

Spatial strategy and site selection methodology summary

The three stages of the site selection process and development of reasonable alternative spatial strategy options are set out in the boxes below.

Stage 1 Housing and Economic Land Availability Assessment (HELAA)
Role: GIS based analysis of sites to identify showstopper constraints and unsuitable options
Source of sites: call for sites, lapsed planning permissions, allocations, planning permissions, officer identified.
Number of sites considered: 261
Analysis: GIS, desk-based review of constraints.
Possible outcomes: (1) discounted (2) suitable, achievable and available (3) not currently developable – changes to policy would be required
Reasons for discounting sites: (1) duplicates, (2) not available (3) too small to meet HELAA minimum size threshold (4) extant planning permission (5) outside of borough (6) flood risk where a significant proportion of site is at high risk of flooding (7) ecology where a significant proportion of site is covered by priority habitats or designated sites (8) lack of the potential to create suitable vehicular access (9) locational sustainability if (for residential) the site is disconnected from existing settlements (10) settlement character if the development of the site would be at odds with the existing pattern of development, where possible smaller cuts of larger sites were taken forward.

Stage 2 detailed site assessment
Role: more detailed technical analysis of site constraints and opportunities. Narrows the list to reasonable site options for inclusion in the sustainability appraisal.
Source of sites: sites assessed in the HELAA to be “not currently developable – changes to policy would be required”.
Number of sites considered: 112
Analysis: <ul style="list-style-type: none"> (1) site visits undertaken by officers to all sites. (2) Transport analysis of all sites by consultants SLR. (3) Consultation with National Highways on sites close to SRN. (4) Consultation with Severn Trent Water. (5) School place planning advice from Warwickshire County Council. (6) Landscape sensitivity assessment undertaken for all sites including site visits. For larger sites this was undertaken by Lepus Consulting, for smaller sites by RBC officers. (7) Ecological constraints assessment undertaken by Lepus Consulting. This was undertaken for sites which phase 1 habitat mapping suggest have a significant proportion of higher distinctiveness habitats on site; for sites with a local wildlife site on site or adjacent; and for sites within a site of special scientific interest impact risk zone for the type of development proposed. (8) Heritage assets assessment, including site visits, undertaken by Node. This was undertaken for sites with a designated heritage asset on site or which are likely to fall within the setting of a designated heritage asset. A preliminary desk-based review was undertaken by the council’s conservation officer to identify those sites requiring further assessment by Node. (9) Identification of opportunities. This considers opportunities both for the type of development proposed other public benefits that the development could deliver.
Possible outcomes: (1) potential site option (2) not progressed

Stage 3 Sustainability Appraisal (SA)

Role: The SA combines the 'bottom up' site analysis work of stages 1 and 2 with 'top down' strategic considerations, including development needs, to generate options for growth scenarios. Those growth scenarios are then appraised in terms of their sustainability and potential for significant environmental effects.

Source of sites: stage 2 site assessment potential site options.

Number of sites considered: Draws mainly on site options identified through stage 2 site assessment, but considers other sites not progressed through other stages as well.

Analysis: analysis undertaken by SA consultant AECOM. Preferred option growth scenario selected by the council.

Outputs: Defined reasonable alternative spatial strategies, which will be presented as different growth scenarios. Testing those growth scenarios against the sustainability objectives set out in the SA framework. This appraisal will inform the creation of a preferred option. The appraisal will also identify the potential for significant environmental effects in line with the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004.