

# Strategic Housing Land Availability Assessment

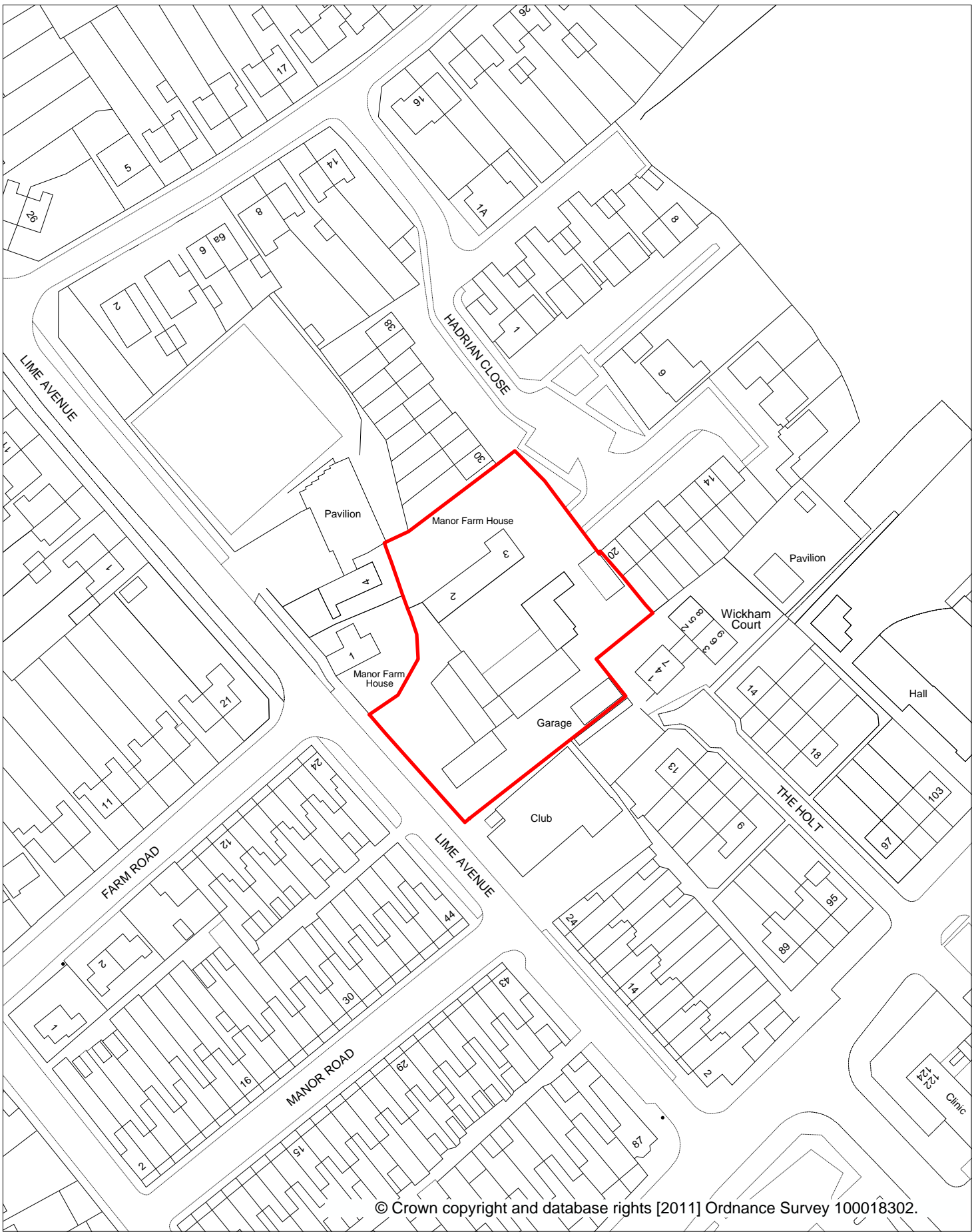
## Site Assessments: Leamington & Whitnash

May 2014



<b>Site Ref</b>	L01	<b>Site Name</b>	Lime Avenue
<b>Site Size (Hectares)</b>	0.37	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Potential ground contamination					
<b>Potential Impacts</b>	Adjacent to Lillington Village Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Suitable					
<b>Availability</b>						
Owner has indicated that the site could become available by 2012						
<b>Achievability</b>						
Achievable, subject to market.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	7	<b>40dph</b>	10	<b>50dph</b>	12
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	10	<b>2019/24</b>	0	<b>2024/29</b>	0



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L01 Lime Avenue


LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
20 October 2011

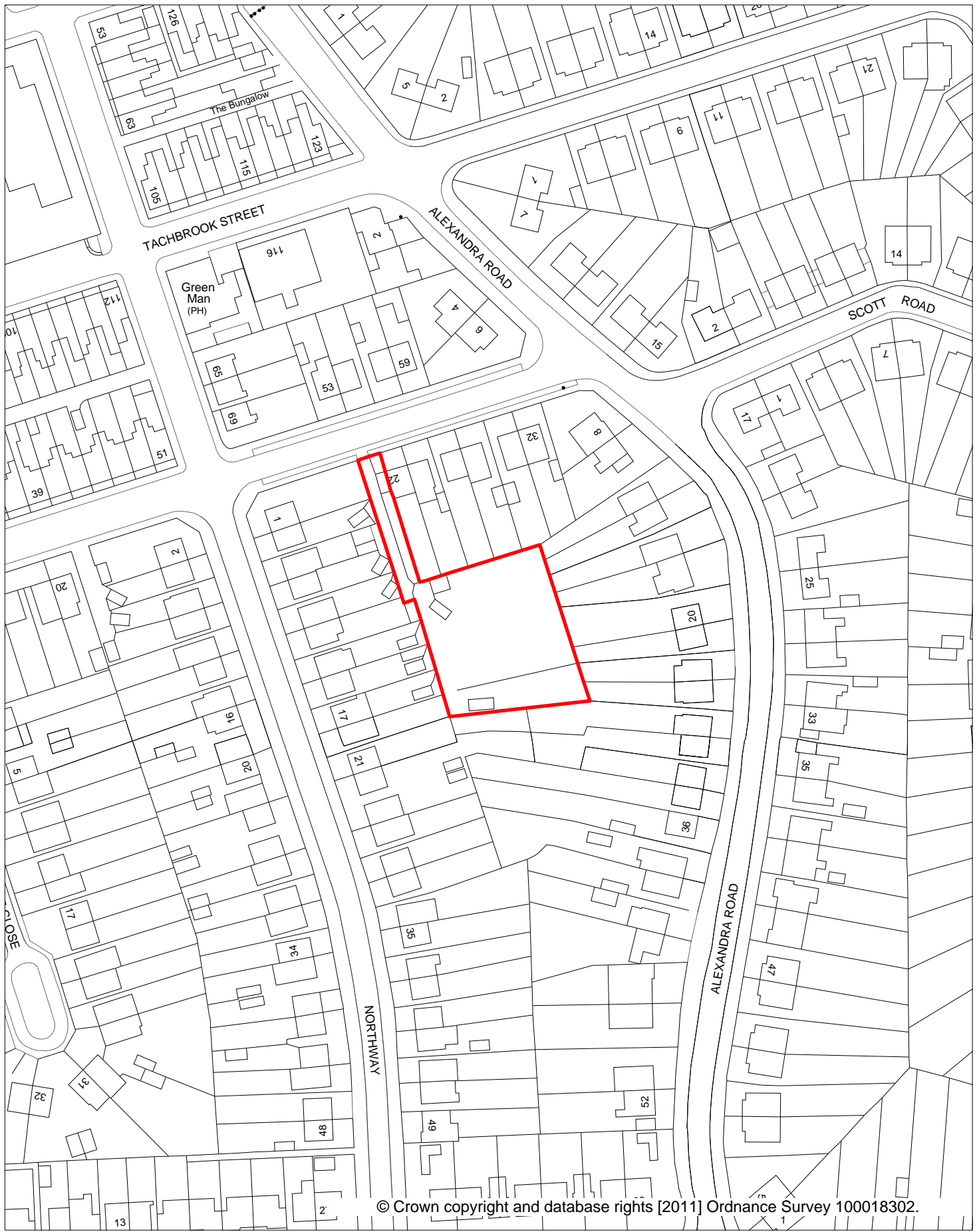
Grid Reference:  
432652 E, 267497 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L02	<b>Site Name</b>	Land R/O 22 Llewellyn Road
<b>Site Size (Hectares)</b>	0.14	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Proximity of neighbouring properties Number of mature trees Access depends upon removal of restrictive covenant					
<b>Potential Impacts</b>	Impact on ecology					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Suitable					
<b>Availability</b>						
Available, subject to agreement on restrictive covenant.						
<b>Achievability</b>						
Achievable, subject to market and securing access.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	4	<b>40dph</b>	6	<b>50dph</b>	7
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	5	<b>2024/29</b>	0



L02 R/O 22 Llewelyn Road, Leamington Spa.



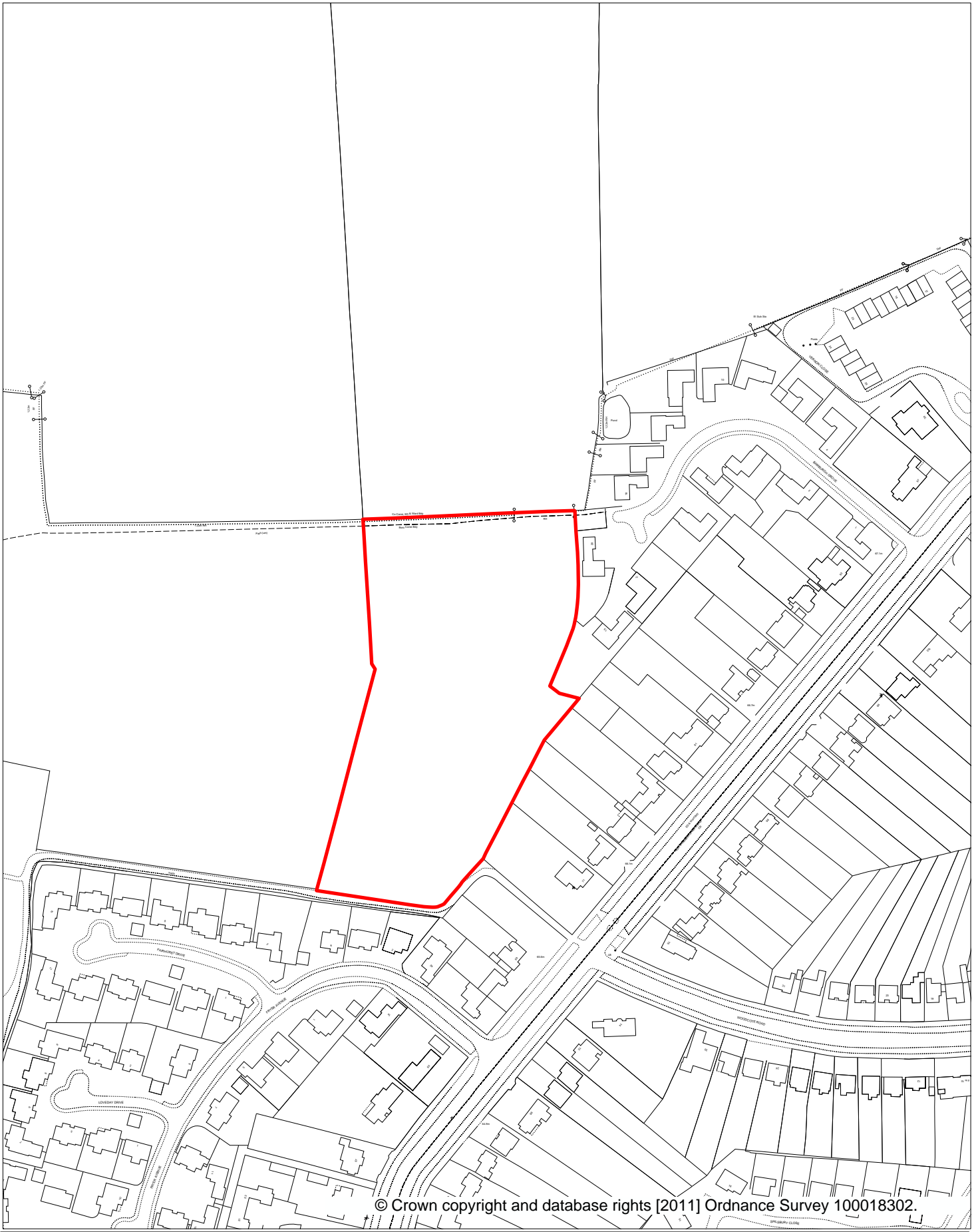
LOCATION PLAN

Scale: 1:1250	Drawn By: CP	Date: 20 October 2011	Grid Reference: 432446 E, 264531 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L03	<b>Site Name</b>	Northumberland Road/ Bamburgh Road
<b>Site Size (Hectares)</b>	1.79	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>		L07 Land North of Milverton	

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Leamington Spa Urban Area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	No means of access and therefore dependent upon third party agreement. Footpath within northern boundary					
<b>Potential Impacts</b>	Within an area of medium landscape value. Site borders on Leamington Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to alteration of Green Belt boundary and third party agreement on access					
<b>Availability</b>						
Owner willing to release site for development						
<b>Achievability</b>						
Potentially achievable in medium term subject to ability to secure suitable access to the site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	36	<b>40dph</b>	48	<b>50dph</b>	59
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	35	<b>2024/29</b>	0



L03 Northumberland Road / Bamburgh Grove

LOCATION PLAN




Scale:  
1:2500

Drawn By:  
CP

Date:  
20 October 2011

Grid Reference:  
431289 E, 267235 N

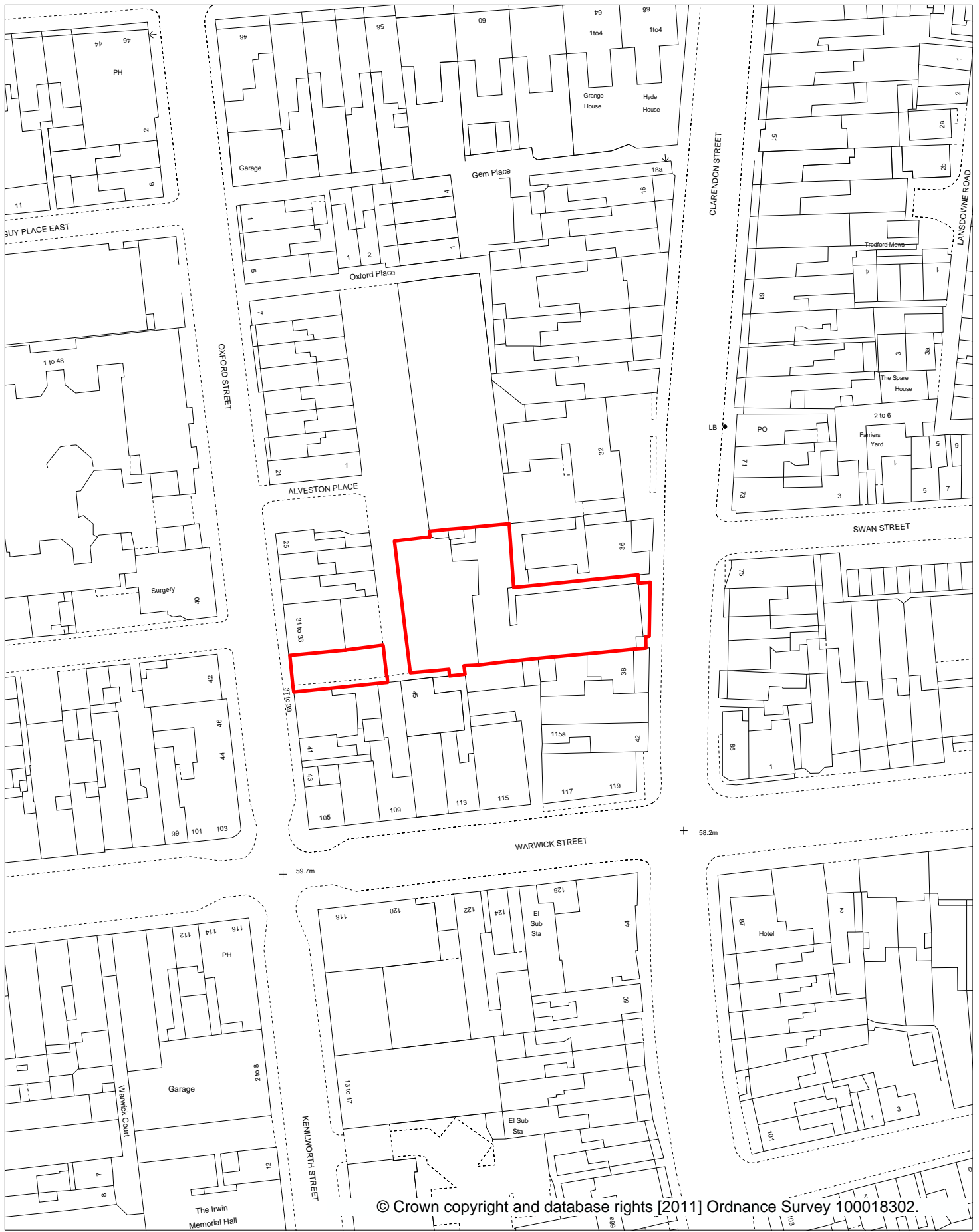
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L04	<b>Site Name</b>	Former Factory, Clarendon Street
<b>Site Size (Hectares)</b>	0.11	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Existing Protected Employment Land					
<b>Physical Constraints</b>	Possible ground contamination.					
<b>Potential Impacts</b>	Within Leamington Spa Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable, subject to the site not being required to be retained as employment land.					
<b>Availability</b>						
Owner willing to release site for development in 2009						
<b>Achievability</b>						
Achievable, subject to market.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	3	<b>40dph</b>	5	<b>50dph</b>	6
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	5	<b>2019/24</b>	0	<b>2024/29</b>	0





