



South Warwickshire Housing and Economic Land Availability Assessment (HELAA)

Methodology and Summary of Results as at the Publication Consultation (Regulation 19)

August 2026

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1. Introduction

- 1.1. The South Warwickshire Housing and Economic Land Availability Assessment (HELAA) is a method for assessing potential development sites for their suitability, which has developed in detail from the broad framework set out in the [2022 Coventry and Warwickshire Sub-Regional HELAA methodology](#).
- 1.2. The HELAA aims to:
 1. Identify sites and broad locations with development potential (housing, economic or other);
 2. Assess their potential for development in terms of:
 - 1.3. Their availability for development and whether they can be brought forward as locations for housing, economic or other forms of development;
 - their suitability to accommodate development, taking into consideration their context, constraints and policy designations;
 - their achievability in terms of market desirability and viability for development.
- 1.4. Sites that are identified through the HELAA are assessed as to whether they could be developed. The assessment does not make a judgement whether they should be developed. Assessment does not allocate land for development, nor does it determine the acceptability of development on any site.
- 1.5. The HELAA forms a part of the SWLP evidence base and sites identified as being developable will need to be considered further in the light of additional evidence. It will also assist by quantifying the availability of land for housing, economic and other development.
- 1.6. In November 2024, the SWLP Team undertook the first HELAA assessment to inform the Preferred Options consultation. A HELAA re-run was then undertaken in January 2026, taking into account additional evidence and updated GIS datasets, including flood risk data and Local Wildlife Sites, to inform the Regulation 19 Publication Consultation. This ensured that the Plan was supported by a robust and up-to-date evidence base.

HELAA part A and HELAA part B

- 1.7. The site assessment portion of the South Warwickshire HELAA is formed of two parts. Part A is intended to sift out those sites subject to significant constraints to development, for which mitigation would not be possible or would be very difficult to achieve. Sites which are not sifted out in Part A progress through to Part B. This part assesses a wide range of constraints, taking a more holistic view of the relative merits of the site as a whole.
- 1.8. The methodologies utilised are set out in this document. Additionally, a description is provided where an interpretation of the methodology has been required, or where the methodology omitted to describe how certain circumstances should be graded. Such additional information is found throughout this document under the heading “Interpretation”.

Changes to the HELAA part A methodology

Changes made in November 2024

1.9. A methodology for HELAA part A was first endorsed by the Joint Cabinet / Executive Committee on 10 March 2022. Having implemented this methodology, officers conducted a “sense check” of the results, which highlighted some potential issues. Consequently, the methodology was amended as regards three constraints:

- Agricultural Land Quality
- Potential Local Wildlife Sites
- Surface Water Flooding

1.10. Details of the changes can be found in Section 2 of this report. These changes were endorsed by the Joint Cabinet / Executive Committee on 1st August 2024.

1.11. The previously published [HELAA part A methodology](#) was then partially superseded. An amended methodology was presented in the HELAA Methodology and Results at Preferred Options document in November 2024 for the Preferred Options Consultation.

Changes made in January 2026

1.12. The SWLP Team undertook a HELAA re-run in January 2026. There were no changes to the HELAA Part A assessment methodology used for the Preferred Options assessment in November 2024, including the assessment criteria and thresholds. Instead, the sites were reassessed using updated datasets for the following constraints:

Constraint	Preferred Options (2024)	HELAA Re-run (2026)
Flood Zone 2 and 3	2023 Environment Agency dataset	2025 Environment Agency dataset (most up-to-date available at the time of the HELAA Re-run)
Flood risk (surface water)	2023 Environment Agency dataset	2025 Environment Agency dataset (most up-to-date available at the time of the HELAA Re-run)
Local Wildlife Sites and Potential Local Wildlife Sites	2022 NCAP Warwickshire Wildlife Trust dataset	2025 NCAP Warwickshire Wildlife Trust dataset (most up-to-date available at the time of the HELAA Re-run)

1.13. Following the updated HELAA re-run, changes were identified in the assessment outcomes compared with the 2024 HELAA Part A assessment. For example, the Environment Agency's updated surface water flood modelling methodology produced different surface water flood extents compared with the 2023 dataset, which resulted in changes to the HELAA Part A assessment outcomes compared with the Preferred Options assessment.

1.14. Consequently, some sites that were previously sifted out in the 2024 HELAA assessment have now passed HELAA Part A and been taken forward for further assessment in HELAA Part B. Conversely, some sites that were previously taken forward for further assessment have been sifted out following the January 2026 HELAA Re-run.

2. HELAA part A methodology

2.1. Sites are assessed under the following three headings:

- Suitability – The “suitability” section has been sub-divided into two parts:
 - Location/ Site attributes - focused on sifting out unsuitable sites based on site size, location and the proposed use of the site;
 - Policy designation – This section used a desk-based assessment, predominantly with the use of the ArcGIS Pro Software to identify whether a site falls within or is adjacent to any policy designations;
- Availability – Determined whether the site is likely to be available based on the information available;
- Achievability – Assessed through best judgement on the economic viability of a site and its desirability to be delivered within particular market conditions.

2.2. A “Red/Amber/Green” approach (RAG) has been applied to determine the score of the sites. Sites with absolute constraints that cannot be mitigated are scored “Red”. Sites with constraints that have the potential to be mitigated are scored “Amber”. Sites with the least impact from constraints are scored “Green”.

2.3. Sites scoring one “Red” or more are considered unsuitable for development and sifted out. Sites scoring “Amber” or “Green” on all constraints are further assessed in HELAA part B.

2.4. Throughout this methodology, the following thresholds are used when determining how much of a site falls within a given constraint:

Table 2a: HELAA Part A criteria definitions

Terminology	Threshold
Wholly within	100% of the site lies within this constraint
Substantially within	50% or more of the site
Partially within	Greater than 0% but less than 100% of the site
Is not within	0% of the site

Suitability

Site / Location attributes

- 2.5. This first section of the 'suitability' criteria is designed to quickly sift out locations and sites, which by reason of their size, location (in relation to existing settlements) or purpose (in the case of 'call for sites' submissions only) are considered unsuitable. Any 'red' assessments in this stage will result in the location/site being removed from the process with no further assessment.

Site size

Table 2b: Site size

RAG rating	Site size
Red	Site less than 0.4 ha and deemed unlikely to be able to accommodate 10+ dwellings
Amber	Site less than 0.4 ha but may be capable of accommodating 10+ dwellings
Green	Site greater than 0.4 ha

- 2.6. Red categorisation in this case would result in the site being assessed no further.

Interpretation

- 2.7. Sites smaller than 0.4 ha which were located in urban areas (main towns and Main Rural Centres) were graded Amber to reflect the higher densities that are possible in these locations. Sites smaller than 0.4 ha which were not located in urban areas (i.e. in smaller settlements, or in other rural locations) were graded Red, as small sites in these locations are unlikely to accommodate 10+ dwellings.

Site purpose

Table 2c: Site purpose

RAG rating	Purpose (Call for Sites submissions only)
Red	Site put forward for protection – i.e. no change from its existing state.
Amber	N/A
Green	Site put forward for development potential

- 2.8. Red categorisation in this case would result in the site being assessed no further. The site will be removed from the process as unsuitable, given that the purpose of the assessment process is to assess potential for development. Where the same land (either as a whole or in part) has been put forward under a separate submission for its development potential, that submission will be assessed in line with this assessment methodology.

