of the zone is considered unsuitable due to the good condition of the Ancient Arden landscape, particularly the woodland and individual field trees.</p>	Medium	No major observations - current use on site - certain hedgerows, trees and vegetation may require protection.

	Habitat Assessment: Value	Site Specific Consultation Headlines	Summary and Conclusions
Burrow Hill Nursery Site	Low	<p>A relatively large single development on the edge of the village would be isolated and bring little benefit to the existing community. The location should be noted is one of the highest points in Burton Green and therefore any development would have the highest visual impact on the landscape. Potentially impacted by HS2.</p> <p>Development of the site would create a new heart for the village by bring the local facilities together whilst avoiding urbanisation with Coventry and would alleviate some parking problems associated with the school and greenway. Provide a much needed focus for the village. New housing stock for young families. Will create more of a village community feel by creating a cluster of homes and a local store. Many young families feel their needs and views are under-represented and would be in favour of new development. The Burton Green 'Blogspot' shows that 84% of residents are in favour of the preferred site.</p>	<p>Potential for development in part subject to protection of landscape character and vegetation. Provides an option to connect two parts of the village together and provide space for a new community hall, village green and car parking for the hall and nearby school.</p>