L04 Former Factory, Clarendon Street

LOCATION PLAN




Scale:  
1:1000

Drawn By:  
CP

Date:  
20 October 2011

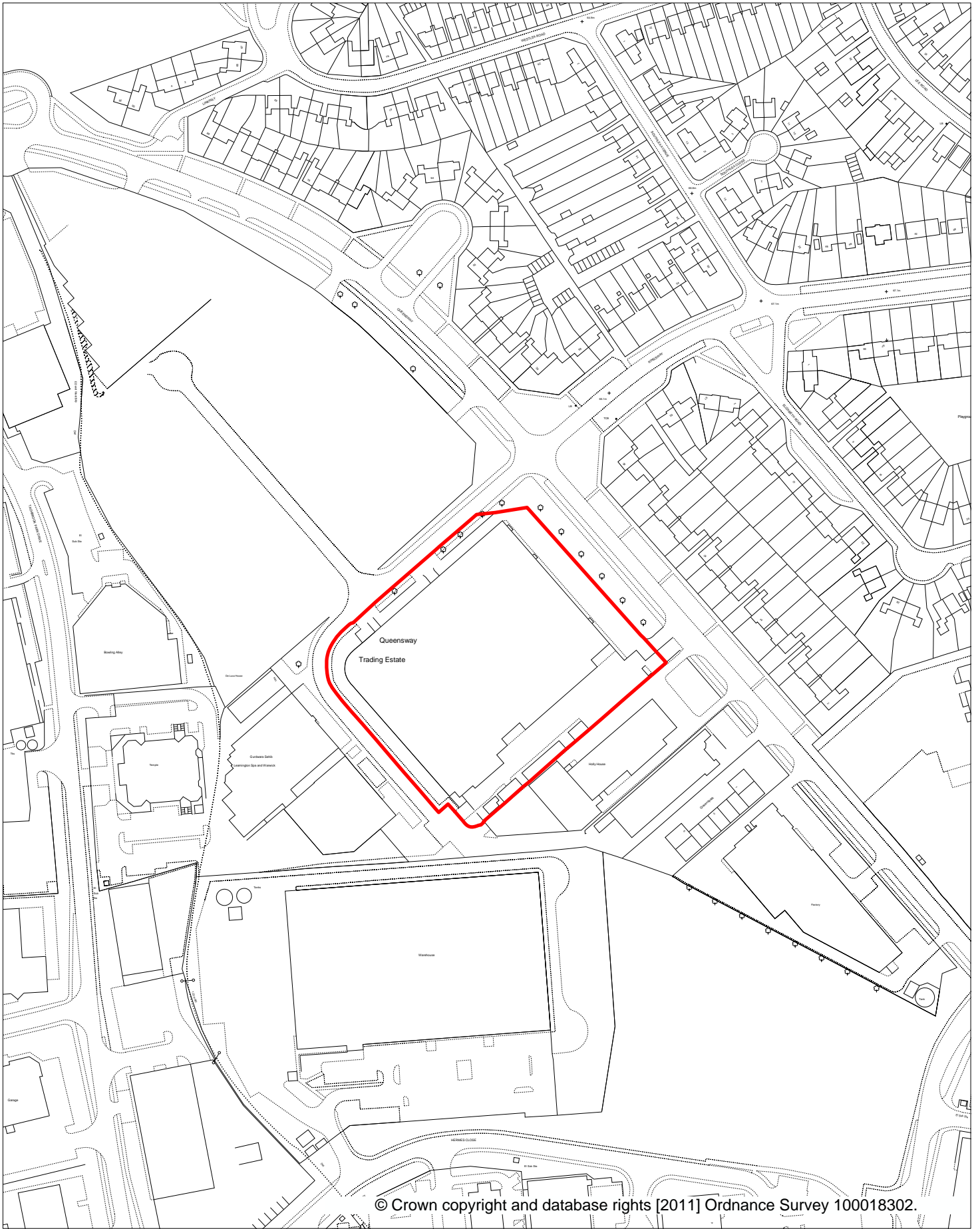
Grid Reference:  
432010 E, 266157 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L05	<b>Site Name</b>	Trinity Storage Site, Queensway
<b>Site Size (Hectares)</b>	1.53	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Updated Situation at April 2014</b>	<i>Planning permission granted for 72 affordable homes in Feb 13 and development under construction (W12/1428)</i>		

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	30dph		40dph		50dph	
<b>Timeframe (in terms of practicality only)</b>	2014/19		2019/24		2024/29	



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## L05 Trinity Storage Site, Queensway, Leamington Spa.



### LOCATION PLAN

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1:2500

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Date:  
20 October 2011

Grid Reference:  
431310 E, 264632 N

North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L07	<b>Site Name</b>	Land North of Milverton
<b>Site Size (Hectares)</b>	83.3	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	L03 Northumberland Road/ Bamburgh Road		

### Suitability for Housing

<b>Location</b>	Adjacent to Leamington Spa Urban Area
<b>Policy Restrictions</b>	Green Belt Protecting recreation facilities (part allotments)
<b>Physical Constraints</b>	Small part of the site to north east is within Flood Zone 3A. The north/north eastern part of the site is within a Water Source Protection Zone and an area of Groundwater Vulnerability. Footpath runs east/west through the centre of the site Small former quarry adjacent to site with landfill.
<b>Potential Impacts</b>	Within an area of medium landscape value. Part adjacent to Leamington Spa Conservation Area on southern boundary Loss of Grade 2 Agricultural Land
<b>Environmental Conditions</b>	Noise from railway line on western boundary
<b>Overall Suitability</b>	Potentially suitable in part, subject to alteration of the Green Belt boundary and consultations with the Environment Agency on groundwater protection. Allotment land will need to be either protected or relocated and, if protected, this would reduce the developable area by approximately 10ha.

### Availability

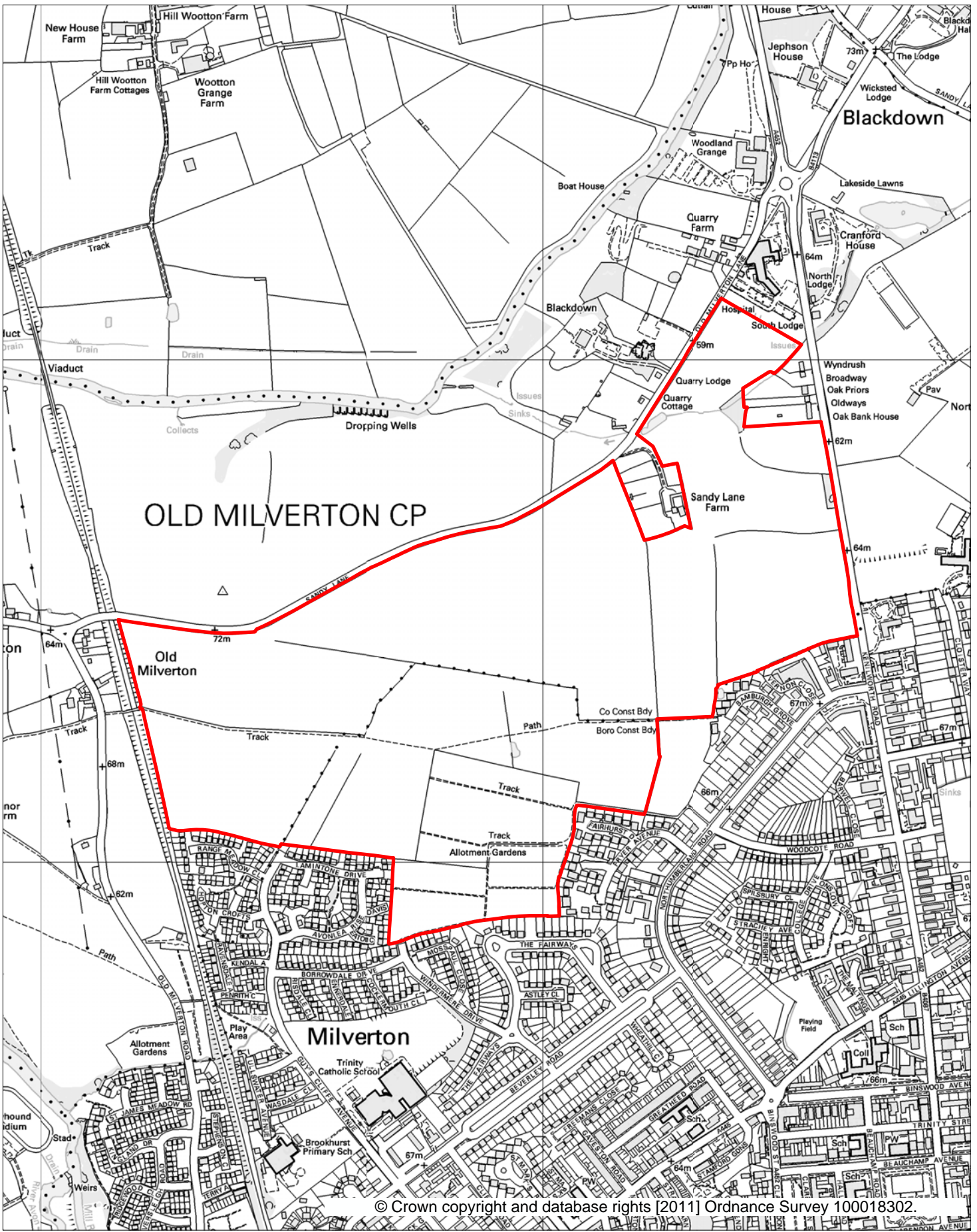
Owner willing to release site for mixed use development within 2 years

### Achievability

This site is understood to be achievable, subject to the market, although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.

### Housing Capacity

<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	1,099	<b>40dph</b>	1,466	<b>50dph</b>	1,832
<b>Timescale (in terms of practicality only)</b>	<b>2014/19</b>	200	<b>2019/24</b>	750	<b>2024/29</b>	330



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## L07 Land North of Milverton

### LOCATION PLAN



Scale:  
1:10000

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Date:  
20 October 2011

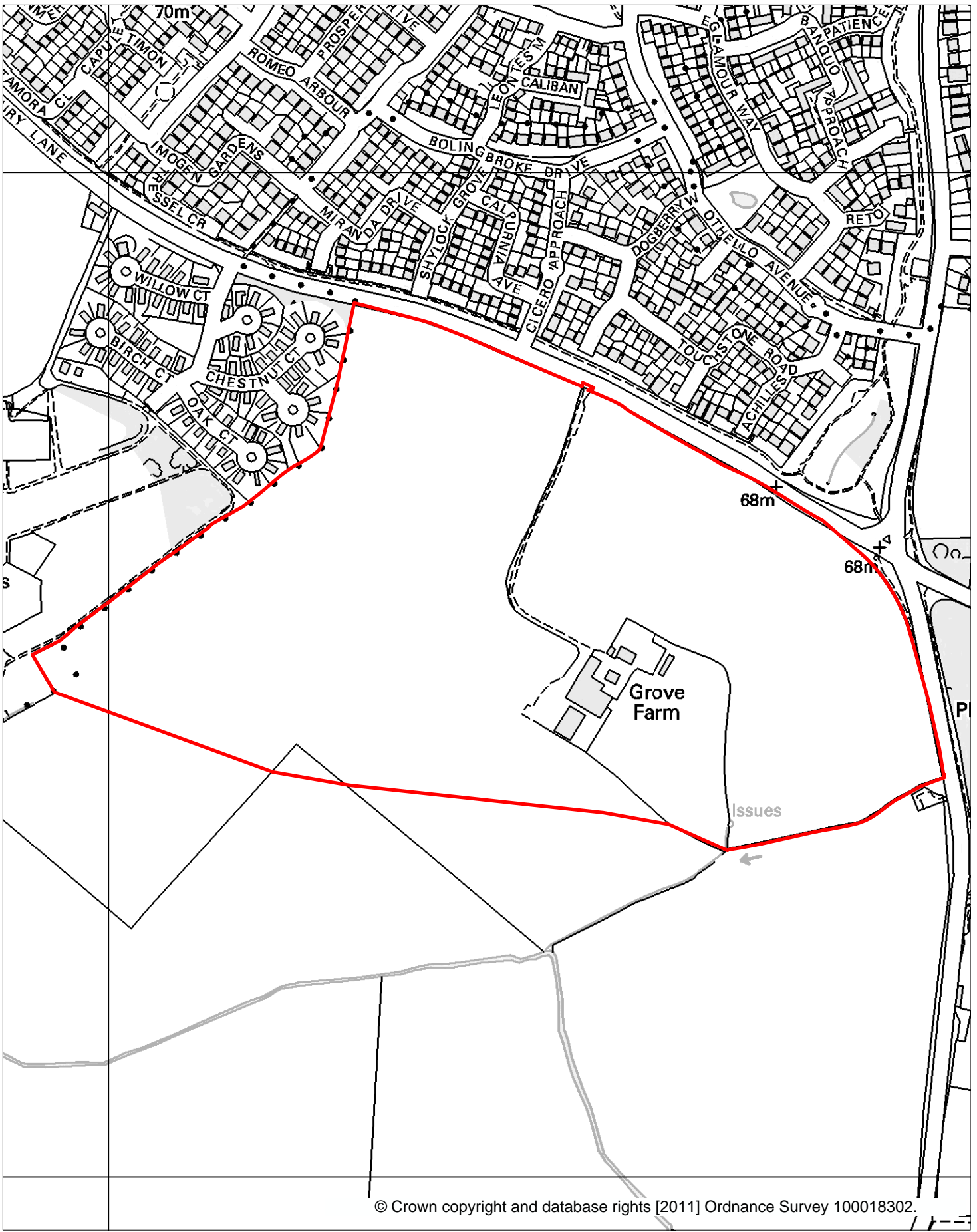
Grid Reference:  
430889 E, 267485 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L09	<b>Site Name</b>	Land at Grove Farm
<b>Site Size (Hectares)</b>	62.18*	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	W07 Lower Heathcote Farm		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Warwick/Leamington urban area					
<b>Policy Restrictions</b>	Open Countryside					
<b>Physical Constraints</b>	Adjacent to former sewage works – likely to require ground remediation works.					
<b>Potential Impacts</b>	Impact on open countryside of medium/ high landscape value					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable, subject to amendment to open countryside designation, landscaped buffer zone north of the Tach Brook and ground remediation.					
<b>Availability</b>						
*Landowners have expressed willingness to release 28.29ha of land for development with a further 19.93ha for open space. <b><i>Outline planning permission granted subject to S106 agreement for 10.52 hectares (approximately 200 dwellings) in April 2014 (Appn W14/0023)</i></b>						
<b>Achievability</b>						
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity. Remaining 17.8has (not including open space)						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	360	<b>40dph</b>	480	<b>50dph</b>	600
<b>Timescale (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	420	<b>2024/29</b>	0



