

## FAQ – SG01 development “South of Coventry”

Updated 2 January 2025

**What land does the SG01 area include?**

**Is the Safeguarded Land included in the SG01 area shown on the Maps?**

**Is the County Council land to the West of Red lane included?**

SG01 includes 11 separate parcels of land as described below:

<u>Name</u>	<u>Ha</u>	<u>Status</u>	<u>Capacity</u>
The Pools	3.3	Green Belt	88
Westwood Heath garden suburb	116.9	Green Belt	2339
Land at Gibbet Hill	23.8	Green Belt	475
Land south of Westwood Heath road	5.8	Safeguarded	154
University of Warwick campus	299.8	Green Belt	n/a
Land at Kenilworth road, Coventry	3.5	Green Belt	92
South Hurst Farm	4.5	Green Belt	119
Land at Bockenden Grange Farm	10.1	"Grey" belt?	204
Bockenden and South Hurst Farm land	64.3	Safeguarded	1286
Land East of Bockenden Lane	0.8	Safeguarded	22
Land South of Westwood Heath Road	1.7	Safeguarded	46
<b>sites</b>	<b>534.5</b>		<b>4825</b>

- “Ha” reflects the approximate area of land, measures in Hectares
- Capacity is the approximate number of houses that could be built on the land
- The 300 HA of the University of Warwick site is self-contained within the University’s Master Plan and most easily considered separately from this process.
- The Land at Long Meadow Barn Farm, Red Lane, is not included in the Preferred Options.
- All the above plots are within Burton Green Parish Council boundaries.

Further detail can be found on the South Warwickshire Housing and Economic Land Availability Assessment (HELAA) [HELAA-B](#) assessment:

<https://www.southwarwickshire.org.uk/swlp/helaa-results.cfm>

**If the Safeguarded Land were to be developed for housing, what will happen to the allotments and sports field?**

It is unclear what might or might not happen, at this stage (too early to say).

**How many houses are proposed for the SG01 area?**

Currently there are no proposal through the SWLP process. However, the table above indicates that an extra 4800 houses could be built IF SG01 goes forward as a Preferred Option.

Note that the Sustainability Assessment assumes only 500 houses are built.

### **What are the infrastructure implications of the SG01 proposal?**

The infrastructure implications are unclear.

- It would strengthen the case to build the A46 Link-road.
- It might strengthen the case for a new light railway connecting Warwick University to Coventry and to the (proposed) Gigafactory at Baginton.
- A development of this size might justify an additional primary school (as is proposed at Kings Hill, nearby, with capacity for 2500 – 4500 homes).
- It might justify provision of a General Practice, when fully developed, e.g. serving a neighbourhood of around 10,000 people.

The Consultation Document does not include any specific proposals for new infrastructure.

The Sustainability Assessment identifies that SG01 is one of the worst performing locations with poor access to all types of education provision (5.1.14). The Assessment also identifies that development on SG01 creates a “potential to coalesce” between adjacent communities e.g. Coventry, Burton Green, Kenilworth (see also Green Belt Review Phase 1).

The Assessment notes that ALL site share the potential for adverse impact on biodiversity. SG01 is located near areas of ancient woodland and coincides with “priority habitats” for nature. The Sustainability Appraisal also notes that most of the farmland is graded ALC2 (“Good”), which could result in a major adverse effect.

Note that the Sustainability Assessment assumes building 500 new homes on SG01, not the 4800 identified in the main Consultation Document.

For further information see also Appendix C of the Sustainability Assessment:

<https://www.southwarwickshire.org.uk/doc/211520/name/SA%20Main%20Report.pdf>

<https://www.southwarwickshire.org.uk/doc/211638/name/SA%20Appendices.pdf>

### **Why is there a proposal to build SG01 when it is all in the Green Belt?**

Although there is sufficient land available across South Warwickshire to meet the District’s future housing needs to 2050 without using Green Belt, planners are of the view that better options for land use may be available, by building on some Green Belt land. This is supported by the HELAA-B assessment contained in the “evidence” files supporting the Consultation Document.

The government has recently updated the NPPF (“National Planning framework”) which removes the requirement that “exceptional circumstances” must prevail to enable building on Green Belt.

A Green Belt Review (Phase 1) has been commissioned and this shows that the land between Burton Green / Kenilworth and South Coventry has been assessed as performing Well or Moderately well in regard to the 5 functions of Green Belt (so it isn’t “Grey Belt”).

Further details can be found here:

<https://www.southwarwickshire.org.uk/doc/212392/name/The%20Green%20Belt%20in%20South%20Warwickshire.pdf>

**If there is no longer an overspill from Coventry, why do we need more houses in SG01, when Kingshill is not yet even being developed?**

There may not be a requirement for South Warwickshire to absorb an overflow of need from Coventry in this Plan. The housing number for Warwick District has increased by 65% in the new NPPF issued by the government and the target for Coventry has fallen.

In the short-medium term there does not appear to be a great demand to develop many more houses in this area, developers with planning permission in place at Kings Hill for over a year have not yet started on site. However, this is a 25 year Plan, so this may change.

**If there is to be more development, can the Council find a way to provide new, wooded parkland to both provide “green amenity” and to offset the carbon footprint?**

There are currently no proposal for this, but this could be considered as a response to the consultation.

**If the population is growing, isn’t it even more important that we retain and make the most of agricultural land, to reduce reliance on imported food?**

There is a carbon cost to importing food, as opposed to growing the food we need locally. And there are strategic questions about food security, since our exit from the EU. Decisions to concrete over arable land incur a significant “opportunity cost”.

Farmland is categorised (by the Agricultural Land Classification – ALC) into 5 grades, with Grade 1 being the finest land and Grade 5 the least productive. Government policy is to avoid development on land graded ALC Grade 1-3 i.e. the best and most versatile farmland.

SG01 is primarily ALC Grade 2 land, with some ALC Grade 3.

See “Assessment of Carbon Sequestration and Habitat Baseline and Opportunities”:

<https://www.southwarwickshire.org.uk/doc/213169/name/2024%2003%2006%20Task%208%2010%20SWLP%20NbS%20Report%20Final.pdf>

**How can I find out more about the SG01 proposal?**

All of this material is available to view on-line: [South Warwickshire Local Plan website](#).

**Do you have any further questions?**

In the first instance, email them to: [kyn.aizlewood@warwickdc.gov.uk](mailto:kyn.aizlewood@warwickdc.gov.uk)

We will try to reflect any further questions in future updates of this FAQ