

Town & Country Planning Act (1990) as amended

**Town & Country (Planning Development
Management Procedure) Order 2015**

SOUTH WARWICKSHIRE LOCAL PLAN

Information Checklist for Strategic Growth Location Sites

Client:	Real Christmas Trees Limited
Project:	Hockley Heath (Site HOH 3)
Address:	South of Old Warwick Road, Hockley Heath
Prepared by:	

September 2025

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1. INTRODUCTION

- 1.1 This is the additional information requested by the South Warwickshire Local Plan Team in July 2025 submitted in support of the land south of Old Warwick Road in Hockley Heath (Site HOH 3). It is submitted to support the original and further information submitted to the call for sites which resulted in this site being considered as part of a potential Strategic Growth Location identified in the Preferred Options.
- 1.2 It sets out the site boundary and ownership details before considering two potential development options and land use budgets.
- 1.3 It then considers the additional information submitted to date together with further information which is currently under preparation before considering the additional further information requested in July. This will include a further evaluation of the planning context which itself will inform the next stages for the promotion of this site and possible planning application.

2. SITE BOUNDARY/OWNERSHIP

- 2.1 The site comprises circa 16 hectares located to the south of the village of Hockley Heath. It is bounded by Old Warwick Road/Stratford-on-Avon Canal to the north, the A3400 Stratford Road to the east and Wharf Lane to the south. To the west the site is bounded by the Stratford-on-Avon Canal and a large open field located to the rear of the Swallow Cruisers depot.
- 2.2 The site is in single ownership and is owned by Real Christmas Trees Limited who farm the land in order to grow Christmas trees. As such it comprises low quality agricultural land in monoculture.

3. PROPOSED DEVELOPMENT OPTIONS AND LAND USE BUDGET

- 3.1 Appendices 1 and 2 submitted with this summary and information checklist set out two potential development options for this land. Option 1 relates to a residential only scheme and indicates that the site, together with attenuation, open space and a potential marina to support the canal would provide around 360 dwellings at an average density of 35 dwellings per hectare. This includes wide internal landscaping, a central footpath link relating to the existing PROW which traverses the site in an east-west direction and other infrastructure consistent with residential development.
- 3.2 Option 2 provides a mixed use scenario with residential development at similar densities together with a later living development, some business units and some retail/commercial units to the north of the site. This would provide some 300 dwellings.
- 3.3 It should be noted that these are not the sole development options and, for example, a third option which is residential led but includes some community facilities to the north of the site, potentially in the form of a doctor's surgery, would deliver some 350 dwellings plus additional community benefit.

4. **ADDITIONAL INFORMATION**

4.1 Information submitted to date comprises an initial traffic appraisal, a landscape and green belt assessment together with a minerals assessment. These are submitted again as Appendices 3, 4 and 5 respectively.

4.2 Heritage/archaeology, flooding and biodiversity/ecology are under preparation and will be submitted in due course. No constraints to development have been identified and these studies have informed the proposed development options referred to above.

4.3 In terms of planning matters it should be noted that the recent planning appeal decision in respect of land at Bordon Hill in Stratford-upon-Avon District confirmed that Stratford District has a substantial underprovision of deliverable housing sites. This reflects a similar position across Warwick District. Accordingly it is critical that housing sites are identified which are **deliverable** within a short timeframe to meet immediate as well as emerging longer term housing needs across both districts. Site HOH 3 is ideally placed to achieve this for the following reasons:

- The scale of development is such that it can be delivered in its entirety within five years of the grant of planning permission.
- The site is in a single ownership.
- There are no infrastructure or other constraints to development; particularly there is no third party land required to deliver the site.

- The site is, itself, sustainable and, furthermore, will help to sustain existing services and facilities within Hockley Heath as well as potentially providing the one facility that is currently missing, namely a doctor's surgery.

5. INFRASTRUCTURE/APPRAISAL

- 5.1 Hockley Heath presently has a very good range of local services comprising a primary school (part of the Tudor Grange Academy), a village hall and playing fields (located opposite this site), a good range of retail facilities including a Co-Op supermarket, fast food restaurants, dentist, other restaurants, a convenience store and post office and a bakery. The one element that is missing is that of a doctor's surgery and, in this regard, Site HOH 3 can make provision for a community building/doctor's surgery at the northern part where it is located close to existing local services and facilities and would be ideally placed to meet the healthcare needs of the village. The 300-350 dwellings proposed in the development options submitted with this assessment would not only help to sustain the range of existing local services in the long term but would also, through the provision of the community building/surgery, meet the one element that is currently missing from the social infrastructure within the village. It is anticipated that this surgery/healthcare facility would be heavily subsidised by the proposed development.
- 5.2 In addition to the above, the proposed development options indicate how the site would provide additional open space and pedestrian/footpath linkages within the site. Its location close to the existing playing fields and community hall means that no large scale open space/recreational facilities are required but, instead, a contribution would be made to the enhancement of both the village hall and the recreational facilities at the Hockley Heath Recreation Ground.
- 5.3 In terms of wider sustainability, the site is within very easy walking distance of the existing community facilities highlighted in the

preceding section. This includes access to the public transport facilities that presently serve the village.

5.4 On a wider context Hockley Heath has the Blythe Valley Business Park and other employment facilities in the south of Solihull (as well as limited employment facilities within Hockley Heath itself) both located within 3.5 kilometres of this site and therefore within a level easy cycle ride.

5.5 Assessing the indicative proposals and this site against the 13 indices set out in the Sustainability Appraisal (SA) prepared by Lepus Consulting on behalf of the SWLP reveals a much more positive outcome as opposed to the (necessarily much more generalised) outcomes for the wider Strategic Location 24; as follows

1. Climate Change – the SA is very misleading since development of site HOH3 will not necessarily lead to any negative impact on climate change. The site owners are in active discussions with a developer who manufactures and constructs carbon negative housing which also has a longer term negative energy budget post occupation.
2. Flood risk – agreed that there is zero flood risk post development.
3. BNG – the SA is incorrect viz site HOH3 in that it is presently in long term and unchanging mono culture which will be enhanced post development with a net real gain in on-site BNG.
4. Landscape/Greenbelt – the SA is incorrect in that site HOH3 has the lowest propensity for landscape and greenbelt impact within Location 24 (see Appendix 4).
5. Cultural Heritage – no impact from HOH3.
6. Pollution – agreed no real negative impact.

7. Natural resources – the SA is completely wrong with regard to site HOH3 as there are no viable mineral resources affected by development (see Appendix 5).
8. Waste – all development for housing will increase waste.
9. Housing – any housing development is a strong positive but for site HOH3 this is particularly strong as this site has the ability to deliver a meaningful amount of housing quickly and without constraints in a location that is sustainable and which will support but not overwhelm the existing local community.
10. Health – agreed that site HOH3 offers excellent access to existing greenspace and leisure facilities but it will also offer the potential to deliver a doctor's surgery to the direct benefit of the wider local community.
11. Accessibility – agreed that Site HOH3 offers excellent connectivity.
12. Education – there is excellent access to the local primary school where there is a declining school roll.
13. Economy – apart from the excellent access to the high level employment areas in the south of Solihull site HOH3 also offers the potential for additional local employment facilities.

6. NEXT STAGES

- 6.1 The owners are completing a further suite of supporting studies to sustain an early planning application and, as part of this process, it is anticipated that further discussions will be held with the SWLP Team in order to identify a preferred development option for the site.