L09 Land at Grove Farm

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
CP

Date:  
20 October 2011

Grid Reference:  
431376 E, 262556 N

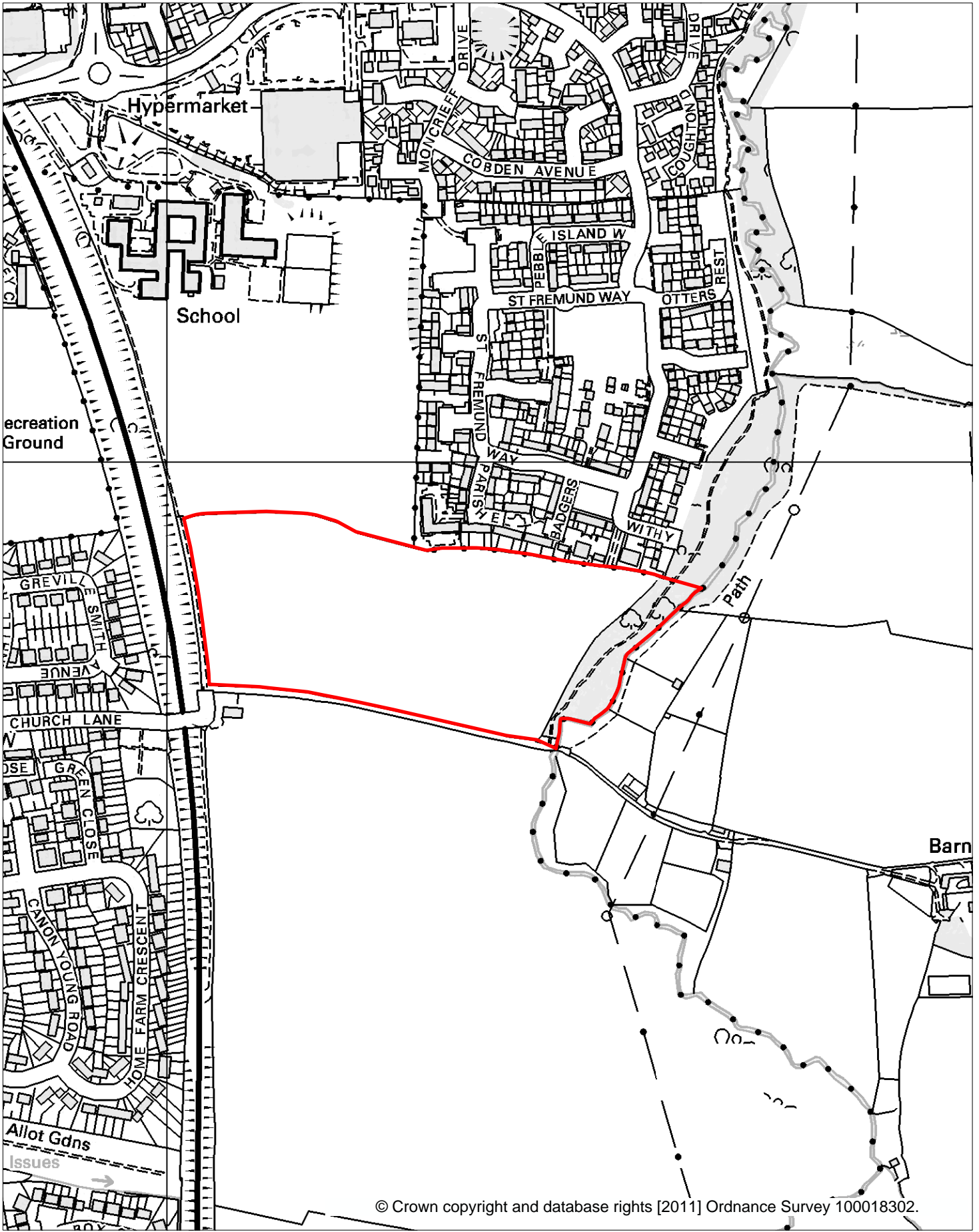
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L10	<b>Site Name</b>	Land South of Sydenham
<b>Site Size (Hectares)</b>	7.56 ha	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	L39 Campion School/ Whitnash East		
<b>Updated situation at 01/04/14</b>	<i>Planning permission granted for 209 dwellings on 31/05/13 (W12/0027). April 14 - development not started</i>		

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Availability</b>						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	





L10 Land South of Sydenham

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
CP

Date:  
20 October 2011

Grid Reference:  
433319 E, 263846 N

North:

<b>Site Ref</b>	L11	<b>Site Name</b>	Golf Lane/Fieldgate Lane
<b>Site Size (Hectares)</b>	4.04	<b>Settlement</b>	Whitnash
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			
<b>Updated situation at 01/04/14</b>	<i>Outline planning permission granted for 111 dwellings 24/09/13 (W13/0858).</i>		

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Availability</b>						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L11 Golf Lane Fieldgate Lane


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

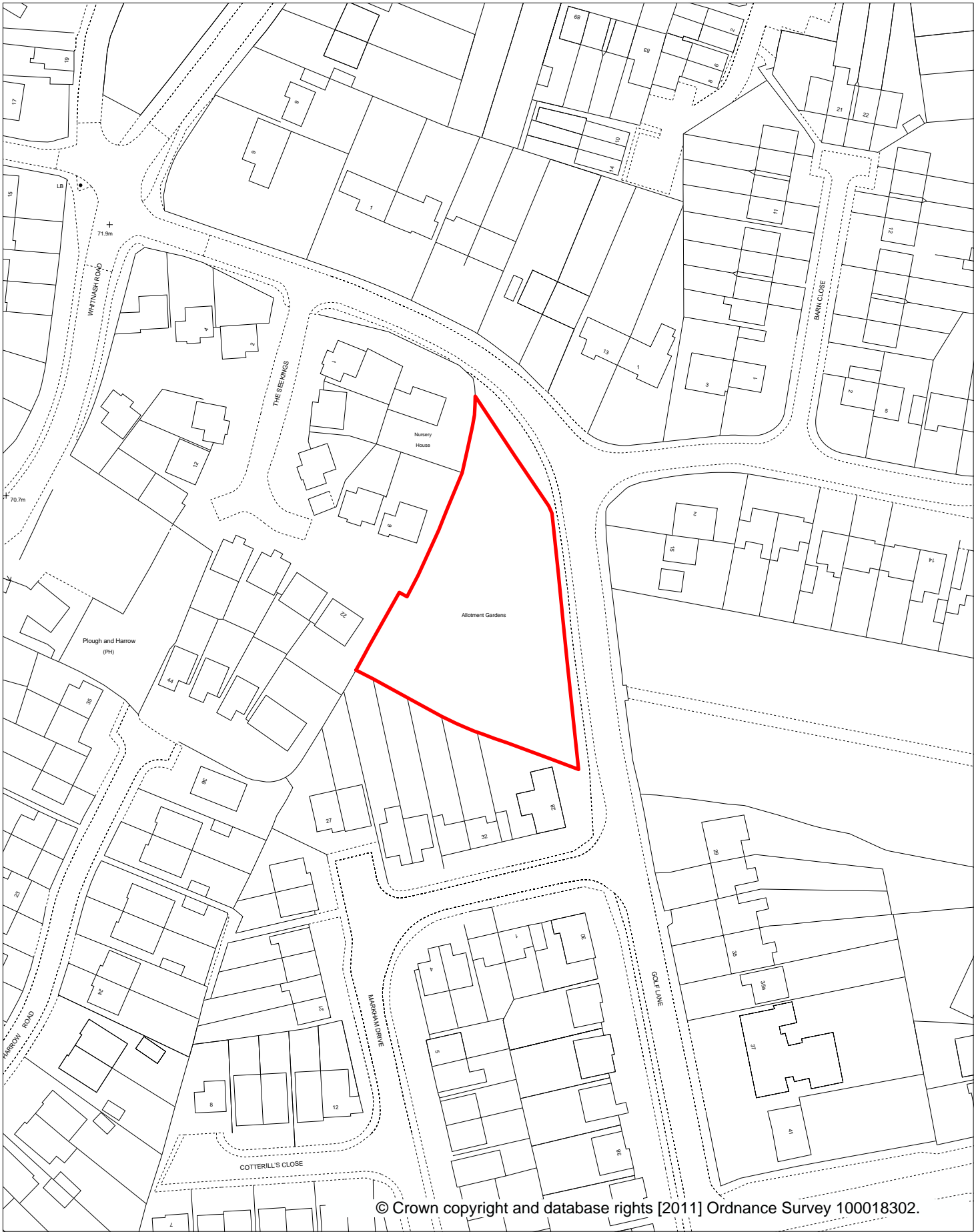
Grid Reference:  
432997 E, 262713 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L12	<b>Site Name</b>	Land at Golf Lane
<b>Site Size (Hectares)</b>	0.26	<b>Settlement</b>	Whitnash
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Protecting recreation facilities (former allotments)					
<b>Physical Constraints</b>	Site configuration Proximity of neighbouring properties					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable, unless this site is demonstrated to be no longer required to be retained as allotment land or suitable alternative provision is made elsewhere.					
<b>Availability</b>						
Landowner is willing to release land for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## L12 Golf Lane, Whitnash

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

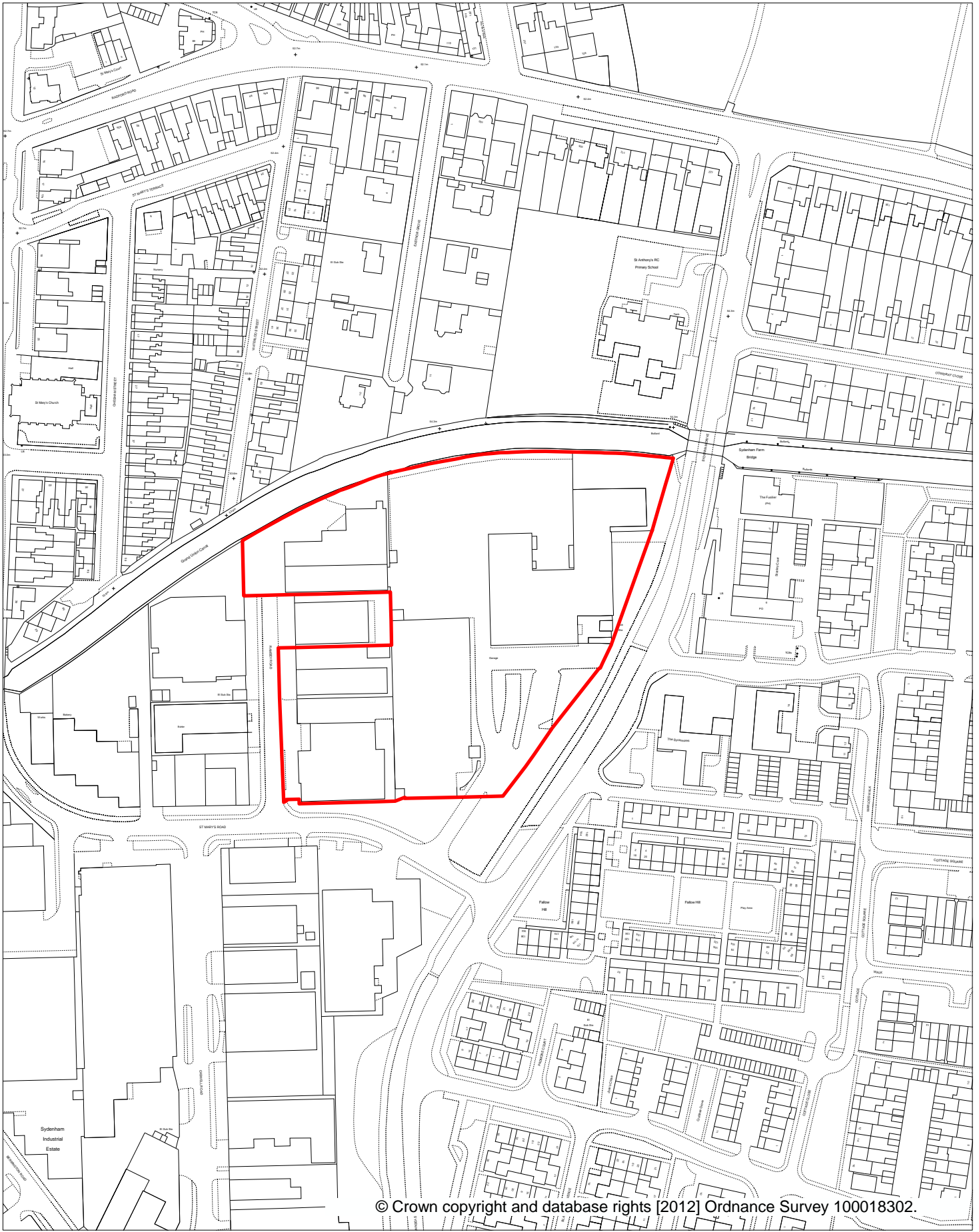
Grid Reference:  
432732 E, 263356 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L13	<b>Site Name</b>	Soans Site and Land adj to Sydenham Industrial Estate
<b>Site Size (Hectares)</b>	2.57	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Possible ground contamination					
<b>Potential Impacts</b>	Grand Union Canal potential SINC to north. Impact on operations on adjoining employment uses					
<b>Environmental Conditions</b>	Noise and air pollution from adjoining employment uses to south and west.					
<b>Overall Suitability</b>	Potentially suitable – subject to mitigation of noise and air pollution from adjoining uses.					
<b>Availability</b>						
Owner has indicated site is available.						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L13 Soans Site and Land adjacent to Sydenham Industrial Estate


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

Grid Reference:  
432944 E, 265052 N

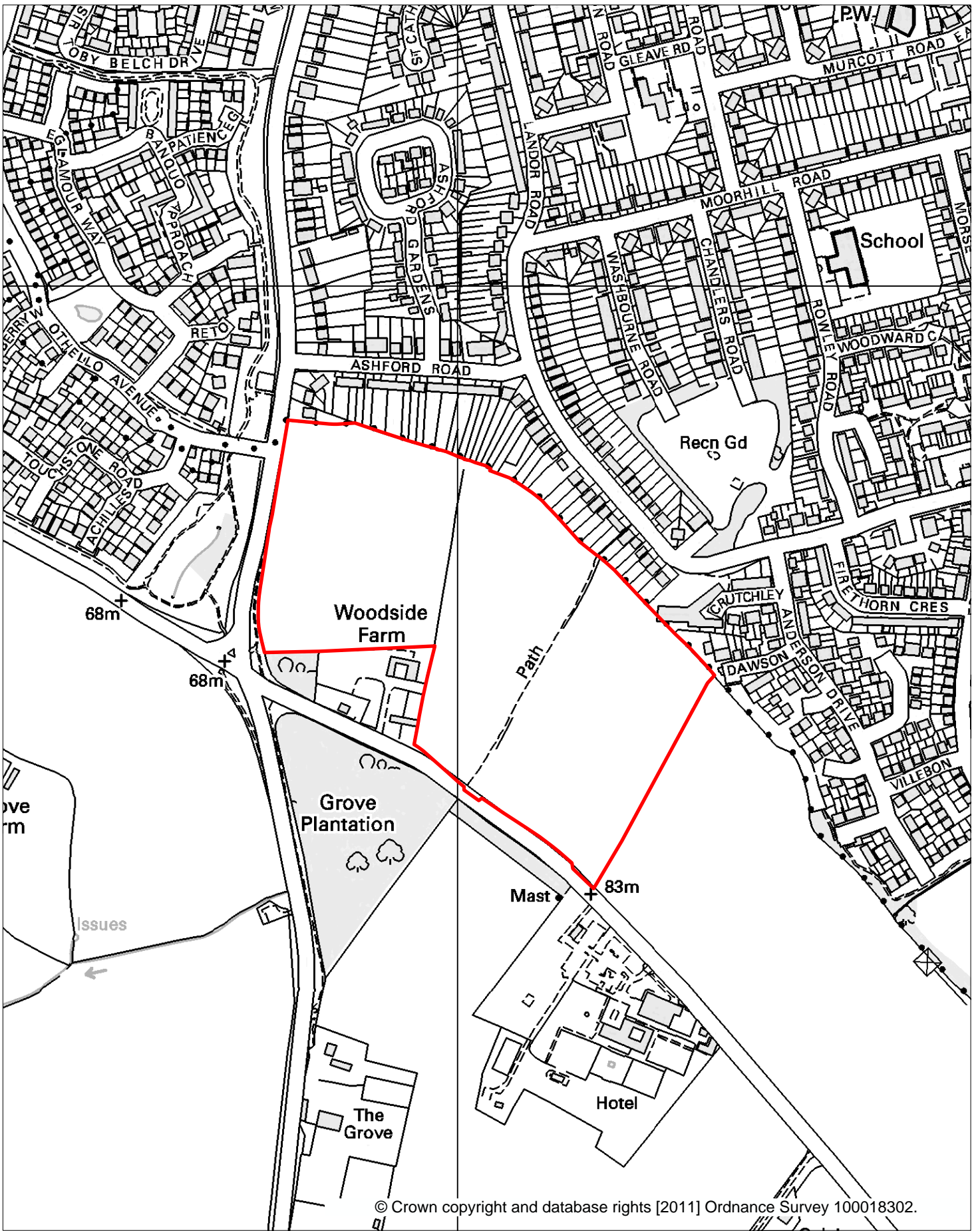
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