Site location

Table 2d: Site location

RAG rating	Site Location
Red	The site is located in the open countryside, divorced from existing settlements (in itself and in combination with other sites), and is not of sufficient size to consider a new settlement in itself or in combination with adjacent available sites.
Amber	The site is not within or immediately adjacent to an existing settlement, but in combination with other potentially available sites could become an extension to an existing settlement or become part of a new settlement.
Green	The site is within or immediately adjacent to an existing settlement OR The site is remote from existing settlements but could be of sufficient size to create a new settlement (minimum 200ha ¹)

2.9. Red categorisation in this case would result in the site being assessed no further. The site will be removed from the process as unsuitable.

Interpretation

2.10. Details of how this criterion was interpreted and assessed can be found in [Appendix 1](#) of this document.

Policy Designations and Site Constraints

National policy designations

Table 2e: National policy designations

RAG rating	Green belt	Area of Outstanding Natural Beauty (AONB)	Registered Park and Gardens
Red	N/A	The site is wholly or substantially ² within the designated AONB -	The site is wholly or substantially within a registered park and garden.
Amber	The site is wholly or substantially within the designated green belt	The site is directly adjacent to the AONB	The site is directly adjacent to a registered park or garden
Green	The site is wholly outside of the designated green belt and not directly adjacent to it	The site is wholly outside of the designated AONB and not adjacent to it	The site is not within or adjacent to a registered park or garden.

2.11. Sites which fully or partially fall within the green belt, will not be automatically removed from the assessment process at this stage. The green belt is a restrictive policy constraint that will need to be carefully assessed as part of the overall development strategy of the SWLP. This will further inform whether any locations or sites within the greenbelt should be developed.

¹ Based on other 'garden village' schemes both within and beyond South Warwickshire. The scale of any new settlement must however be linked also to 'achievability' criteria.

² Substantially is considered to be 50% or more of the gross area.

The purpose of the HELAA is to assess only whether sites could be developed, and not whether they should.

2.12. Areas of Outstanding Natural Beauty are also highly restrictive. Sites which are indicated as red in these criteria may not be assessed further. Any sites within a registered park or garden would also be removed from the process as unsuitable.

Interpretation

2.13. Green Belt: Sites where any part of the site area fell within the Green Belt were graded Amber. Sites with no part falling within the Green Belt were graded Green. No attempt was made to identify sites adjacent to the Green Belt. This approach is justified because it is not considered that development adjacent would negatively impact the NPPF's 5 purposes of Green Belt.

2.14. AONB: Adjacency to the AONB was determined by establishing a 1km buffer from the AONB edge. Sites falling partially or wholly within this buffer distance were considered 'adjacent' to the AONB. The large buffer distance is justified by the visual sensitivity of this designation.

2.15. Registered Parks and Gardens: A 25m buffer was established around each Registered Park and Garden. This distance is justified to account for potential harm to the designated area from development in close proximity, and determines which sites are considered 'adjacent'. The RAG ratings were determined with regard to the designation plus buffer, rather than the designation alone. Sites with between 0-50% site area falling into this designation or its buffer were graded Amber.

Ecological designations

2.16. Each of the following ecological designations is assessed in turn:

- European Wildlife Site
- National Wildlife Site
- SSSI
- Special Protection Area (SPA)
- Local Wildlife Site
- Ancient Woodland

Table 2f: Ecological designations

RAG rating	Criteria
Red	Site wholly within an area with this designation
Amber	Site partially within and/or immediately adjacent to an area with this designation
Green	Site does not include any land within this designation, nor is it immediately adjacent to it.

2.17. Red categorisation in one or more of the above criteria would result in the site being assessed no further. The site will be removed from the process as unsuitable.

Methodology changes

- 2.18. The HELAA part A methodology originally treated Potential Local Wildlife Sites (PLWS) in the same way as the other ecological designations listed above.
- 2.19. Potential Local Wildlife Sites are sites with nature value (as indicated through habitat / flora / fauna and or landscape connectivity evidence), that have not yet undergone a comprehensive Local Wildlife Site Survey.
- 2.20. As Potential Local Wildlife Sites have no formal designation or protection, it is considered that ruling a site out on this basis alone would not be justified. As such, the methodology was adjusted, by moving assessment of Potential Local Wildlife Sites to HELAA Part B. This change enables a more balanced consideration of this constraint against other factors.

Interpretation

- 2.21. A 25m buffer was established around each designation. This distance is justified to account for potential harm to the designated area from development in close proximity, and determines which sites are considered 'adjacent'. The RAG ratings were determined with regard to the designation plus buffer, rather than the designation alone.
- 2.22. South Warwickshire does not have any areas of land designated as European Wildlife Sites, National Wildlife Sites or Special Protection Areas.

Land Constraints

Table 2g: Land Constraints

RAG rating	Flood risk – Flood Zones 2 and 3	Flood risk – Surface Water Flooding	Brownfield / greenfield	Minerals and waste
Red	Site is wholly or substantially within Flood Zones 2 or 3	Site is wholly within an area subject to surface water flooding	N/A	The site is wholly or substantially within a minerals and waste allocation.
Amber	Site is partially within Flood Zones 2 or 3	Site is partially within an area subject to surface water flooding	The site is wholly or substantially comprised of land that has not been previously developed (greenfield)	The site is within a minerals and waste safeguarding area
Green	The site is wholly outside of Flood Zones 2 and 3	The site is wholly outside of an area subject to surface water flooding	The site is wholly or substantially comprised of previously developed land (brownfield)	The site is not within a minerals and waste allocation or safeguarded area

Methodology Changes

- 2.23. Flood Zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and Flood Zone 3 areas more likely to flood. Flood Zones relate to flooding from

the sea and rivers, while surface water flooding relates to rainwater that cannot adequately drain away.

- 2.24. The HELAA part A methodology originally treated surface water flooding consistently with Flood Zones 2 and 3. Sites were graded Red if “a site is wholly or substantially within flood zones 2 or 3 or subject to surface water flooding”, i.e. 50% or more of the site area fell within either constraint.
- 2.25. It is considered that surface water flooding has the potential to be more easily mitigated using Sustainable Drainage Systems (SuDS) compared to flooding from rivers. As such it is considered appropriate to vary how flooding from each source is treated in the HELAA Part A assessment. As such, for surface water flooding, sites were graded Red only when 100% of the site was subject to surface water flooding. No change was made to the assessment of Flood Zones 2 and 3.
- 2.26. Agricultural Land Quality is a measure which reflects climate, topography and soil characteristics for agricultural purposes. Land is graded 1-5, with land in grades 1, 2 and 3a being considered “Best and Most Versatile”. South Warwickshire has no grade 1 agricultural land. Swathes of grade 2 land can be found, particularly in a band approximately following the Avon valley, from Bidford-on-Avon to Stratford-upon-Avon and Warwick; and between Leamington Spa, Kenilworth and the area to the South of Coventry.
- 2.27. The HELAA part A methodology originally assessed Agricultural Land Quality alongside other land constraints. The methodology included a Red score for sites “comprised wholly or substantially of the highest quality agricultural land within Grades 1 and/or 2”. Sites scoring Red would be sifted out and not further assessed.
- 2.28. Recognising the importance of assessing Agricultural Land Quality, it is considered more appropriate to move this assessment to HELAA Part B, to allow for a balanced assessment of a site’s relative merits, rather than automatically ruling out sites within the higher agricultural land classification even though they may be in sustainable locations.

