ADDENDUM

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Contract	South Warwickshire authorities L2 SFRA
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Subject	Level 2 SFRA Addendum - Regulation 19 sites update

1 Introduction

Following completion of the South Warwickshire Level 1 Addendums (Stratford-on-Avon DC and Warwick DC) and Level 2 SFRA, additional sites have been considered for allocation in the Local Plan, as part of the Regulation 19 Consultation. In addition, some sites which were previously assessed within the SFRA have seen changes in site boundary, leading to the site area increasing or decreasing.

This Addendum to the South Warwickshire Level 2 SFRA aims to:

- Undertake flood risk screening of the latest version of sites (July 2026) being considered for allocation in the Regulation 19 Consultation, to identify whether they are at high, medium or low flood risk.
- Comment on the flood risk implications for sites which were assessed as part of the Level 2 SFRA up to the end of May 2026 and have subsequently undergone changes.
- Identify any more recently included sites which are at high flood risk and therefore will require further assessment in future.

1.1 Approach

All sites were screened for fluvial, surface water and groundwater flood risk using the same approach as previously assessed sites in the Level 2 SFRA (see Section 5.1 of the South Warwickshire Level 2 SFRA Main Report for full details of the methodology). The outputs are shown in Appendix 2.1.

The boundaries of sites being considered as part of the Regulation 19 Consultation were compared against sites previously assessed as part of the Level 2 SFRA in May 2026. It should be noted that only sites being considered for allocation as housing or employment use were included in the assessment. Therefore, 'Areas of Restraint' (DS17) and biodiversity areas linked to strategic site allocations were not included.

Appendix B provides the full overview of changes in the sites previously assessed in detail in the Level 2 SFRA, as well as new sites, the implications for flood risk and any future

Level 2 SFRA assessments which may be required. Section 2 provides a summary of the key findings.

2 Summary of findings

2.1 Sites previously assessed in Level 2 SFRA

Of the sites assessed in detail within the May 2026 Level 2 SFRA, the following sites have seen significant increases in site area which would benefit revision of the Level 2 SFRA site assessment:

- Strategic sites (4):
  - SG04 - South of Kenilworth Group
  - SG05 - East of Lillington Group
  - SG19 - Stratford-upon-Avon South
  - SG20 - North and East of Bidford-on-Avon
- Non-strategic sites (1):
  - STR3.a – Stratford A46

2.2 Additional sites not previously assessed

Of the additional sites being considered for allocation which were not previously assessed in the May 2026 Level 2 SFRA, the following sites may require further assessment as part of the Level 2 SFRA.

- Strategic sites (3):
  - COV.5 - Whitley South, south of Coventry
  - COV.4 – Gateway South, south of Coventry
  - COV.3 – South of Coventry (Kings Hill)
- Non-strategic sites (25):
  - WAR.6 - Land East of M40 J15, Longbridge 1
  - GAY.10 - Land East of Banbury Road, Gaydon
  - HAR.1 - Land off Bush Heath Lane and Temple End
  - KIN.1 - Land West of Southam Road
  - SHI.1 - Land north of Darlingscote Road
  - KEN.6 - Land off Princes Drive, Kenilworth
  - LMV.2 - Glebe land, Long Marston
  - STR.6 - South of Alcester Road, Stratford-upon-Avon
  - TYS.2 - Herbert's Farm, Saddledon Street, Tysoe
  - WEL.7 - East of Warwick Road, Wellesbourne
  - WEL.8 - East of Kineton Road

- BRA.2 - James 425e Sutton Lane, west side rear of Blakes Close, Lower Brailes
- HAR.2 - Land North of Chesterton Road/ Temple End
- SHI.7 - Land off Darlingscote Road, Shipston-on-Stour, Warwickshire - Variant
- SOU.4 - West of Banbury Road, Southam (retained from SDC Core Strategy)
- WAR.14 - Land at Stratford Road, Warwick (retained from WDLP)
- COV.6 - University of Warwick Main Campus
- MEO.3 - Meon Vale Local Green Spaces
- LEA.9 - Althorpe Street, Leamington Spa
- WAR.3 - St Mary Lands, Warwick
- BIS.4 - Tachbrook Country Park, Bishop's Tachbrook
- WAR.12 - South of Harbury Lane
- WHI.3 - Whitnash East
- WAR.11 - Former Ambulance Station, Montague Road
- LEA.7 - Court Street

A Flood risk screening of Regulation 19 sites

B Summary of Regulation 19 sites and sites assessed in the Level 2 SFRA