	L14	<b>Site Name</b>	Land at Woodside Farm
<b>Site Size (Hectares)</b>	10.99	<b>Settlement</b>	Whitnash
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			
<b>Updated situation at 01/04/14</b>	<i>Outline permission granted for up to 280 homes on 21/11/13 (W13/1207)</i>		

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Availability</b>						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	





L14 Woodside Farm

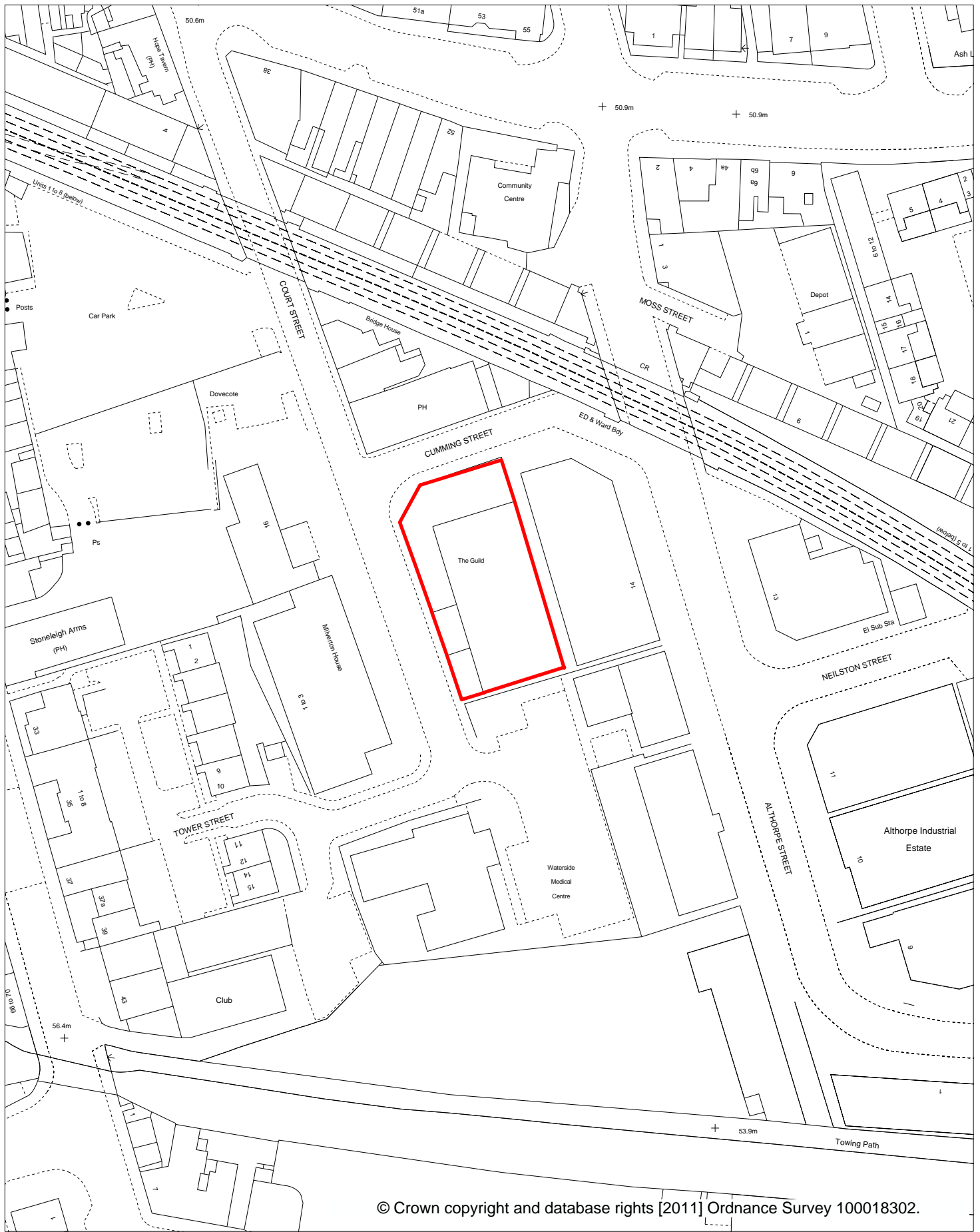
LOCATION PLAN

Scale: 1:5000      Drawn By: CP      Date: 21 October 2011      Grid Reference: 432029 E, 262669 N      North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L15	<b>Site Name</b>	Court Street/ Cumming Street
<b>Site Size (Hectares)</b>	0.09	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>		L33 Court Street Opportunity Site	

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Protected Town Centre Employment Area. However, Opportunity Site C designation supports mixed uses.					
<b>Physical Constraints</b>	Possible ground contamination.					
<b>Potential Impacts</b>	Impact on operations on adjoining employment uses					
<b>Environmental Conditions</b>	Adjacent to potential noise and air pollution from adjacent employment uses to west. Noise from railway line.					
<b>Overall Suitability</b>	Not suitable due to environmental conditions of location within employment area					
<b>Availability</b>						
Owner willing to release land for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## L15 Court Street / Cumming Street

### LOCATION PLAN



Scale:  
1:1000

Drawn By:  
CP

Date:  
21 October 2011

Grid Reference:  
432161 E, 265086 N

North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L16	<b>Site Name</b>	77 Lillington Road		
<b>Site Size (Hectares)</b>	0.11	<b>Settlement</b>	Leamington Spa		
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed		
<b>Adjacent/ Overlapping Site</b>					
<b>Updated situation at April 14</b>	<i>Planning permission granted for 9 flats (W11/0538) Completed Oct 13</i>				

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Availability</b>						
Available and currently vacant.						
<b>Achievability</b>						
Achievable, subject to market.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	30dph		40dph		50dph	
<b>Timeframe (in terms of practicality only)</b>	2014/19		2019/24		2024/29	



L16 77 Lillington Road

LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

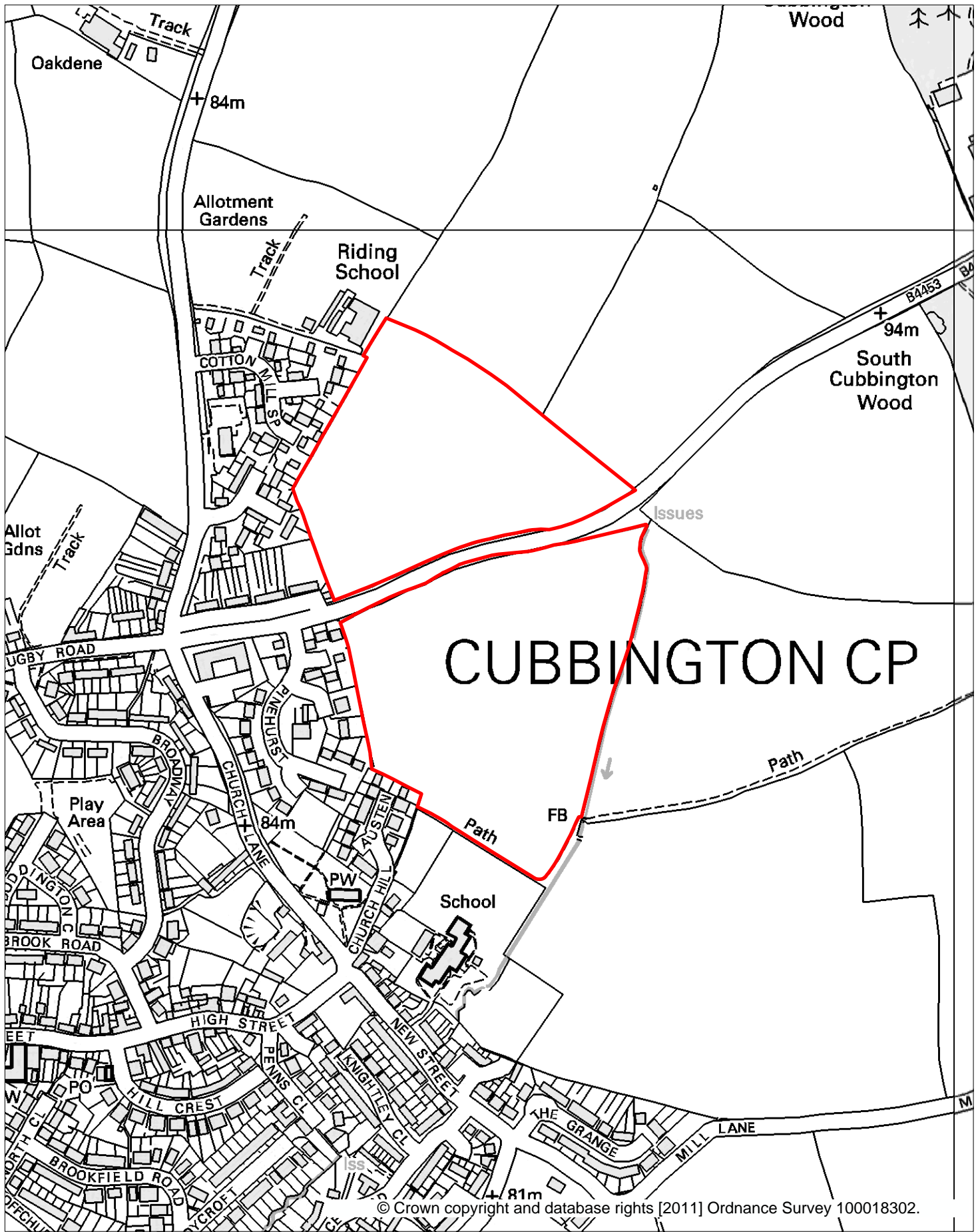
Grid Reference:  
432209 E, 267678 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L17	<b>Site Name</b>	Cubbington East
<b>Site Size (Hectares)</b>	11.76	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to village to the immediate north east of Leamington Spa urban area.					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Topography and surface water drainage Footpath crosses site from village in north easterly direction.					
<b>Potential Impacts</b>	Impact on flooding in Cubbington from surface water draining into watercourse to south of site. Extending finger of development into open countryside within an area of high landscape value.					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable, due to impact on flooding in Cubbington and impact on an area of high landscape value					
<b>Availability</b>						
Owners have expressed willingness to release the land for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L17 Cubbington East


LOCATION PLAN

Scale: 1:5000

Drawn By: CP

Date: 21 October 2011

Grid Reference: 434537 E, 268613 N

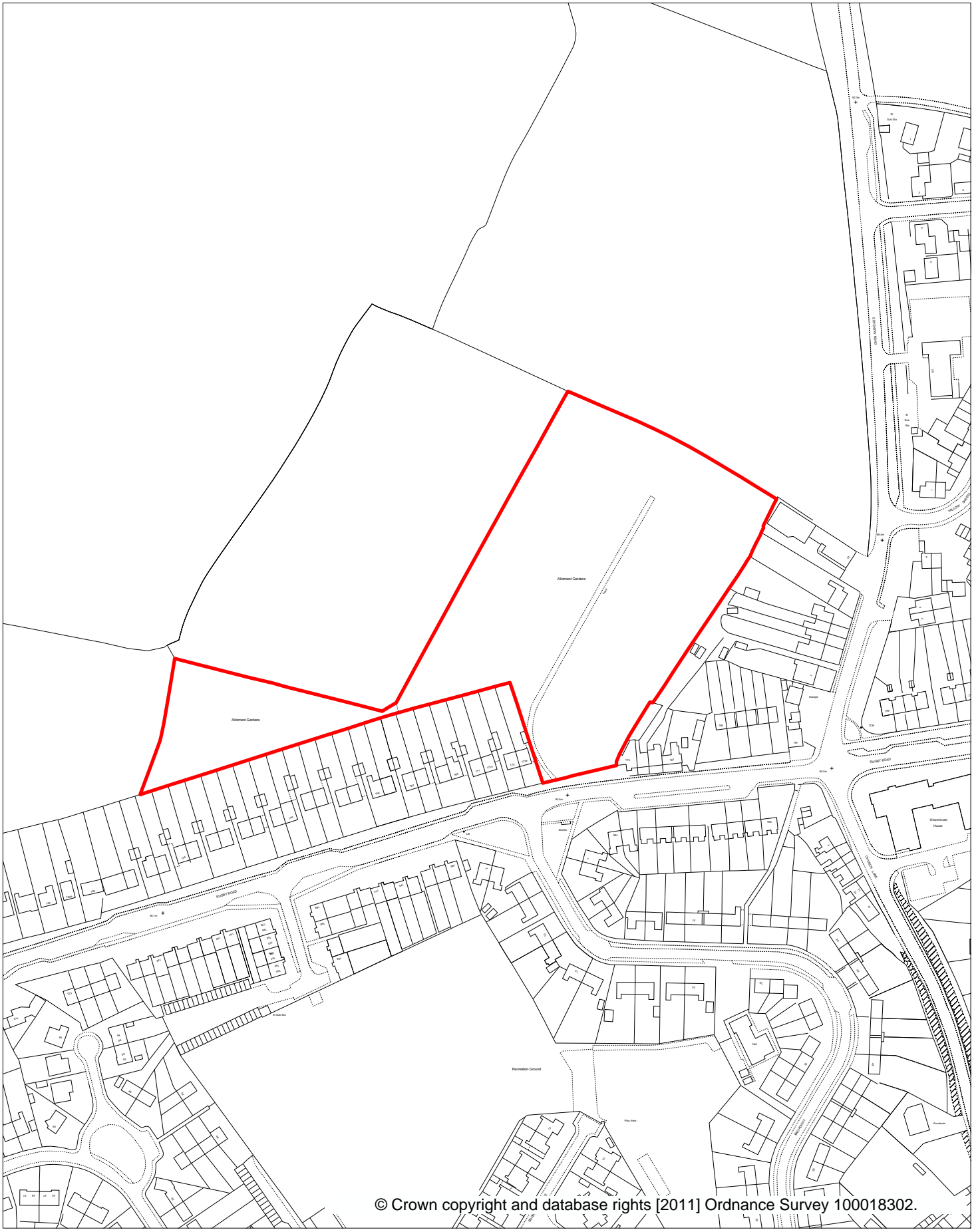
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L18	<b>Site Name</b>	Allotment Land, Rugby Road, Cubbington
<b>Site Size (Hectares)</b>	2.28	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	L19 Land at North Cubbington		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Cubbington to the immediate north east of Leamington Spa urban area.					
<b>Policy Restrictions</b>	Green Belt Protecting recreation facilities (allotments)					
<b>Physical Constraints</b>	Allotments would need to be relocated. Minerals Consultation Area (Sand & Gravel)					
<b>Potential Impacts</b>	Impact on landscape beyond ridgeline within an area of high landscape value. Loss of allotment land - appropriate replacement space would need to be identified					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to assessment of need for and use of allotments and availability of replacement site					
<b>Availability</b>						
Landowner is willing to proactively bring the site forward for development						
<b>Achievability</b>						
Subject to assessment of need for, and use of, allotments and identification of suitable alternative site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	45	<b>40dph</b>	60	<b>50dph</b>	75
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	52	<b>2024/29</b>	0