Interpretation

- 2.29. Flood Zones 2 and 3 were considered together as a single constraint.
- 2.30. Assessment of whether a site was substantially greenfield or brownfield was made with reference to the [NPPF’s definition](#) of “Previously Developed Land”. Assessment was carried out using a combination of information supplied by site promoters, information from previous site assessment exercises, and visual reference to satellite images.
- 2.31. No data on waste allocations or sites was available, so these were not assessed at this stage. Waste safeguarding areas do not exist.
- 2.32. A 100m buffer was established around minerals allocations and sites. This is justified to account for the impact of such workings on neighbouring development. The RAG ratings were determined with regard to the designation plus buffer, rather than the designation alone. Sites with between 0-50% falling into a minerals and waste allocation or its 100m buffer were graded Amber, and with >50% in the allocation or its buffer were graded Red.
- 2.33. No buffer distance was used for minerals safeguarding areas. Sites with between 0-100% falling into a minerals safeguarding area were graded Amber.

Heritage Constraints

Table 2h: Heritage Constraints

RAG rating	Heritage Assets
Red	The location / site is likely to have a significantly detrimental impact on a heritage asset and its setting, for which no mitigation can be envisaged.
Amber	The location / site includes a designated heritage asset, for which further assessment is required. OR the location / site is in relatively close proximity ³ to a designated heritage asset, and assessment of impact on the setting of that asset would require further assessment
Green	The location / site does not include any designated heritage assets, and it is unlikely to directly impact upon the setting of any heritage assets.

2.34. Note for assessors: Note heritage asset(s) and whether within the site or the relative in proximity to the site. Heritage assets could include the following: listed buildings, conservation areas, scheduled monuments, archaeological interest, or local heritage assets.

Interpretation

2.35. The following types of heritage assets were assessed, for which suitable mapping information was available:

- Listed Buildings
- Conservation Areas
- Scheduled Monuments
- Registered Battlefields

2.36. Listed Buildings, Scheduled Monuments, Registered Battlefields: Where the heritage assets fell wholly within an urban area (main towns and Main Rural Centres), a 100m buffer was used. Where the asset fell partly or wholly outside of urban areas, a 500m buffer was used. These buffer distances are justified to reflect the longer views typical in rural areas, where development has the potential to impact on the setting of a heritage asset.

2.37. Sites which intersect with a heritage asset or its buffer scored Amber. No Red scores were awarded as there was insufficient information available to justify sifting out a site at this stage.

2.38. Conservation Areas: A 25m buffer was established around each Conservation Area. This distance is justified to account for potential harm to the designated area from development in close proximity. The buffer distance is smaller than other heritage assets reflecting that Conservation Areas tend to reflect built areas. Sites with any part of the site area falling into a Conservation Area or its buffer were graded Amber. Other sites were graded Green.

³ A degree of judgement will need to be employed in assessing the relative proximity of the asset. The actual proximity of any potential development location and its relevance to the asset is likely to vary dependent on the type of heritage asset, and the type and scale of development that may be envisaged.

Availability

Table 2i: Ownership and willingness to develop

RAG rating	Ownership and willingness to develop
Red	Site is in multiple ownerships, with no clear indication of willingness to work together or sell.
Amber	Site in multiple ownerships/tenancies but landowners have expressed willingness to sell. Any barriers to availability (i.e. operational requirements or tenancies) may be overcome.
Green	Site in single ownership, where the landowner has expressed intention to sell, or the land is already under the control of a developer

Interpretation

2.39. Sites where this information was not available were graded Amber.

Achievability

Table 2j: Viability and deliverability

RAG rating	Viability and deliverability
Red	Development costs, market conditions and / or constraints are likely to make delivery unviable
Amber	Site constraints and associated additional development costs may potentially be mitigated to make development viable.
Green	No foreseen extraordinary development costs or constraints. Market conditions appear favourable.

2.40. List potential constraints to 'achievability' (e.g. major infrastructure within / close to the site; such as HS2, or pressurised gas pipes etc; or known contamination).

Interpretation

2.41. Sites where this information was not available were graded Amber.

3. HELAA part B methodology

- 3.1. The approach in HELAA part B is notably different to part A. While part A sifted out sites subject to significant constraints, part B part aims to achieve a balanced assessment of each site's relative merits as a whole.
- 3.2. Most of the constraints considered in part A also feature in part B – after the most severely constrained sites have been sifted out, it is necessary to consider the range of lesser harm seen in those sites which remain. Part B also brings in consideration of a wide range of other constraints which were not assessed in part A. Also featuring in part B is consideration against the Priority Areas established in the [SWLP Emerging Spatial Growth Strategy](#).
- 3.3. The constraints are presented in groups to reflect key aspects of the Vision of the SWLP including the 5 overarching principles:
 - Meeting South Warwickshire's Sustainable Development Needs
 - A climate resilient and Net Zero Carbon South Warwickshire
 - A well-designed and beautiful South Warwickshire
 - A healthy, safe and inclusive South Warwickshire
 - A well-connected South Warwickshire
 - A biodiverse and environmentally resilient South Warwickshire
- 3.4. The evidence used in HELAA part B is wide ranging, and comes in a variety of formats. It is necessary to unify these formats into a single numeric score, to allow for consistent handling of constraints. Scores range between 0 and 1, where:
 - 0 = least harm / most favourable;
 - 1 = most harm / least favourable.
- 3.5. In some cases, the constraint scores are in regular steps from 0 to 1 (where the level of harm is genuinely on a scale from no harm to full harm). In other cases where there is a 'natural break', there is a gap in scores e.g. 0 for no harm, and then regular steps from 0.5 to 1 (where even the lowest level of harm is notably 'worse' than no harm).
- 3.6. Constraint scores are weighted to reflect their relative importance in site selection decision making. Weighting is made up of two aspects:
 - The relative potential for harm;
 - The relative potential for mitigation.
- 3.7. For some constraints, the most severely constrained sites have already been sifted out in HELAA part A. The harm weighting aims to reflect the residual potential harm.
- 3.8. The highest weighting factors are reserved for the Spatial Growth Strategy Priority Areas, to reflect that these are fundamental to the success of the plan.

Table 3a: Potential harm weighting factors

Potential harm	Weighting factor
Spatial Growth Strategy Priority Areas	4
Significant harm	3
Moderate harm	2
Minimal harm	1

Table 3b: Potential for mitigation weighting factors

Potential for mitigation	Weighting factor
Spatial Growth Strategy Priority Areas	4
Significant mitigation is likely to be required, or mitigation is very difficult to achieve	3
Moderate mitigation is likely to be required	2
Minimal mitigation is likely to be required, or mitigation is easily achieved	1

3.9. The harm and mitigation factors for each constraint are multiplied together to give a combined weighting factor between 1 and 16.

