

RefID 41: Land North of Spring Lane and Cut Throat Lane, Hockley Heath

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

Ref ID	41
Site Name	Land North of Spring Lane and Cut Throat Lane, Hockley Heath
Address	Land North of Spring Lane and Cut Throat Lane, Hockley Heath
District	SDC
Source	Call for Sites
Original reference	
HELAA part A outcome	Further Assessed
HELAA part B score (lower scores are more favourable)	66.03
Site remains in consideration for SWLP	Yes
Site forms part of proposed Strategic Growth Location	SG24
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	12.37 hectares	Green	N/A	N/A
Proposed use	"Housing/Residential"	Green	N/A	N/A
Spatial Growth Strategy priority areas	0% of site in priority area 1 0% of site in priority area 2 100% of site in priority area 3	N/A	0.40	6.40
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 1% of site in area with moderate contribution to Green Belt purposes 99% of site in area with weak contribution to Green Belt purposes	N/A	0.70	6.30
Brownfield / Greenfield		Amber	1.00	9.00
Ownership and willingness to develop		Green	0.00	0.00
Viability and deliverability		Green	0.00	0.00

Minerals sites / allocations	0% of site within 100m of minerals sites or allocations	Amber	0.00	0.00
Minerals safeguarding areas	7% of site within minerals safeguarding area		0.50	0.50
Employment Land Study	N/A	N/A	0.00	0.00

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	0.33	0.33
Flood Zones 2 and 3	0% of site within Flood Zones 2 and 3	Green	0.00	0.00
Surface Water Flooding	14% of site in area subject to Surface Water Flooding	Amber	0.50	1.50

A well-designed and beautiful South Warwickshire

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 17% of site intersecting with LDU with moderate visual sensitivity 83% of site intersecting with LDU with low visual sensitivity 0% of site intersecting with LDU with very low visual sensitivity 0% 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 21% of site within 500m of rural listed buildings	Amber	1.00	2.00
Conservation Areas	0% of site within 25m of a Conservation Area	Green	0.00	0.00
Scheduled Monuments	0% of site within 100m of urban scheduled monument 0% of site within 500m of rural scheduled monument	Green	0.00	0.00
Registered Parks and Gardens	0% of site within 25m of a Registered Park and Garden	Green	0.00	0.00
Registered Battlefields	0% of site within 500m of a Registered Battlefield	Green	0.00	0.00
Heritage Assessment	Site in area not covered by Heritage Assessment	N/A	0.50	1.00

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
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Education	Primary offered by promotor: No Secondary offered by promotor: No Approx capacity would support new primary: No Approx capacity would support new secondary: No 0% of site within 800m of existing primary 0% of site within 1.5km of existing secondary	N/A	1.00	4.00
Air Quality Management Area	0% of site within AQMA	N/A	0.00	0.00

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: No score Proposed use not required to be adjacent to settlement: No score Individual sites within or adjacent to settlement: No score Individual sites adjacent to neighbouring settlement: Green 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: Amber Grouped sites within or adjacent to non-resi location: No score	Green	0.00	0.00
Connectivity	Connectivity to adjacent settlement (A-E): Not adjacent to a settlement	N/A	1.00	9.00
Accessibility to local services	Accessibility grade (0-5 categories of local facility within 800m of adjacent settlement edge): Not adjacent to a settlement	N/A	1.00	6.00
Transport Assessment	Site intersects with South Warwickshire settlement: 0 Site intersects with area rated Green: 0 Site intersects with area rated Green-Amber: 0 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: 1	N/A	1.00	6.00

A biodiverse and environmentally resilient South Warwickshire

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	3% of site within 25m of ancient woodland	Amber	0.50	3.00
Local Wildlife Sites	5% of site within 25m of Local Wildlife Site	Amber	0.50	3.00

Potential Local Wildlife Sites	15% of site within 25m of Potential Local Wildlife Site	N/A	0.50	2.00
Baseline Habitat Value	3% of site intersecting with area with baseline habitat score >80 96% of site intersecting with area with baseline habitat score 40-80	N/A	0.75	3.00
Agricultural Land Quality	0% of site intersecting with area of Grade 1 or 2 agricultural land 100% of site intersecting with area of Grade 4 or 5 agricultural land, or land in non-agricultural use	N/A	0.00	0.00