## L18 Allotment Land, Rugby Road, Cubbington


### LOCATION PLAN

Scale:  
1:2500

Drawn By:  
CP

Date:  
21 October 2011

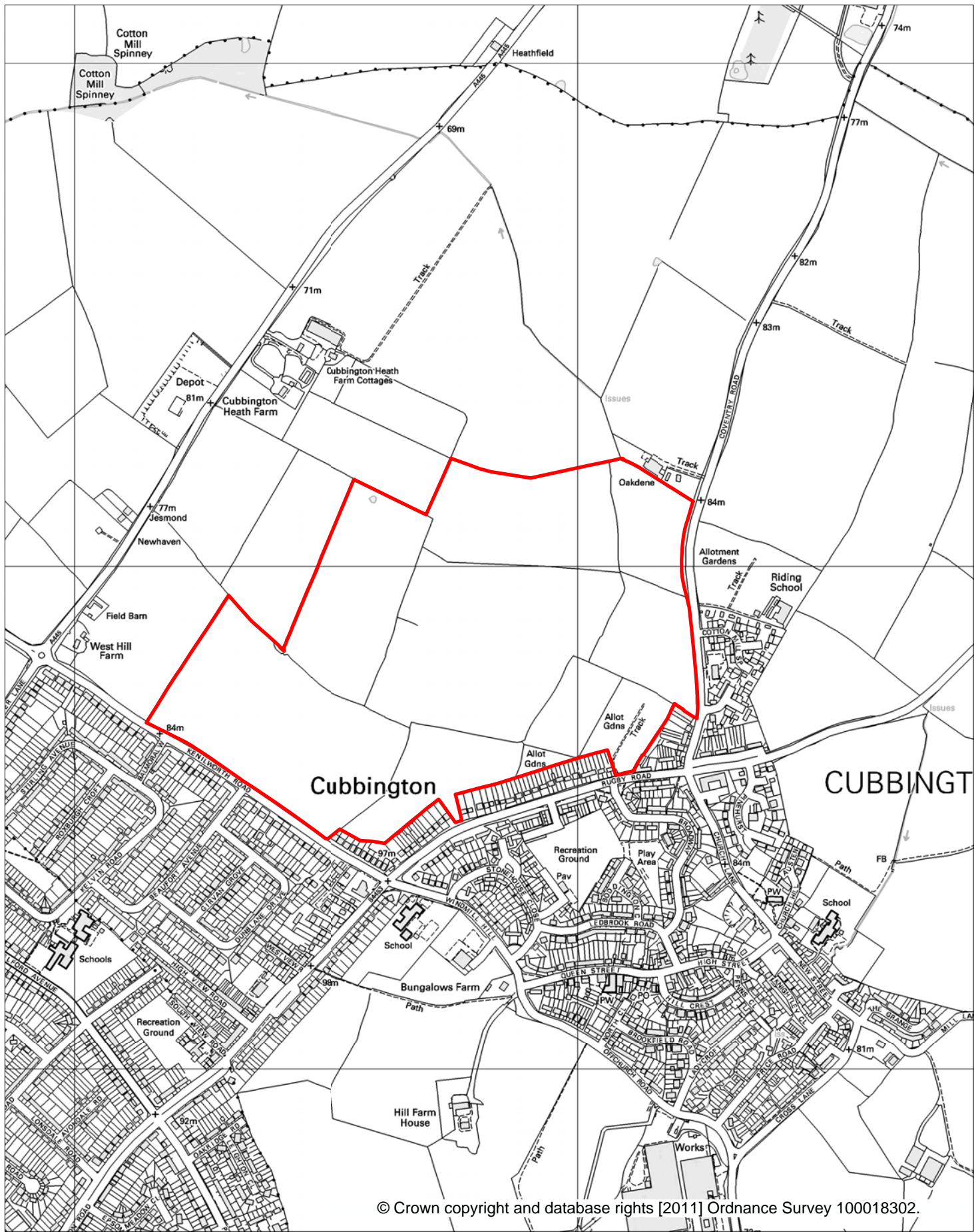
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434049 E, 268667 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L19	<b>Site Name</b>	Land at North Cubbington
<b>Site Size (Hectares)</b>	54.06	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	L18 Land at Rugby Road Cubbington		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to village to the immediate north east of Leamington Spa urban area.					
<b>Policy Restrictions</b>	Green Belt Protecting recreation facilities (allotments)					
<b>Physical Constraints</b>	The western half of the site is classified as Agricultural Land Grade 2					
<b>Potential Impacts</b>	Impact on landscape beyond ridgeline within an area of high landscape value. Impact of scale of development in relation to existing built up area of Cubbington Loss of Grade 2 Agricultural Land					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable due to the impact on open countryside in an area of high landscape value and the impact of the scale of development in relation to the existing built up area of Cubbington.					
<b>Availability</b>						
Landowner is willing to release land for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## L19 Land at North Cubbington

### LOCATION PLAN

Scale:  
1:10000

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Date:  
21 October 2011

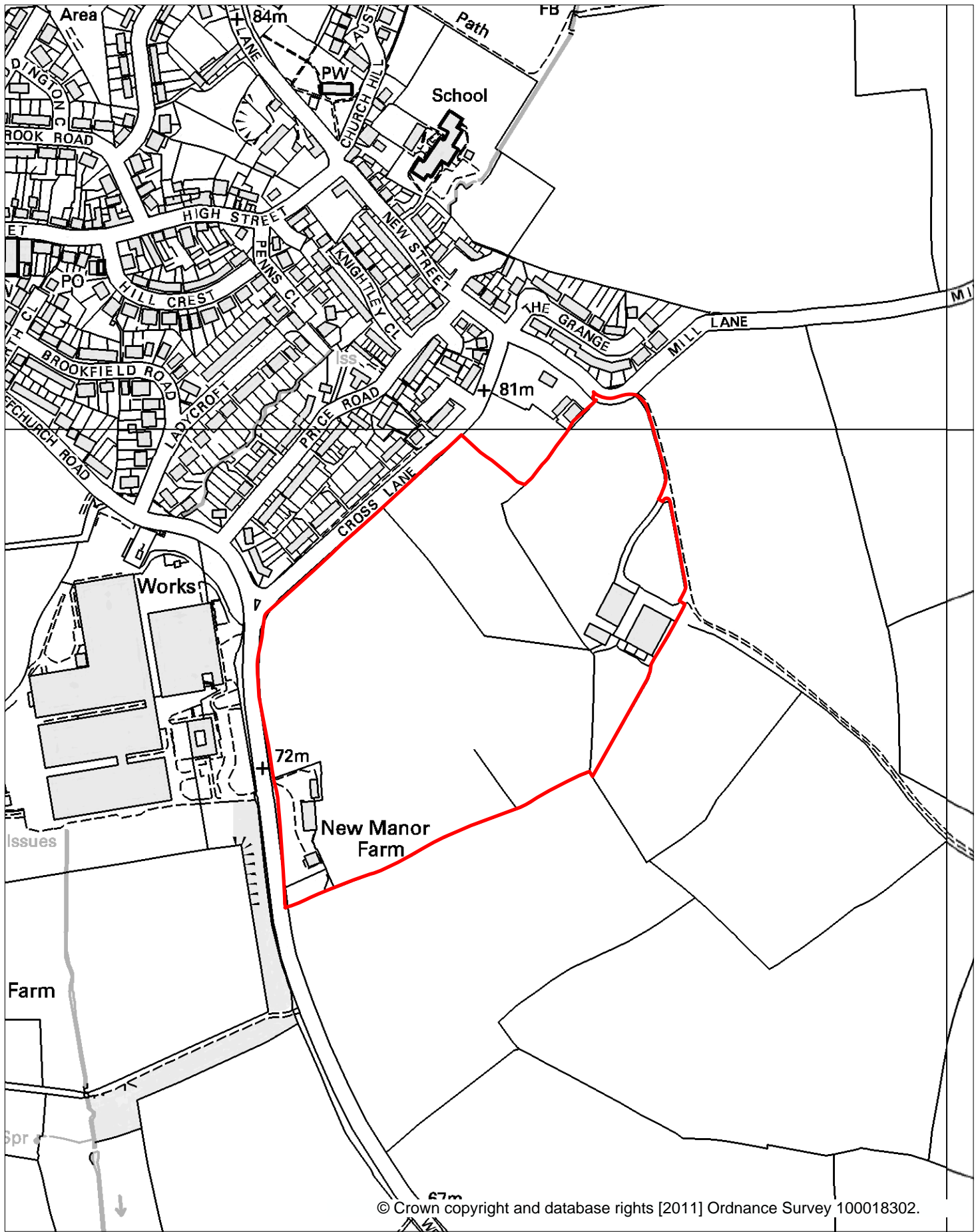
Grid Reference:  
433825 E, 268896 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L20	<b>Site Name</b>	Land at South Cubbington
<b>Site Size (Hectares)</b>	13.5	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to village to the immediate north east of Leamington Spa urban area.					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Topography - Site slopes steeply upwards in easterly direction Some protected trees on the site.					
<b>Potential Impacts</b>	Extending finger of development into open countryside away from urban area within an area of high landscape value. Potential impact of surface water drainage on flooding in Cubbington.					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable due to the impact of surface water drainage on flooding in Cubbington and the impact on open countryside in an area of high landscape value					
<b>Availability</b>						
Owners have expressed willingness to bring the site forward for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L20 Land at South Cubbington

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
CP

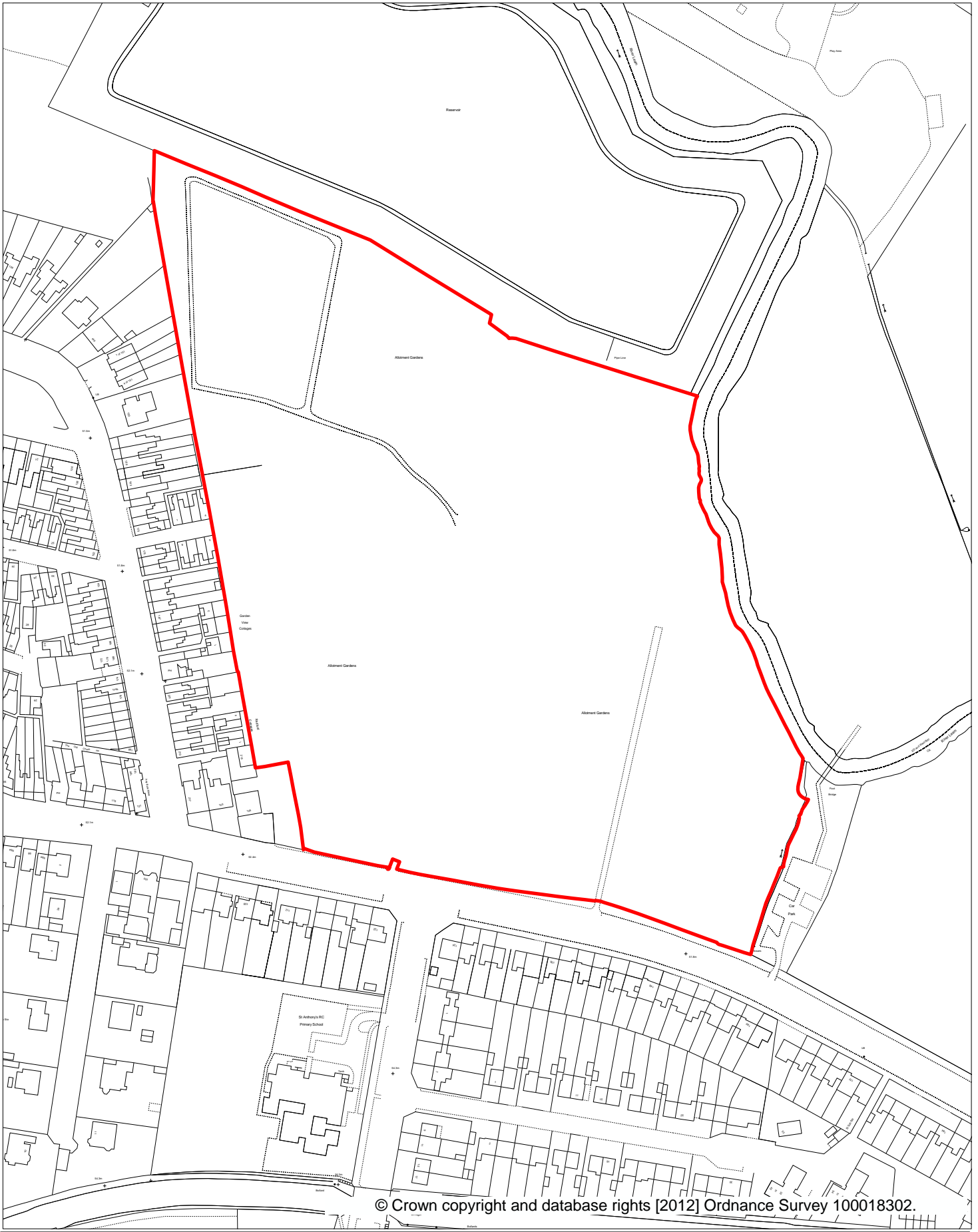
Date:  
21 October 2011

Grid Reference:  
434545 E, 267811 N

North: 

<b>Site Ref</b>	L21	<b>Site Name</b>	St Mary's Allotments
<b>Site Size (Hectares)</b>	7.78	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Leamington Spa urban area					
<b>Policy Restrictions</b>	Green Belt Protecting recreation facilities (allotments)					
<b>Physical Constraints</b>	Flood Risk Zones 2, 3A and 3B cover majority of site					
<b>Potential Impacts</b>	Adjacent to Leam Valley Local Nature Reserve Grade II Listed Buildings at 123 and 125 Radford Road and 217 Leam Terrace					
<b>Environmental Conditions</b>	Subject to flooding					
<b>Overall Suitability</b>	Not suitable due to flood risk					
<b>Availability</b>						
Owners have expressed willingness to bring the site forward for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L21 St. Mary's Allotments, Radford Road

LOCATION PLAN




Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

Grid Reference:  
433110 E, 265429 N

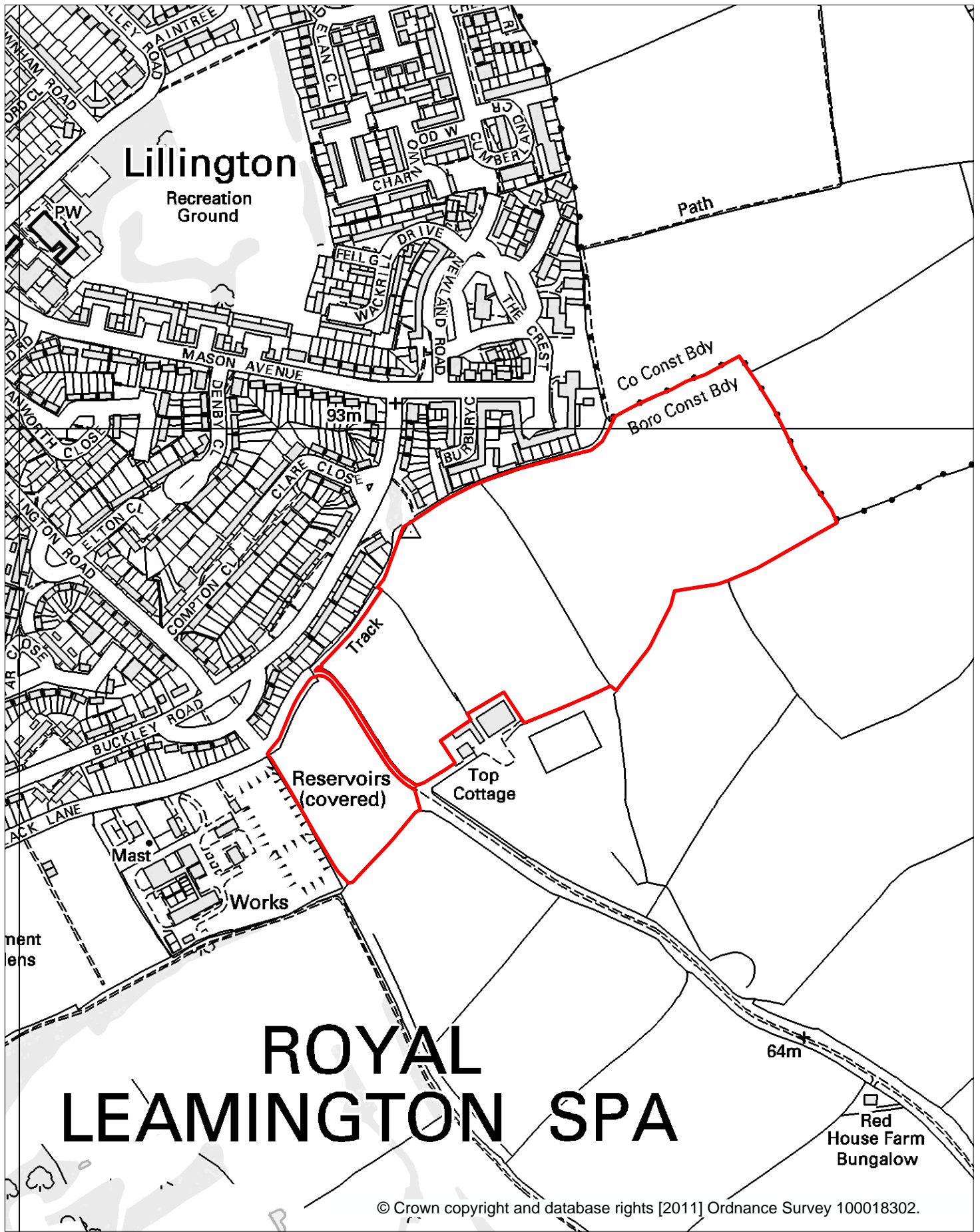
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L23	<b>Site Name</b>	Land at Red House Farm, Campion Hills
<b>Site Size (Hectares)</b>	11.57	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Leamington Spa urban area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	No means of access and therefore dependent upon agreement with third party. Topography - north eastern part of site slopes away steeply.					
<b>Potential Impacts</b>	Impact on open countryside in an area of medium landscape value. Development on north eastern section of site would be highly visible from surrounding countryside and Cubbington village. Landscape Study 2014 suggests structural planting of native trees and shrubs to mitigate long views from north and west. Telegraph poles. Radio mast adjacent to site.					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable in part (8.7 hectares) due to landscape impact of development on north eastern section and subject to ability to secure access.					
<b>Availability</b>						
Owners have expressed willingness to bring the site forward for development within 3 years						
<b>Achievability</b>						
Potentially achievable in medium term subject to ability to secure suitable access to the site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	174	<b>40dph</b>	232	<b>50dph</b>	290
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	200	<b>2019/24</b>	0	<b>2024/29</b>	0