3.10. Constraint scores (0-1) are then multiplied by the combined weighting factor to give a weighted constraint score.

3.11. Weighted constraint scores for all the constraints affecting a site are added together, to provide a single overall score for each site.

3.12. Scores closest to zero are more favourable. Scores are not “out of” a particular number, but higher scores are less favourable.

3.13. When considering how HELAA part B scores influence site selection decision making, it is important to note that:

- *Scores are not decisions; they are a tool to inform decision making.*

3.14. There remains a level of planning judgement and bigger picture thinking to factor in. There may well be good planning reasons to include some poorly scoring sites, or exclude better scoring sites.

3.15. Following the updates to HELAA Part A, the HELAA Part B scores from the Preferred Options assessment changed following the HELAA re-run in 2026, as additional evidence and more up-to-date GIS datasets were taken into account during the assessment process.

3.16. The 2026 HELAA Re-run factored in the following new evidence and assessed sites against the following new or updated constraints:

- **New Evidence**— Green Belt Review Stage 2
- **Updated Constraints** - The two Air Quality Management Areas (AQMA) in Studley and Stratford-upon-Avon were revoked and were therefore excluded when assessing sites against this constraint. Further details are set out in a later section.

- **Updated GIS Datasets** - as described in HELAA Part A, including:
 - Flood Zones 2 and 3
 - Surface water flooding
 - Local Wildlife sites

Meeting South Warwickshire's Sustainable Development Needs

Spatial Growth Strategy Priority Areas

Table 3c: Spatial Growth Strategy Priority Areas

Criteria	Constraint score
>=50% in Priority 1	0.00
>0% in Priority 1	0.10
>=50% in Priority 2	0.20
>0% in Priority 2	0.30
>=50% in Priority 3	0.40
>0% in Priority 3	0.50
0% in Priorities 1-3	1.00

3.17. Scoring is carried out step by step from Priority 1 to 3, with the best score working through the criteria determining the constraint score for each site.

3.18. There is a "natural break" in the criteria, with sites in any of the priority areas being markedly preferable to sites outside of these areas. This is reflected in the constraint scores which move in equal steps from 0 to 0.5, before jumping to 1 for sites outside the priority areas.

Green Belt Review Stage 1 and 2 results

Table 3d: Green Belt Review Stage 1 and 2 results

Criteria	Constraint score
>=50% in "strong contribution" area	1.00
>0% in "strong contribution" area	0.90
>=50% in "moderate contribution" area	0.80
>0% in "moderate contribution" area	0.70
>=50% in "weak contribution" area	0.60
>0% in "weak contribution" area	0.50
100% in non-Green Belt area	0.00

3.19. During the Preferred Options Consultation stage, sites were assessed using the Green Belt Review Stage 1 results. The [Green Belt Review Stage 1](#) assesses the contribution of different areas of land parcels and broad areas to the five purposes of the Green Belt set out in the NPPF.

3.20. It should be noted that the **Green Belt Review Stage 1 was updated in April 2026** to reflect changes to national Green Belt policy, in particular the introduction of the concept of Grey Belt. This supersedes the previously published Stage 1 Review (October 2024). The HELAA Re-run 2026 was updated to reflect this revised evidence.

3.21. As the preparation of the Local Plan progressed, additional evidence became available, including the **Green Belt Review Stage 2**. The HELAA Re-run 2026 was updated to take this additional evidence into account.

3.22. The [Green Belt Review Stage 2](#) assessed the contribution of individual sites being considered for allocation in the South Warwickshire Local Plan (SWLP) to the five purposes of the Green Belt set out in the NPPF, including strategic sites, non-strategic residential sites and non-strategic employment sites.

- 3.23. For the HELAA Part B assessment of this constraint, consideration is first given to whether Stage 2 results are available for a site. Where Stage 2 results are not available, the relevant Stage 1 results are used instead. Where more than one Green Belt assessment applies to a site, the highest (most restrictive) Green Belt contribution is used to determine the final constraint score.
- 3.24. Scoring is carried out step by step in the order presented in the table above, with the worst score working through the criteria determining the constraint score for each site.
- 3.25. There is a “natural break” in the criteria, with sites outside of the Green Belt being markedly less harmful than sites within the Green Belt. This is reflected in the constraint scores which move in equal steps from 1 to 0.5, before jumping to 0 for sites outside the Green Belt.

Brownfield / Greenfield

Table 3e: Brownfield / Greenfield

Criteria	Constraint score
>=50% site comprised of greenfield land	1.00
>=50% site comprised of brownfield land	0.00

- 3.26. This assessment utilises the assessment carried out for HELAA part A. Assessment of whether a site was substantially greenfield or brownfield was made with reference to the [NPPF's definition](#) of “Previously Developed Land”. Assessment was carried out using a combination of information supplied by site promoters, information from previous site assessment exercises, and visual reference to satellite images.

Viability and Deliverability

Table 3f: Viability and Deliverability

Criteria	Constraint score
Development costs, market conditions and/or constraints are likely to make delivery unviable	1.00
Site constraints and associated additional development costs may potentially be mitigated to make development viable.	0.50
No foreseen extraordinary development costs or constraints. Market conditions appear favourable.	0.00

- 3.27. This assessment utilises the assessment carried out for HELAA part A. Sites where relevant information was not available were graded Amber and thus score 0.5.

Minerals sites / allocations

Table 3g: Minerals sites / allocations

Criteria	Constraint score
>=25% in minerals site or 100m buffer	1.00
>0% in minerals site or 100m buffer	0.50
0% in minerals site or 100m buffer	0.00

- 3.28. A 100m buffer was established around minerals allocations and sites. This is justified to

account for the impact of such workings on neighbouring development.

Minerals safeguarding areas

Table 3h: Minerals safeguarding areas

Criteria	Constraint score
>=50% in minerals safeguarding area	1.00
>0% in minerals safeguarding area	0.50
0% in minerals safeguarding area	0.00

Ownership and willingness to develop

Table 3i: Ownership and willingness to develop

Criteria	Constraint score
Site is in multiple ownerships, with no clear indication of willingness to work together or sell.	1.00
Site in multiple ownerships/tenancies but landowners have expressed willingness to sell. Any barriers to availability (i.e. operational requirements or tenancies) may be overcome.	0.50
Site in single ownership, where the landowner has expressed intention to sell, or the land is already under the control of a developer	0.00

3.29. This assessment utilises the assessment carried out for HELAA part A. Sites where relevant information was not available were graded Amber, and thus score 0.5.

Employment Land Study

Table 3j: Employment Land Study

Criteria	Constraint score
Site scored Red in Employment Land Study	1.00
Site scored Amber in Employment Land Study	0.50
Site scored Green in Employment Land Study	0.00
Site not assessed in Employment Land Study	0.00

3.30. The [Employment Land Study](#) assessed most employment sites put forward in the Call for Sites. Other sites have not been assessed.

A climate resilient and Net Zero Carbon South Warwickshire

Carbon sequestration

Table 3k: Carbon Sequestration

Criteria	Constraint score
>=50% in area sequestering >80 TCO ₂ /yr	1.00
>0% in area sequestering >80 TCO ₂ /yr	0.75
>=50% in area sequestering 40-80 TCO ₂ /yr	0.50
>0% in area sequestering 40-80 TCO ₂ /yr	0.25
100% in area sequestering <40 TCO ₂ /yr	0.00

3.31. Carbon sequestration is measured in Tonnes of Carbon Dioxide per year (TCO₂/yr).

3.32. Scoring is carried out step by step in the order presented in the table above, with the worst score working through the criteria determining the constraint score for each site.