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L23 Land at Red House Farm, Campion Hills

LOCATION PLAN

Scale:  
1:5000

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CP

Date:  
21 October 2011

Grid Reference:  
433467 E, 266810 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L24	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.27	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	None					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable					
<b>Availability</b>						
Not currently available, but landowner has expressed interest in releasing the site for development in the period 2014/19.						
<b>Achievability</b>						
Achievable, subject to market and land being released						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>	0%		
<b>Potential Capacity</b>	<b>30dph</b>	8	<b>40dph</b>	11	<b>50dph</b>	14
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	11	<b>2019/24</b>	0	<b>2024/29</b>	0

<b>Site Ref</b>	L25	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.24	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

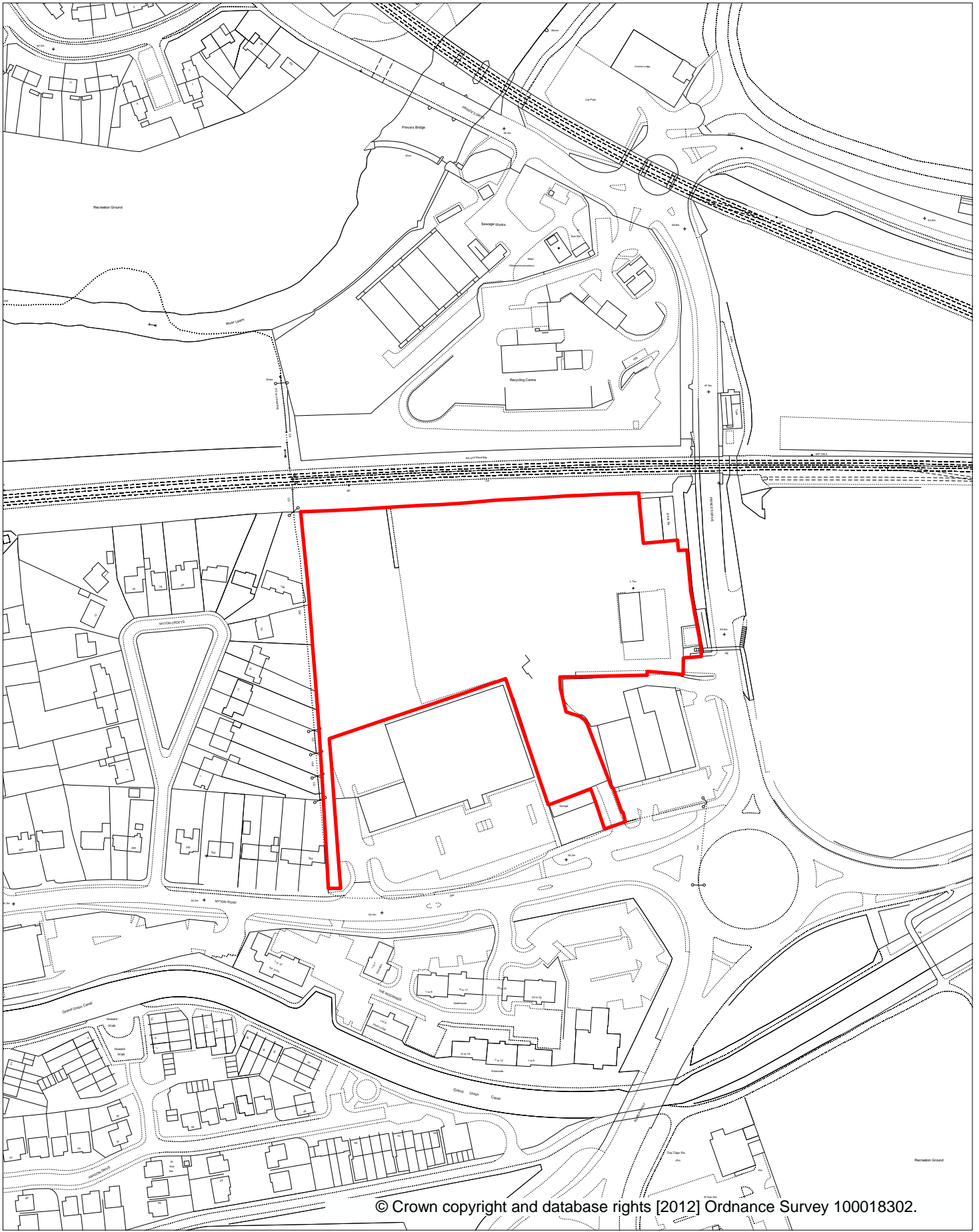
<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	None					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable					
<b>Availability</b>						
Not currently available, but landowner has expressed interest in releasing the site for development in the period 2014/19						
<b>Achievability</b>						
Achievable, subject to market and land being released						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>	0%		
<b>Potential Capacity</b>	<b>30dph</b>	7	<b>40dph</b>	10	<b>50dph</b>	12
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	10	<b>2019/24</b>	0	<b>2024/29</b>	0

<b>Site Ref</b>	L26	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.67	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Protection of Open Spaces (part of site)					
<b>Physical Constraints</b>	Currently occupied					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable, subject to retaining or providing alternative open space.					
<b>Availability</b>						
Not currently available, but landowner has indicated that the site may become available for mixed use development in 2010/2011						
<b>Achievability</b>						
Achievable, subject to market and land being released						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	10	<b>40dph</b>	13	<b>50dph</b>	17
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	15	<b>2024/29</b>	0

<b>Site Ref</b>	L27	<b>Site Name</b>	Land R/O Homebase
<b>Site Size (Hectares)</b>	2.00	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Allocated Employment Land					
<b>Physical Constraints</b>	Limited access from Prince's Drive					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Not satisfactory due to noise from railway from north and commercial units to south.					
<b>Overall Suitability</b>	Not suitable, due to environmental conditions within this location which is bounded by railway, busy road and rear of commercial units.					
<b>Availability</b>						
Site currently vacant and on the market						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L27 R/O Homebase, Myton Road


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

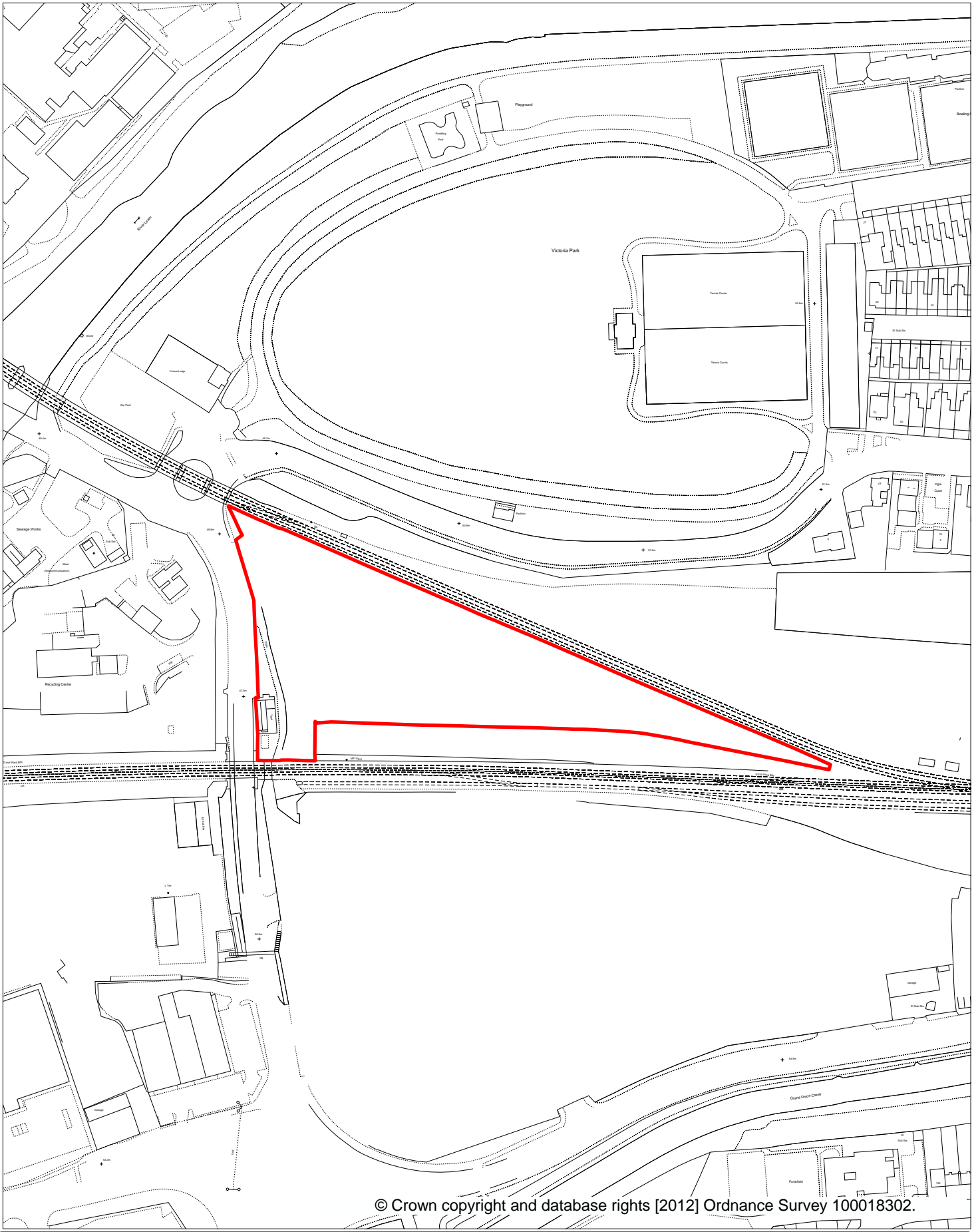
Grid Reference:  
430872 E, 265212 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L28	<b>Site Name</b>	Land off Prince's Drive
<b>Site Size (Hectares)</b>	1.3	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			
<b>Updated situation at April 2014</b>	<i>Planning permission granted for community woodland in July 2012 (W12/0599)</i>		

<b>Suitability for Housing</b>						
<b>Location</b>						
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>						
<b>Overall Suitability</b>						
<b>Availability</b>						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



L28 Off Princes Drive,


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
24 May 2012

Grid Reference:  
431103 E, 265364 N

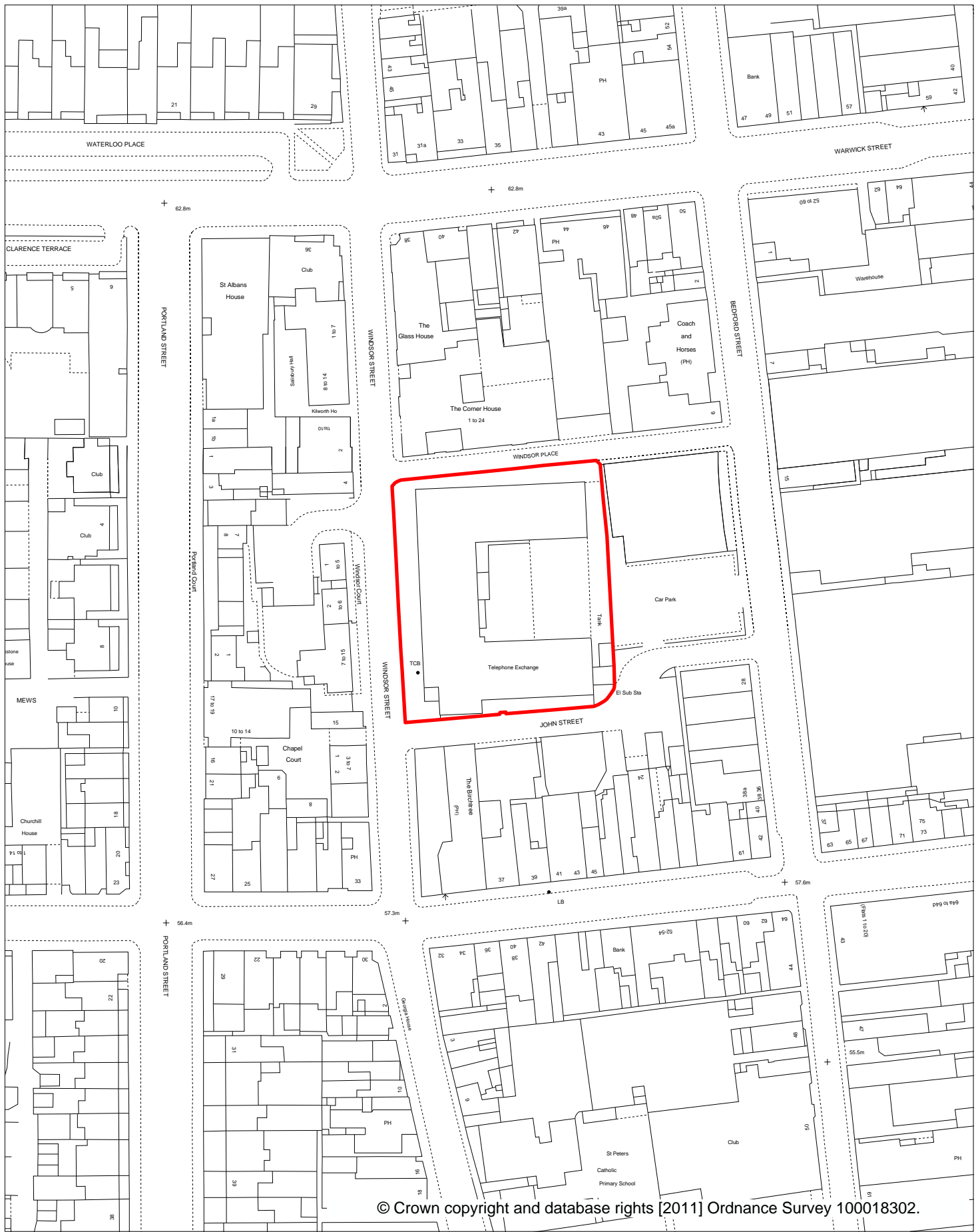
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	L30	<b>Site Name</b>	Telephone Exchange, Windsor Street
<b>Site Size (Hectares)</b>	0.32	<b>Settlement</b>	Leamington Spa
<b>Source</b>	WDC Omission Site	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Protecting Employment Land and Buildings					
<b>Physical Constraints</b>	None					
<b>Potential Impacts</b>	Within Leamington Spa Conservation Area Neighbouring Listed Buildings fronting John Street & The Parade					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable as part of a mixed use development.					
<b>Availability</b>						
Not known						
<b>Achievability</b>						
Achievable, subject to market.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	5	<b>40dph</b>	6	<b>50dph</b>	8
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	10