Ground-mounted Solar Power

Table 3l: Ground-mounted Solar Power

Criteria	Constraint score
Site put forward for potential renewable energy development	0.00
>=50% in area most suitable for ground-mounted solar	1.00
>=25% in area most suitable for ground-mounted solar	0.67
>0% in area most suitable for ground-mounted solar	0.33
Not in area most suitable for ground-mounted solar	0.00

3.33. Areas most suitable for potential ground-mounted solar installations score less favourably, on the basis that there may be a need to protect such areas from other types of development. The areas identified do not include areas of most valuable baseline habitat distinctiveness. Sites put forward for potential renewable energy development are not scored down on this basis.

Flood Zones 2 and 3

Table 3m: Flood Zones 2 and 3

Criteria	Constraint score
>=25% in Flood Zones 2 and 3	1.00
>0% in Flood Zones 2 and 3	0.50
0% in Flood Zones 2 and 3	0.00

3.34. Flood Zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and Flood Zone 3 areas more likely to flood. Flood Zones relate to flooding from the sea and rivers.

3.35. Sites with 50% or more of their site area within Flood zones 2 and 3 were sifted out in HELAA part A.

Surface Water Flooding

Table 3n: Surface Water Flooding

Criteria	Constraint score
>=50% subject to surface water flooding	1.00
>=25% subject to surface water flooding	0.75
>0% subject to surface water flooding	0.50
0% subject to surface water flooding	0.00

3.36. Surface water flooding relates to rainwater that cannot adequately drain away.

3.37. Sites with 100% of their site area subject to Surface Water Flooding were sifted out in HELAA part A.

A well-designed and beautiful South Warwickshire

Landscape Sensitivity

Table 3o: Landscape Sensitivity

Criteria	Constraint score
>0% in LDU with Very high visual sensitivity	1.00
>0% in LDU with High visual sensitivity	0.75
>0% in LDU with Moderate visual sensitivity	0.50
>0% in LDU with Low visual sensitivity	0.25
>0% in LDU with Very low visual sensitivity	0.00
>0% in urban LDU	0.00
>0% in 'disturbed' LDU	0.00

3.38. Landscape Descriptor Units (LDUs) are defined areas of land with particular landscape characteristics. The visual sensitivity of each LDU forms the basis of this assessment.

3.39. Scoring is carried out step by step in the order presented in the table above, with the worst score working through the criteria determining the constraint score for each site.

Cotswold National Landscape Area of Outstanding Natural Beauty (AONB)

Table 3p: Cotswold National Landscape

Criteria	Constraint score
>0% in AONB	1.00
>=50% within 1km of AONB	0.67
>0% in within 1km of AONB	0.33
0% within 1km of AONB	0.00

3.40. Sites with 50% of their site area or more in the AONB were sifted out in HELAA part A.

Listed Buildings

Table 3q: Listed Buildings

Criteria	Constraint score
>0% in 100m urban buffer or 500m rural buffer of listed building	1.00
0% in 100m urban buffer or 500m rural buffer of listed building	0.00

3.41. Buffer distances were established around listed buildings. Where the listed building fell wholly within an urban area (main towns and Main Rural Centres), a 100m buffer was used. Where the listed building fell partly or wholly outside of urban areas, a 500m buffer was used. These buffer distances are justified to reflect the longer views typical in rural areas, where development has the potential to impact on the setting of a listed building.

Conservation Areas

Table 3r: Conservation Areas

Criteria	Constraint score
>0% in a Conservation Area or 25m buffer	1.00
0% in a Conservation Area	0.00

3.42. A 25m buffer was established around Conservation Areas. This distance is justified to account for potential harm to the designated area from development in close proximity.

Scheduled Monuments

Table 3s: Scheduled Monuments

Criteria	Constraint score
>0% in 100m urban buffer or 500m rural buffer of scheduled monuments	1.00
0% in 100m urban buffer or 500m rural buffer of scheduled monuments	0.00

3.43. Buffer distances were established around scheduled monuments. Where the scheduled monument fell wholly within an urban area (main towns and Main Rural Centres), a 100m buffer was used. Where the scheduled monument fell partly or wholly outside of urban areas, a 500m buffer was used. These buffer distances are justified to reflect the longer views typical in rural areas, where development has the potential to impact on the setting of a scheduled monument.

Registered Parks and Gardens

Table 3t: Registered Parks and Gardens

Criteria	Constraint score
>0% in Registered Parks and Gardens or 25m buffer	1.00
0% in Registered Parks and Gardens	0.00

3.44. A 25m buffer was established around Registered Parks and Gardens. This distance is justified to account for potential harm to the designated area from development in close proximity.

3.45. Sites with 50% of their site area or more in Registered Parks and Gardens were sifted out in HELAA part A.

Registered Battlefields

Table 3u: Registered Battlefields

Criteria	Constraint score
>0% in 500m buffer of a Registered Battlefield	1.00
0% in 500m buffer of a Registered Battlefield	0.00

3.46. Buffer distances were established around Registered Battlefields. South Warwickshire's only Registered Battlefield is in a rural location, so a 500m buffer was used. This buffer distance is justified to reflect the longer views typical in rural areas, where development has the potential to impact on the setting of the Registered Battlefield.

Heritage Assessment

Table 3v: Heritage Assessment

Criteria	Constraint score
Site falls within an area scored Red in Heritage Assessment	1.00
Site falls within an area scored Amber in Heritage Assessment	0.50
Site falls within an area scored Green in Heritage Assessment	0.00
Site does not fall within an area covered by the Heritage Assessment	0.50

3.47. It was intended that HELAA part B would include an assessment of non-designated heritage assets such as ridge and furrow, and Historic Environment Record data. However, this data was not available at the time of assessment. The [Heritage Assessment](#) is used as a proxy, as it includes some information on these assets.

3.48. The Heritage Assessment grades directions from assessed settlements with a RAG rating based on both designated and non-designated heritage assets. There is thus some double-counting with assessment of individual designated heritage constraints, and this is reflected in weighting. It is intended that this assessment will be replaced by a more granular assessment of non-designated heritage assets in a future iteration of HELAA part B.

3.49. Directions from assessed settlements do not have clearly defined boundaries, so officer judgement has been used to determine whether particular sites fall within the assessed areas.

3.50. Sites falling outside of the assessed area are given a moderate score of 0.5 to reflect the potential for harm to non-designated heritage assets.

A healthy, safe and inclusive South Warwickshire

Education

Table 3w: Education

Criteria	Constraint score
For BOTH primary and secondary schools, either: New school(s) are proposed on site; OR New school(s) can be accommodated on site; OR Existing school(s) are within target distance	0.00
For ONE OF primary and secondary schools, either: New school is proposed on site; OR New school can be accommodated on site; OR Existing school is within target distance	0.50
For BOTH primary and secondary schools: No schools proposed on site; AND No school could be accommodated on site; AND Existing schools are over target distance	1.00
Proposed use does not include residential	0.00

3.51. Information on new schools proposed on site was taken from site promotion materials.

3.52. Assessment of whether a new school could be accommodated on site assumes this is the case for sites of at least 1,000 dwellings for primary school, or at least 4,000 dwellings for a

secondary school. Indicative site capacities are calculated for sites that include residential use, assuming an average of 40 dwellings per hectare and a 50% developable site area (sites larger than 10 ha) or 66% developable site area (sites up to 10 ha).

3.53. Target distances are 800m for primary and 1.5km for secondary schools.

Air Quality Management Area

Table 3x: Air Quality Management Area

Criteria	Constraint score
>0% in AQMA	1.00
0% in AQMA	0.00

3.54. There are two active Air Quality Management Areas (AQMA) in Warwick District and two in Stratford District, all of which are in urban areas.

3.55. Following a decision by the Cabinet in October 2025, the two Air Quality Management Areas (AQMA) in Studley and Stratford-upon-Avon were revoked. The 2026 HELAA Re-run therefore excluded these two AQMA when assessing sites against this constraint. Consequently, the HELAA Part B scores for this constraint have changed.

A well-connected South Warwickshire

Location

Table 3y: Location

Criteria	Constraint score
Site scores "green" in any category	0.00
Site scores "amber" on the basis of grouped sites adjacency to settlement, neighbouring settlement, or non-residential location	0.50
Site scores "amber" on the basis of grouped sites with total area ≥ 200 ha	1.00

3.56. Sites scoring most poorly on this assessment were sifted out in HELAA part A.

3.57. Sites which are locationally acceptable in their own right score best. Any locational acceptability that is reliant on other sites also coming forward constitutes a risk to deliverability, and thus they score worse. The worst scores are reserved for those sites where they are only acceptable as part of a group of 200+ ha, which could theoretically form a large enough area for a new settlement. Such groupings tend to be accidental and do not necessarily present viable new settlement options.

3.58. A full explanation of how this constraint was assessed can be found in [Appendix 1](#) of this document.

Connectivity

Table 3z: Connectivity

Criteria	Constraint score
A (Best connectivity to a settlement)	0.00
B	0.20
C	0.40
D	0.60
E (Poorest connectivity to a settlement)	0.80
Within an assessed settlement	0.00
Within a non-assessed settlement	0.25
Adjacent to a non-assessed settlement	0.50
Not adjacent to a settlement	1.00

3.59. Connectivity of edges of settlements was assessed as part of [Settlement Design Analysis](#) work. Connectivity is based on the number and type of road, cycle and pedestrian links which connect to the adjacent settlement.

3.60. Settlement edges often indicate directions rather than defined boundaries, so officer judgement was used to determine whether a site can be said to be reasonably with the graded area.

Accessibility to local services

Table 3aa: Accessibility to local services

Criteria	Constraint score
0 categories of local facility within 800m of settlement edge	1.00
1 category	0.80
2 categories	0.60
3 categories	0.40
4 categories	0.20
5 categories	0.00
Within an assessed settlement	0.00
Within a non-assessed settlement	0.25
Adjacent to a non-assessed settlement	0.50
Not adjacent to a settlement	1.00

3.61. The accessibility of edges of settlements to local facilities was assessed as part of [Settlement Design Analysis](#) work. Local facilities were grouped into five categories:

- Retail, jobs and economy;
- Places to meet;
- Open space, leisure, recreation - wellbeing;
- Healthcare;
- Education.

3.62. Settlement edges were graded according to the number of categories which were within 800m of the settlement edge.

3.63. Settlement edges often indicate directions rather than defined boundaries, so officer judgement was used to determine whether a site can be said to be reasonably within the graded area.

Transport

Table 3ab: Transport

Criteria	Constraint score
>0% within South Warwickshire settlement	0.00
>0% in area rated Green	0.00
>0% in area rated Green-Amber	0.20
>0% in area rated Amber	0.40
>0% in area rated Red-Amber	0.60
>0% in area rated Red	0.80
>0% in area rated Grey	1.00
100% in un-assessed area	1.00

3.64. This assessment makes use of the [High Level Transport Assessment](#), scoring against enhanced infrastructure.

3.65. Enhanced infrastructure refers to existing planned infrastructure, rather than infrastructure specifically connected to new development proposals. Poor ratings therefore indicate increased difficulty in achieving sustainable transport, rather than being showstoppers to development.

3.66. Scoring is carried out step by step in the order presented in the table above, with the best score working through the criteria determining the constraint score for each site.

A biodiverse and environmentally resilient South Warwickshire

Sites of Special Scientific Interest (SSSI)

Table ac: Sites of Special Scientific Interest (SSSI)

Criteria	Constraint score
>=50% in SSSI or 25m buffer	1.00
>=25% in SSSI or 25m buffer	0.75
>0% in SSSI or 25m buffer	0.50
0% in SSSI	0.00

3.67. A 25m buffer was established around SSSIs. This distance is justified to account for potential harm to the designated area from development in close proximity.

3.68. Sites wholly within SSSIs were sifted out in HELAA part A.

Ancient Woodland

Table ad: Ancient Woodland

Criteria	Constraint score
>=50% in ancient woodland or 25m buffer	1.00
>=25% in ancient woodland or 25m buffer	0.75
>0% in ancient woodland or 25m buffer	0.50
0% in ancient woodland	0.00

3.69. A 25m buffer was established around Ancient Woodland. This distance is justified to account for potential harm to the designated area from development in close proximity.

3.70. Sites wholly within Ancient Woodland were sifted out in HELAA part A.

Local Wildlife Sites

Table ae: Local Wildlife Sites

Criteria	Constraint score
>=50% in LWS or 25m buffer	1.00
>=25% in LWS or 25m buffer	0.75
>0% in LWS or 25m buffer	0.50
0% in LWS	0.00

3.71. A 25m buffer was established around Local Wildlife Sites. This distance is justified to account for potential harm to the designated area from development in close proximity.

3.72. Sites wholly within Local Wildlife Sites were sifted out in HELAA part A.

Potential Local Wildlife Sites

Table af: Potential Local Wildlife Sites

Criteria	Constraint score
>=50% in PLWS or 25m buffer	1.00
>=25% in PLWS or 25m buffer	0.75
>0% in PLWS or 25m buffer	0.50
0% in PLWS	0.00

3.73. Potential Local Wildlife Sites are sites with nature value (as indicated through habitat / flora / fauna and or landscape connectivity evidence), that have not yet undergone a comprehensive Local Wildlife Site Survey.

3.74. A 25m buffer was established around Potential Local Wildlife Sites. This distance is justified to account for potential harm to the designated area from development in close proximity.

3.75. No sites were ruled out on the basis of being wholly in a PLWS in HELAA part A, to reflect the lack of formal designation of this type of constraint. However, the scoring used here is consistent with other ecological constraints to enable comparability.

Baseline Habitat Score

Table ag: Baseline Habitat Score

Criteria	Constraint score
>=50% in area with baseline habitat score >80	1.00
>0% in area with baseline habitat score >80	0.75
>=50% in area with baseline habitat score 40-80	0.50
>0% in area with baseline habitat score 40-80	0.25
100% in area with baseline habitat score <40	0.00

3.76. The [Assessment of Carbon Sequestration and Habitat baseline and opportunities](#) provided baseline habitat scores between 0 and 100, with higher value habitats gaining higher scores.