## L30 Telephone Exchange, Windsor Street

### LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

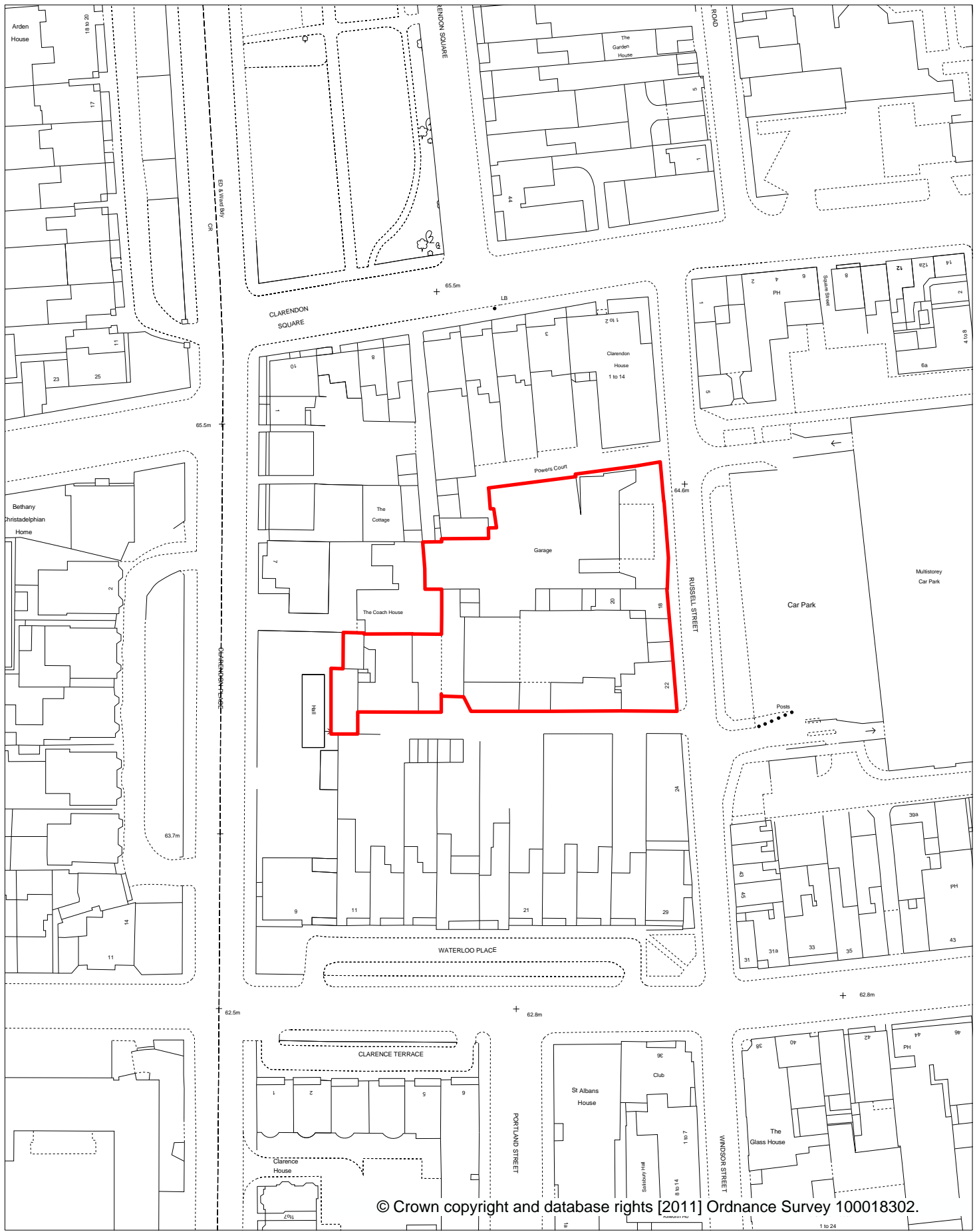
Grid Reference:  
431628 E, 265961 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L31	<b>Site Name</b>	Garage Site, Russell Street
<b>Site Size (Hectares)</b>	0.37	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Town Centre Employment Area					
<b>Physical Constraints</b>	None					
<b>Potential Impacts</b>	Within Leamington Spa Conservation Area Grade II Listed Buildings 18-22 Russell Street contained within site					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable as part of a mixed use development.					
<b>Availability</b>						
Not known						
<b>Achievability</b>						
Achievable, subject to market.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	6	<b>40dph</b>	7	<b>50dph</b>	9
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	10



## L31 Garage Site, Russell Street

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

Grid Reference:  
431540 E, 266162 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L32	<b>Site Name</b>	Jewsons & Quarry Street Dairy
<b>Site Size (Hectares)</b>	1.6	<b>Settlement</b>	Leamington Spa
<b>Source</b>	Pre-app Enquiry	<b>Land Type</b>	Previously developed
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Protecting Employment Land and Buildings (part)					
<b>Physical Constraints</b>	Improved access arrangements required Possible contamination from former uses					
<b>Potential Impacts</b>	Adjacent to Leamington Spa Conservation Area Grade II Listed Buildings on Rock Mill Lane, bordering NW part of site					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable, subject to securing suitable access					
<b>Availability</b>						
Not known – no indication from existing landowners of being available.						
<b>Achievability</b>						
Achievable, subject to market and securing an appropriate access.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	32	<b>40dph</b>	43	<b>50dph</b>	54
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	40



## L32 Jewsons & Quarry Street Dairy


### LOCATION PLAN

Scale:  
1:1250

Drawn By:  
DR

Date:  
24 May 2012

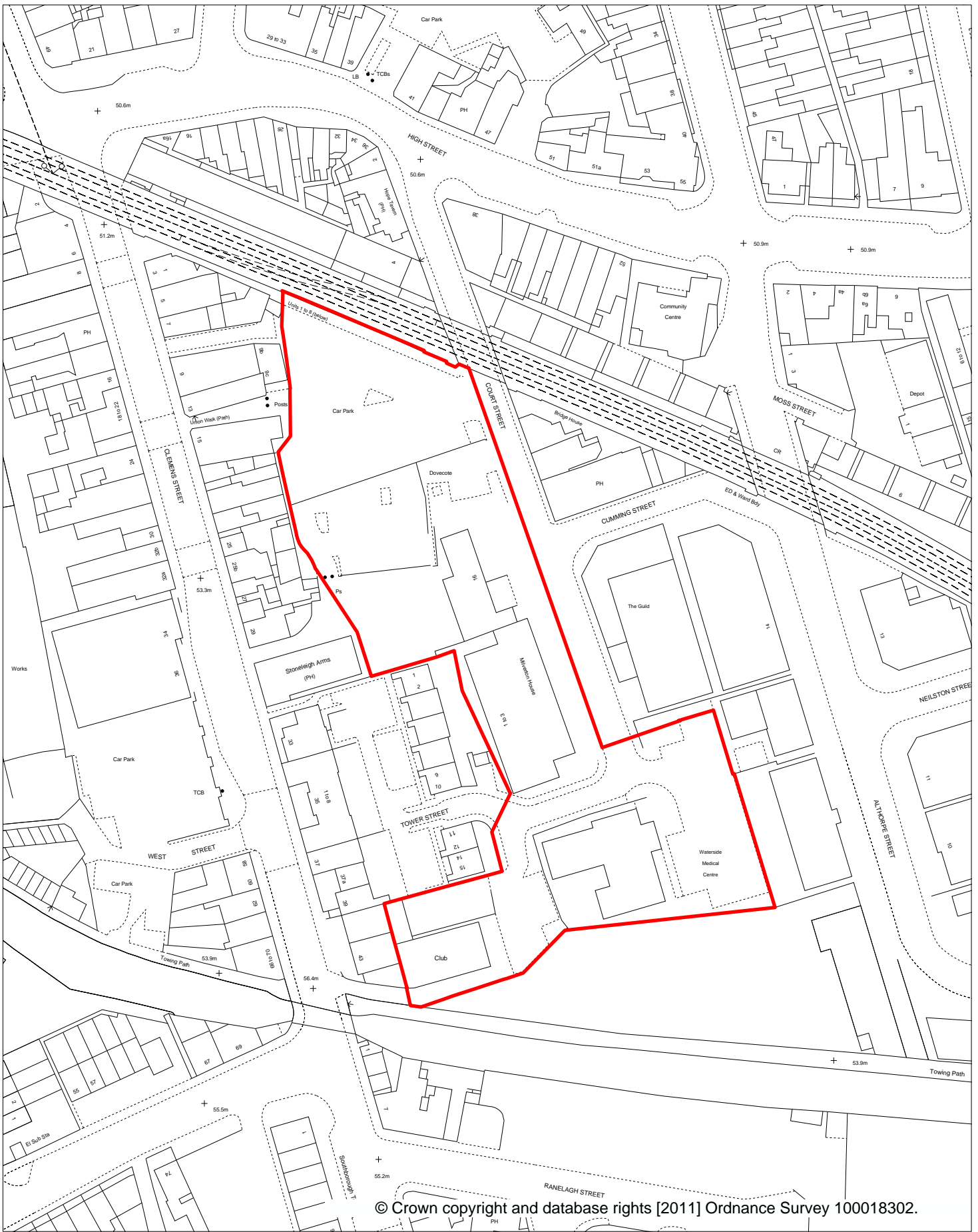
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430277 E, 265986 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L33	<b>Site Name</b>	Court Street Area
<b>Site Size (Hectares)</b>	1.48	<b>Settlement</b>	Leamington Spa
<b>Source</b>	WDLP	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Leamington Town Centre					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>						
<b>Potential Impacts</b>	Adjacent to Leamington Spa Conservation Area Grand Union Canal potential SINC to south					
<b>Environmental Conditions</b>	Noise from railway line and adjoining employment uses Clemens Street and High Street are Air Quality Management Areas					
<b>Overall Suitability</b>	Potentially suitable, subject to adequate noise mitigation measures					
<b>Availability</b>						
Warwick District Council is working in partnership with the private sector to assemble a site for the delivery of a housing scheme for (in large part) affordable housing						
<b>Achievability</b>						
Achievable, subject to viability.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	30	<b>40dph</b>	40	<b>50dph</b>	50
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	50	<b>2019/24</b>		<b>2024/29</b>	



## L33 Court Street Opportunity Site

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

Grid Reference:  
432120 E, 265095 N

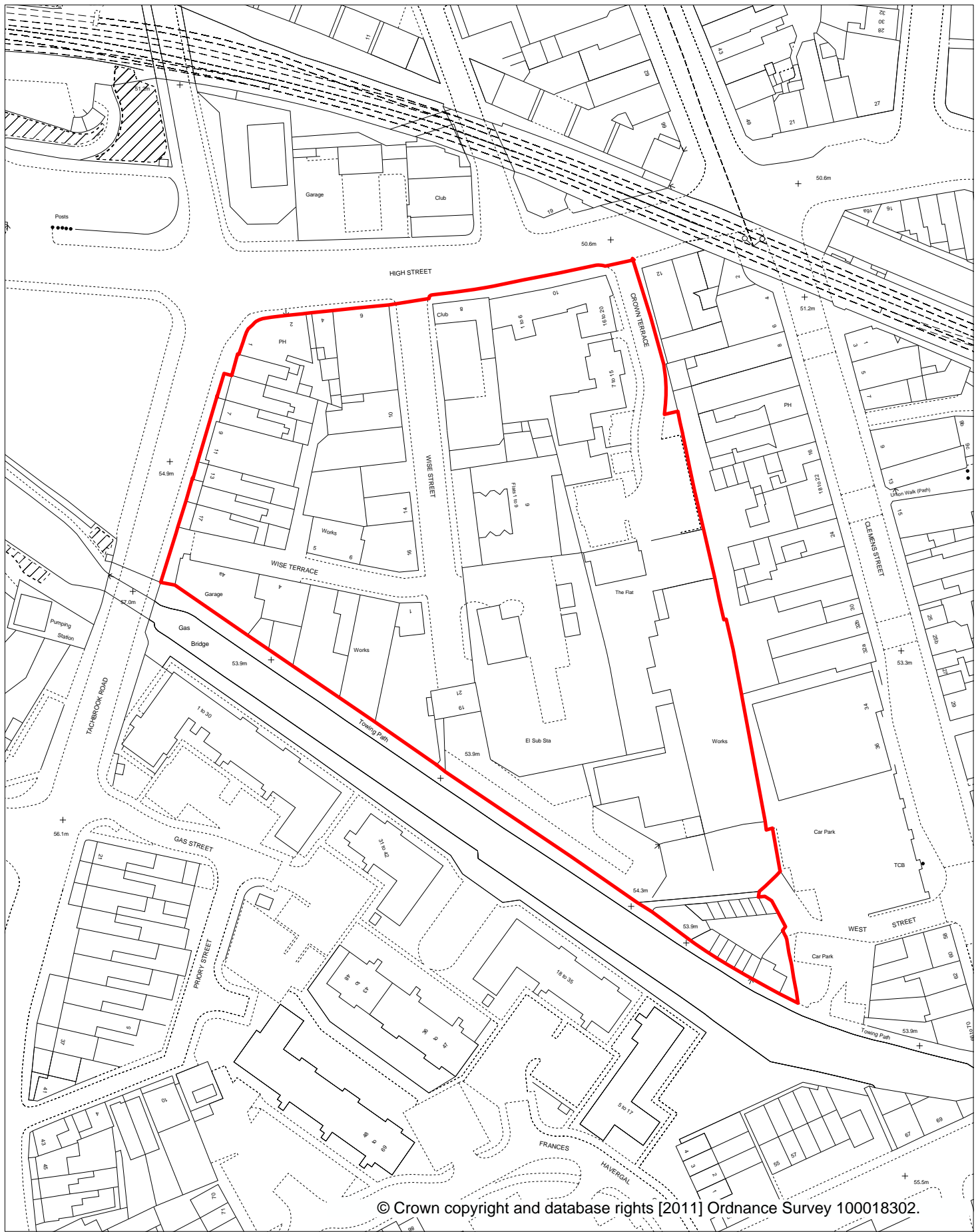
North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	L34	<b>Site Name</b>	Wise Street Opportunity Site
<b>Site Size (Hectares)</b>	1.6	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Opportunity Site supporting mixed use development. Development Principles for the Wise Street Area					
<b>Physical Constraints</b>	Possible contamination Limited access. Northern edge in Flood Zone 2					
<b>Potential Impacts</b>	Partly within Leamington Spa Conservation Area					
<b>Environmental Conditions</b>	North eastern part of site in an Air Quality Action Area					
<b>Overall Suitability</b>	Potentially suitable, subject to comprehensive mixed use redevelopment.					
<b>Availability</b>						
Not known						
<b>Achievability</b>						
Achievable, subject to market and securing an appropriate access.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	24	<b>40dph</b>	32	<b>50dph</b>	40
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	30



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## L34 Wise Street Opportunity Site

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

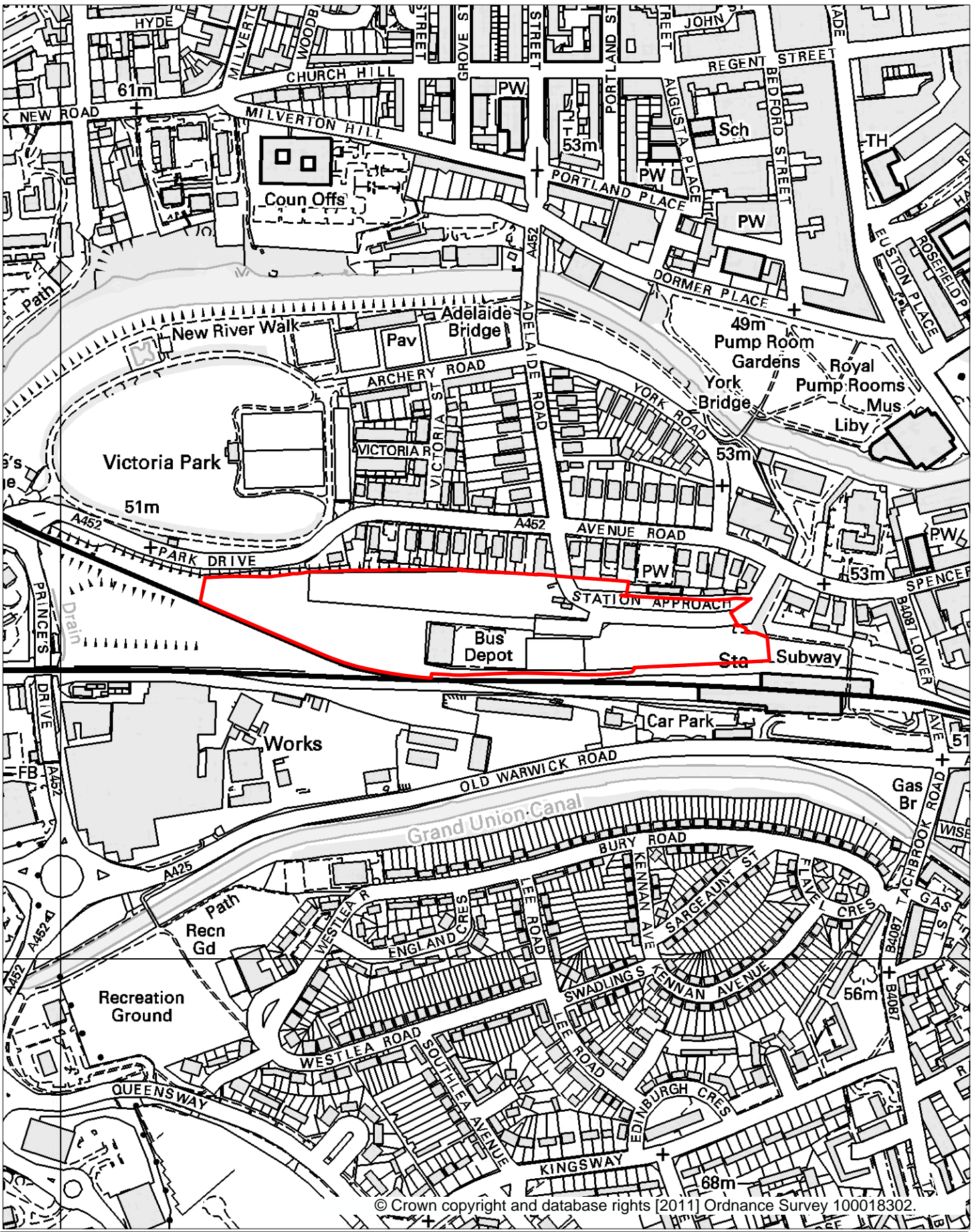
Grid Reference:  
431946 E, 265113 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L35	<b>Site Name</b>	Land at Station Approach
<b>Site Size (Hectares)</b>	4.47	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>	L28 Off Prince's Drive		