3.77. Scoring is carried out step by step in the order presented in the table above, with the worst score working through the criteria determining the constraint score for each site.

Agricultural Land Quality

Table ah: Agricultural Land Quality

Criteria	Constraint score
>=50% in Grades 1 or 2 Agricultural Land Quality	1.00
Other amounts	0.50
>=50% in Grades 4 or 5 Agricultural Land Quality, or non-agricultural land	0.00

3.78. Agricultural Land Quality is a measure which reflects climate, topography and soil characteristics for agricultural purposes. Land is graded 1-5, with land in grades 1, 2 and 3a being considered “Best and Most Versatile”. Available data does not split Grade 3 into 3a and 3b.

4. HELAA summary of results

- 4.1. As at the Preferred Options consultation, 850 sites were assessed in HELAA part A. As set out in the previous section, a HELAA Re-run was undertaken in January 2026. Additional sites were included in the assessment, bringing the total number of sites assessed to **935**. These comprised sites submitted through two Call for Sites exercises, and sites identified by other means.
- 4.2. Of these 935 sites, 180 were sifted out in HELAA part A, and 755 were further assessed in HELAA part B.
- 4.3. In HELAA part B, the assessed sites received a wide range of overall scores. At the Regulation 19 Publication Consultation HELAA Re-run in 2026, the lowest (most favourable) overall score was around 4 and the highest (least favourable) was around 83. The median score was approximately 45, with sites most commonly scoring in the range 41-46.
- 4.4. The chart that follows shows how the overall scores for sites are distributed. The highest bars show the range of scores most commonly awarded. This is intended to aid understanding of how a site's overall score compares to other assessed sites.

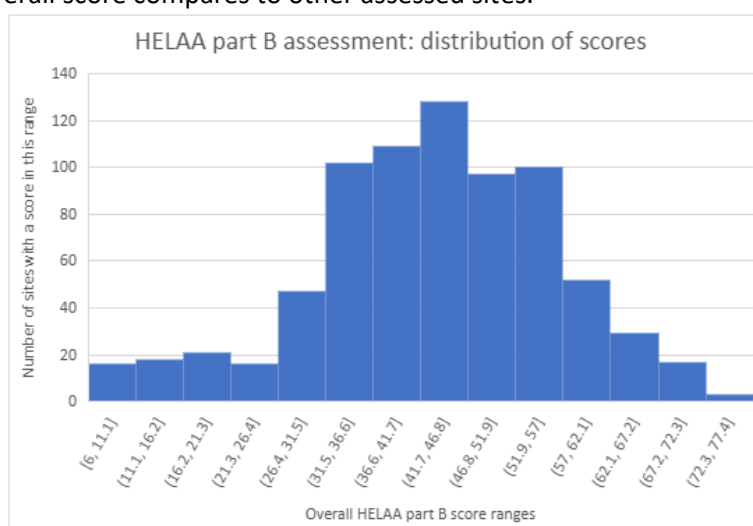


Figure 4a: HELAA part B assessment: distribution of scores

Appendix 1: Assessment of Site Location

Table 5a: Site Location

RAG rating	Site Location
Red	The site is located in the open countryside, divorced from existing settlements (in itself and in combination with other sites), and is not of sufficient size to consider a new settlement in itself or in combination with adjacent available sites.
Amber	The site is not within or immediately adjacent to an existing settlement, but in combination with other potentially available sites could become an extension to an existing settlement or become part of a new settlement.
Green	The site is within or immediately adjacent to an existing settlement OR The site is remote from existing settlements but could be of sufficient size to create a new settlement (minimum 200ha ⁴)

- 5.1. An important caveat to note: this assessment of location is independent of the chosen Spatial Growth Strategy. There will be sites that achieve a “green” on this location assessment but fall outside of the chosen Spatial Growth Strategy; and conversely, there may be sites which fall within the chosen Spatial Growth Strategy but which fail this locational assessment.

Interpretation

- 5.2. The approach used varies depending on the proposed use of the submitted site.
- 5.3. “Housing / Residential”; and “Mixed” proposed uses: the assessment tests the site’s relationship to what would typically be understood as a settlement. This is on the assumption that most “Mixed” sites will include housing as a component of the mix. Note that this assessment is independent of the chosen Spatial Growth Strategy, and includes settlements that may not feature in that strategy.
- 5.4. “Employment / Industrial / Commercial” proposed uses: as well as settlements, these sites could also relate to certain non-residential uses that don’t constitute a settlement in their own right, for example existing major investment sites.
- 5.5. “Open Space / Biodiversity / Green Infrastructure; and “Leisure / Community” proposed uses: sites in these categories all score “green” on this assessment, as there is not the same requirement for such uses to be adjacent to existing settlements.
- 5.6. “Other” proposed uses: sites were checked case-by-case to identify the proposed use. The majority were proposed for renewable energy. These all scored “green” on this assessment, as there is not the same requirement for renewable energy uses to be adjacent to existing settlements.

⁴ Based on other ‘garden village’ schemes both within and beyond South Warwickshire. The scale of any new settlement must however be linked also to ‘achievability’ criteria.

Assessment Steps

5.7. Sites were first assessed individually, in Steps 1 to 5. The possible score in Steps 1-5 is either “green”, or no score.

Step 1: Site area

5.8. Sites with a land area of 200 hectares or more score “green”.

Step 2: Proposed use

5.9. Sites with a proposed use that does not need to be adjacent to a settlement score “green”.

Step 3: Within or adjacent to an existing settlement

5.10. A 50m buffer distance was established around existing South Warwickshire settlements. Sites within settlements, or whose closest point is within 50m of the settlement edge score “green”. The 50m buffer is intended to account for the width of features such as roads or incidental open space, and is considered a reasonable measure of a site’s adjacency to a settlement.

Step 4: Adjacent to neighbouring settlements

5.11. Where settlements in neighbouring authorities extend to the South Warwickshire border, portions of the border were defined which are adjacent to those settlements. A 50m buffer distance was established around these portions of the border. Sites whose closest point is within 50m of the defined portion of the South Warwickshire border score “green”.

Step 5: Adjacent to non-residential locations

5.12. A 50m buffer distance was established around existing non-residential locations. Sites put forward for “Employment / Industrial / Commercial” proposed uses, that fall within a defined non-residential location, or whose closest point is within 50m of the non-residential location edge, score “green”.

5.13. Following Steps 1-5, sites with the proposed uses “Employment / Industrial / Commercial”, “Housing / Residential” and “Mixed” are considered in combination with neighbouring sites for Steps 6-9. To group sites, a 25m buffer was established around each submitted site in one of the stated proposed use categories. Where these buffers touched or overlapped, sites were considered as part of a group – i.e. sites within 50m of each other were grouped together. Note that a single group could contain more than one proposed use.

5.14. NB the [Urban Capacity Study](#) identified a number of car parks for potential rationalisation, i.e. increasing the capacity on some car parks to release others for development. These car parks have not been included as part of groups, because it is not clear at this stage which would be most suitable for increased capacity and which for development.

5.15. The possible score in Steps 6-9 is “amber” or no score. Any individual “green” scores already achieved in Steps 1-5 are maintained.

5.16. A repeat of Step 1 using grouped sites. Grouped sites with a total land area of 200 hectares or more score “amber”. The total land area was calculated excluding the 25m buffers.

Step 7: Within or adjacent to an existing settlement

5.17. A repeat of Step 3 using grouped sites. The grouped sites’ buffer of 25m, plus the settlement

buffer of 50m, means that sites which are part of a group, whose closest point is within 75m of an existing settlement, score “amber”.

Step 8: Adjacent to neighbouring settlements.

5.18. A repeat of Step 4 using grouped sites. Sites which are part of a group, whose closest point is within 75m of a defined portion of the South Warwickshire border, score “amber”.

Step 9: Adjacent to non-residential locations

5.19. A near repeat of Step 5, except that the grouping process means it was not possible to restrict this step by proposed use. Sites which are part of a group, whose closest point is within 75m of the non-residential location edge, score “amber”.

Overall RAG rating

5.20. Sites which score “green” in any of Steps 1-5 achieve “green” overall for the location assessment.

5.21. Of the remaining sites, sites which score “amber” in any of Steps 6-9 achieve “amber” overall for the location assessment.

5.22. Sites which did not score in any of Steps 1-9 achieve “red” for the location assessment.

Definitions used

5.23. “Existing settlements” were defined as follows:

- Settlements with a defined settlement boundary in the current Warwick District Local Plan (WDLP), Stratford-on-Avon District Council Core Strategy (SDC CS), Stratford Site Allocations Plan revised Preferred Options (SAP) or an adopted Neighbourhood Development Plan (NDP).
- In Stratford District, there are additionally a large number of relatively small settlements without a defined boundary in one of the above documents. A list of settlements in this category was identified with reference to those settlements which had been assessed as potential “Local Service Villages” in the Core Strategy. This list does not include the smallest hamlets, but does include a number of settlements of fewer than 100 dwellings. Boundaries were drawn for all settlements in this list that did not have an existing boundary, using the methodology set out in the draft SAP (see Table 5b and [Appendix 2](#)).
- The new settlement of Meon Vale – a boundary was drawn using the same methodology.
- Existing housing allocations where at least part of the allocated site had planning permission, where these did not fall within a defined settlement boundary (see Table 5c).

- For settlements immediately beyond the South Warwickshire boundary, sections of this boundary were defined as being adjacent to neighbouring settlements (see Table 5d).

5.24. “Existing non-residential locations” were defined:

- For certain types of development, a site adjacent to an existing employment use could be considered to be in a suitable location, even where this use is not part of a settlement. Sites include major investment sites (as identified in early rounds of consultation for the SWLP); existing adopted employment allocations outside of settlement boundaries, where at least part of the allocation has planning permission; and other Major Employment Commitments identified in the WDLP (see Table 5e).

Table 5b: Small settlements in Stratford District for which a boundary was drawn as part of the HELAA Part A assessment

Binton	Radway
Broom	Ratley
Butlers Marston	Sambourne
Cherington and Stourton	Shotteswell
Farnborough	Stretton-on-Fosse
Kings Coughton	Temple Grafton
Ladbroke	Ullenhall
Little Compton	Warmington
Norton Lindsey (the part of the village which falls within SDC’s area, in Wolverton parish)	Whichford

5.25. An additional location of Forshaw Heath was assessed in the Core Strategy as a potential Local Service Village. No boundary was drawn for Forshaw Heath as it consists of scattered dwellings rather than an identifiable settlement.

5.26. The methodology used to draw these boundaries is set out in [Appendix 2](#).

Table 5c: Existing adopted housing allocations outside of settlement boundaries, where at least part of the allocation has planning permission

Document	Site reference	Site name
SDC CS	LMA	Long Marston Airfield new settlement
SDC CS	GLH	Gaydon / Lighthorne Heath new settlement
WDLP	H18	Aylesbury House, Hockley Heath
WDLP	H42	Westwood Heath Road, Burton Green
WDLP	H43	Kings Hill

Table 5d: Neighbouring settlements adjacent to the South Warwickshire boundary

Astwood Bank
Redditch
Hockley Heath
Chadwick End
Coventry
Meon Vale (the part of the settlement which lies within Wychavon District)

Table 5e: Non-residential locations used in this assessment

Document	Site reference	Site name	Existing or new boundary used
SDC SAP	RURAL.3	Long Marston Rail Innovation Centre	Existing
SDC SDP		Wellesbourne Innovation Campus	Existing
		Gaydon area of automotive employment – main area of buildings and hard-standing	New
SDC CS	REDD.1	Winyates Green Triangle, Mappleborough Green	Existing
SDC CS	REDD.2	Gorcott Hill, Mappleborough Green	Existing
		University of Warwick Campus – area within Warwick District and outside of the West Midlands Green Belt	New
WDLP		Stoneleigh Park	Existing
WDLP		Stoneleigh Deer Park	Existing
WDLP		Former Honiley Airfield (JLR Fen End)	Existing
WDLP		Sub-regional employment site (South of Coventry)	Existing

Appendix 2: Methodology for defining Built-up Area Boundaries

6.1. Taken from SDC Site Allocations Plan Revised Preferred Options document, June 2022.

6.2. Land to be included within built-up area boundaries:

- Sites with extant planning permission (excluding any associated playing fields and/or open spaces);
- Community buildings and their immediate curtilage (excluding associated playing fields or open spaces on the edge of a settlement);
- Dwellings and associated areas of lawful garden land which form the residential curtilage of a property (excluding areas of land that are clearly paddocks or orchards or land more appropriately defined as 'non-urban');
- Employment and commercial sites on the edge of a settlement;
- Agricultural buildings and their immediate curtilage (such as aprons or hardstanding), when located on the edge of a settlement [this specifically excludes associated agricultural land];
- Rural exception sites and self-build or custom-build sites (upon material commencement of any associated planning permission);
- Miscellaneous uses located on the edge of a settlement (e.g. sewage treatment plants, electricity sub-stations, railway land etc.);
- Caravan parks/sites (including Gypsy and Traveller sites) with permanent occupancy condition, located on the edge of a settlement.

6.3. Land to be excluded from built-up area boundaries:

- Reserve Housing sites (without planning permission);
- Rural exception sites and self-build or custom-build housing sites prior to material commencement of any associated planning permission;
- Playing fields on the edge of a settlement (including public, private and school playing fields and those associated with planning permissions);
- Play areas, recreation areas and open spaces on the edge of a settlement (including Public Open Space associated with planning permissions);
- Churches and Churchyards on the edge of a settlement;
- Allotments on the edge of a settlement;
- Paddocks, orchards, and other land more appropriately defined as 'non-urban' and agricultural land on the edge of a settlement;
- Large mansions (e.g. 'Manor Houses') and their associated curtilage on the edge of a settlement;

Caravan parks/sites (including Gypsy and Traveller sites) with seasonal use occupancy condition, located on the edge of a settlement;

- Agricultural land associated with farm buildings located on the edge of a settlement;
- Dwellings on the periphery of settlements where there are intervening land uses deemed to be non-domestic in nature.