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area – partly within town centre					
<b>Policy Restrictions</b>	Part Employment Allocation Part Opportunity Site supporting mixed use development Station Area Development Brief supports comprehensive residential development					
<b>Physical Constraints</b>	Bus depot currently in use – capacity of site depends upon whether this use is relocated. Some protected trees. Limited access.					
<b>Potential Impacts</b>	Site abuts Leamington Spa Conservation Area.					
<b>Environmental Conditions</b>	Noise from railway line and existing bus depot use.					
<b>Overall Suitability</b>	Potentially suitable, subject to comprehensive redevelopment.					
<b>Availability</b>						
Majority of land vacant and available. Alternative location for bus depot required.						
<b>Achievability</b>						
This site is understood to be achievable, subject to the market and relocation of the bus depot. The scale of development will require contributions towards improved infrastructure and services. This may require third party land and the agreement of statutory bodies.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	89	<b>40dph</b>	120	<b>50dph</b>	150
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	150	<b>2024/29</b>	0



L35 Land at Station Approach

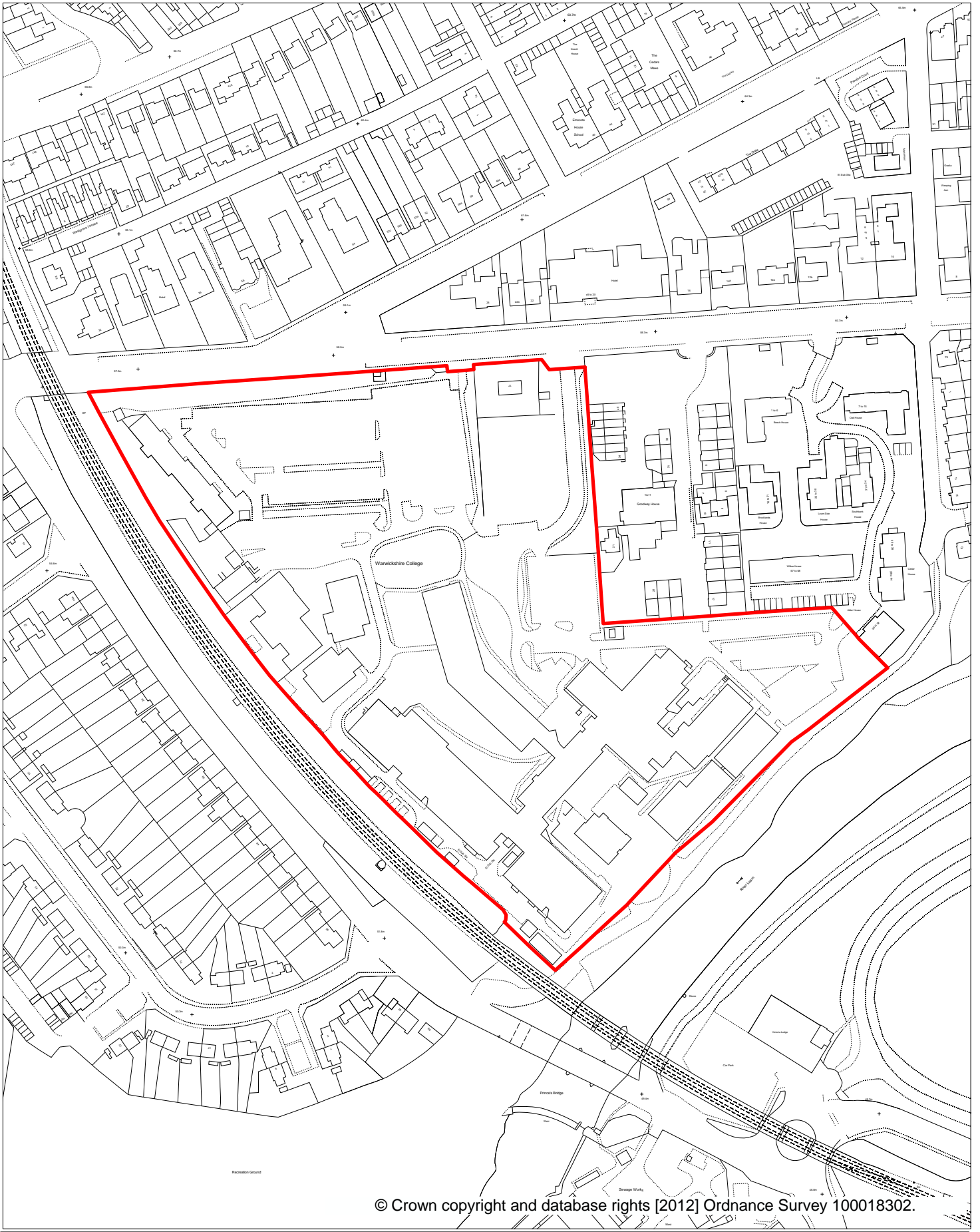
LOCATION PLAN

Scale: 1:5000      Drawn By: CP      Date: 21 October 2011      Grid Reference: 431423 E, 265341 N      North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L36	<b>Site Name</b>	Warwickshire College
<b>Site Size (Hectares)</b>	5.78	<b>Settlement</b>	Leamington Spa
<b>Source</b>	WDC	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Flood Zones 2, 3A & 3B along south eastern perimeter of site. Protected trees in north east corner of site Railway runs along western boundary					
<b>Potential Impacts</b>	River Leam potential SINC to south east of site Adjacent to Leamington Spa Conservation Area Spa Gardens Registered Park and Garden of Special Historic Interest to south east Protected trees					
<b>Environmental Conditions</b>	Satisfactory, subject to mitigation against noise from railway.					
<b>Overall Suitability</b>	Suitable					
<b>Availability</b>						
Currently in use – availability subject to relocation of existing use						
<b>Achievability</b>						
Subject to relocation of existing use.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	170	<b>40dph</b>	220	<b>50dph</b>	280
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	300



L36 Warwickshire College, Warwick New Road

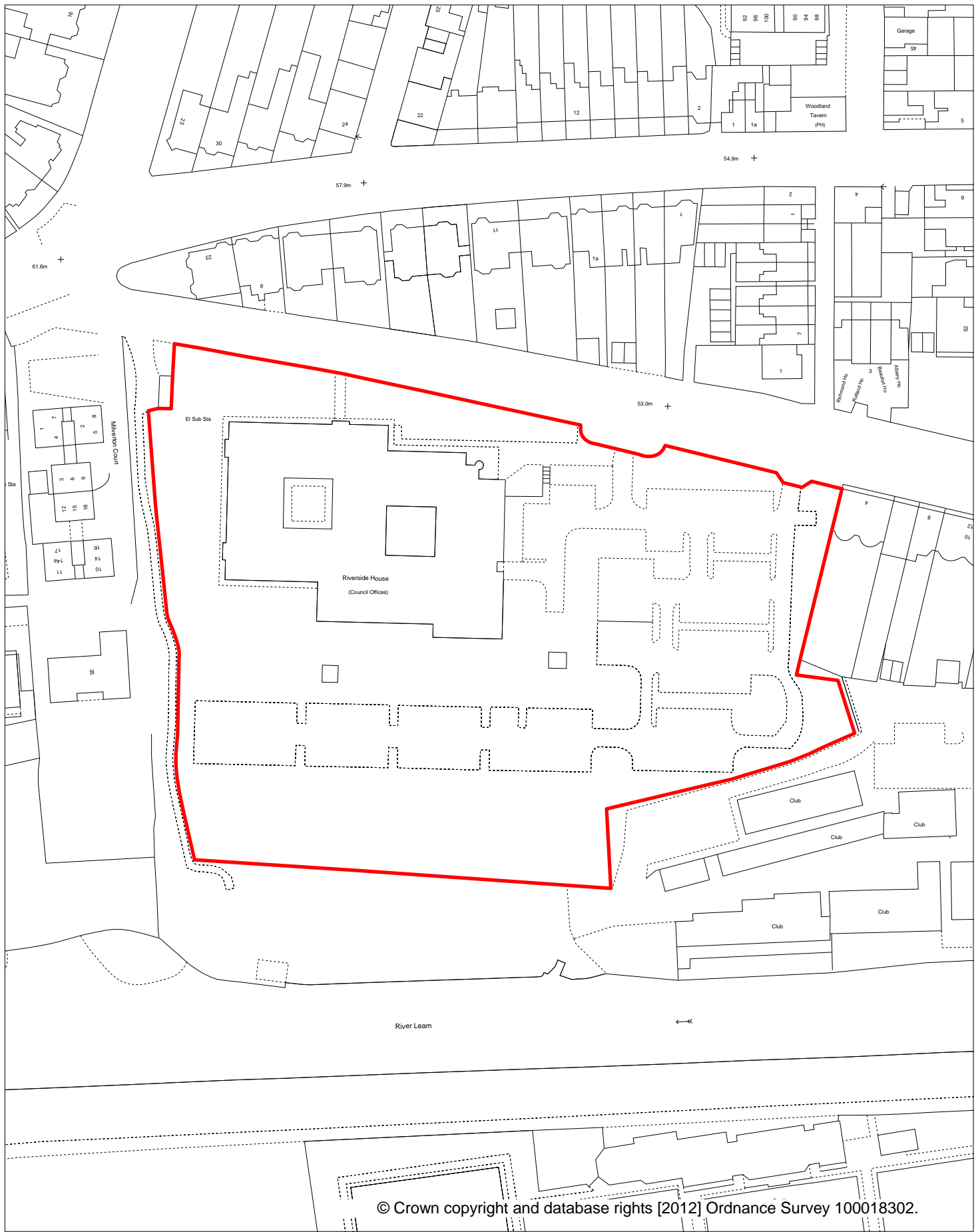
LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 24 May 2012	Grid Reference: 430803 E, 265692 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L37	<b>Site Name</b>	Riverside House
<b>Site Size (Hectares)</b>	1.75	<b>Settlement</b>	Leamington Spa
<b>Source</b>	WDC	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Approximately 38% of site within Flood Zones 2, 3A & 3B. Protected trees throughout site					
<b>Potential Impacts</b>	Small part of site to east within Leamington Spa Conservation Area River Leam potential SINC to south of site Spa Gardens Registered Park and Garden of Special Historic Interest to south of site Protected trees throughout site Buildings on Portland Place frontage to east of site all Listed Grade II					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Suitable in part (1.08 hectares)					
<b>Availability</b>						
Currently in use - subject to relocation of existing use						
<b>Achievability</b>						
Subject to relocation of existing use						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	32	<b>40dph</b>	43	<b>50dph</b>	54
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	0	<b>2024/29</b>	50



## L37 Riverside House, Milverton Hill

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DR

Date:  
24 May 2012

Grid Reference:  
431265 E, 265771 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	L38	<b>Site Name</b>	Glebe Farm
<b>Site Size (Hectares)</b>	53.20	<b>Settlement</b>	Cubbington
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	L23 Land at Red House Farm		

<b>Suitability for Housing</b>	
--------------------------------	--

<b>Location</b>	Adjacent to Leamington Spa built up area
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Potentially suitable access points identified for up to 150 dwellings only Existing drainage problems in Cubbington Public footpaths transverse site north /south and east/west. Land slopes down towards south east
<b>Potential Impacts</b>	Loss of gap between Cubbington and Lillington/ Leamington. Impact on existing drainage problems in Cubbington Impact on landscape of medium value Development on higher ground could be visually prominent
<b>Environmental Conditions</b>	Potential noise and vibration from adjacent factory Thwaites.
<b>Overall Suitability</b>	The part of the site which could be served by access points would comprise a strip of land running east/west along the northern part of the site, with 50 units being served from Lillington and up to 100 from Cubbington. This would result in a site lacking cohesion with existing settlements. Not suitable

<b>Availability</b>
---------------------

The landowner of the majority of the site (excluding Hill Farm House) has expressed a willingness to release the site for development

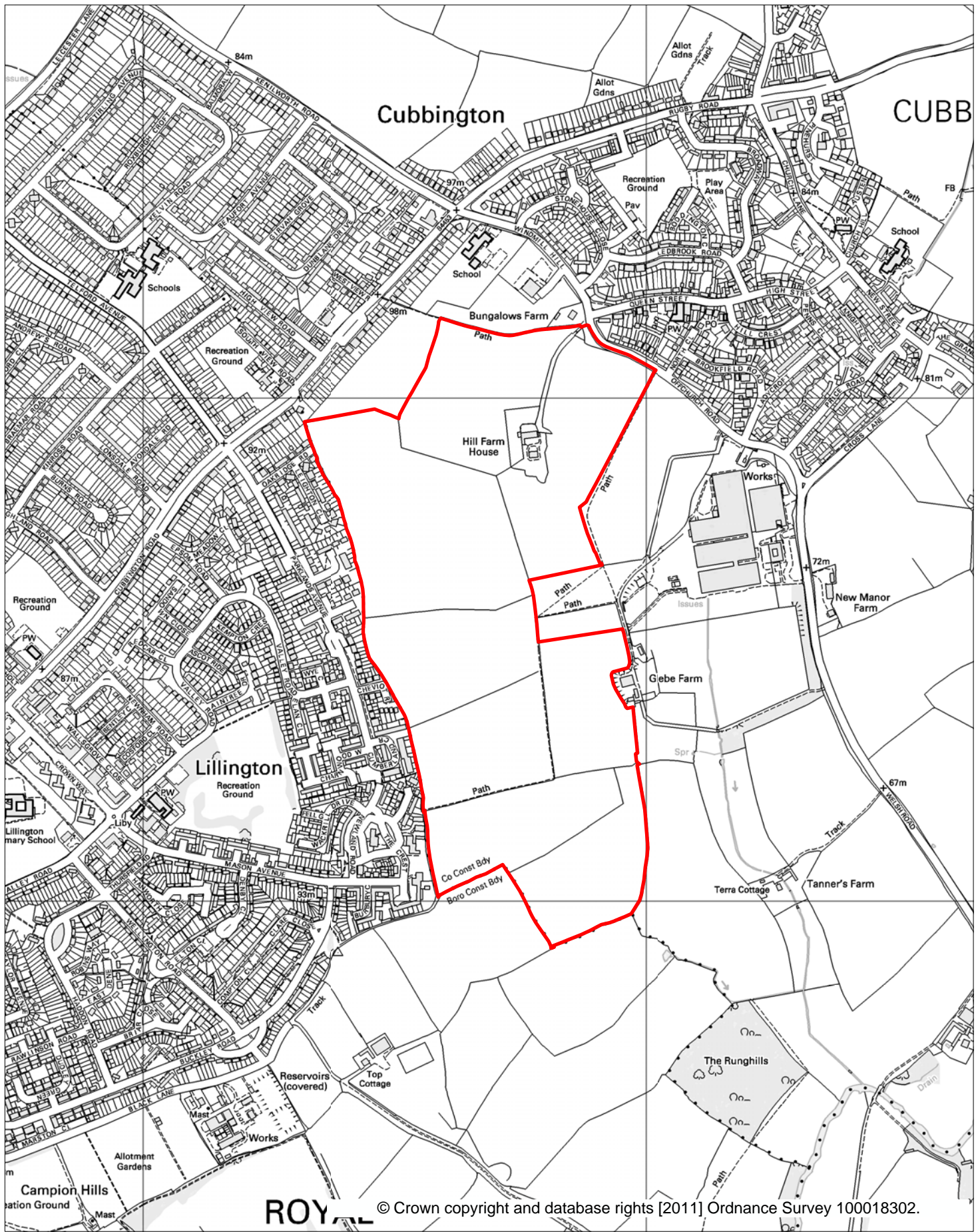
<b>Achievability</b>
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<b>Housing Capacity</b>						
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<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
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<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
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<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	
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## L38 Glebe Farm, Cubbington

### LOCATION PLAN

Scale:  
1:10000

Drawn By:  
CP

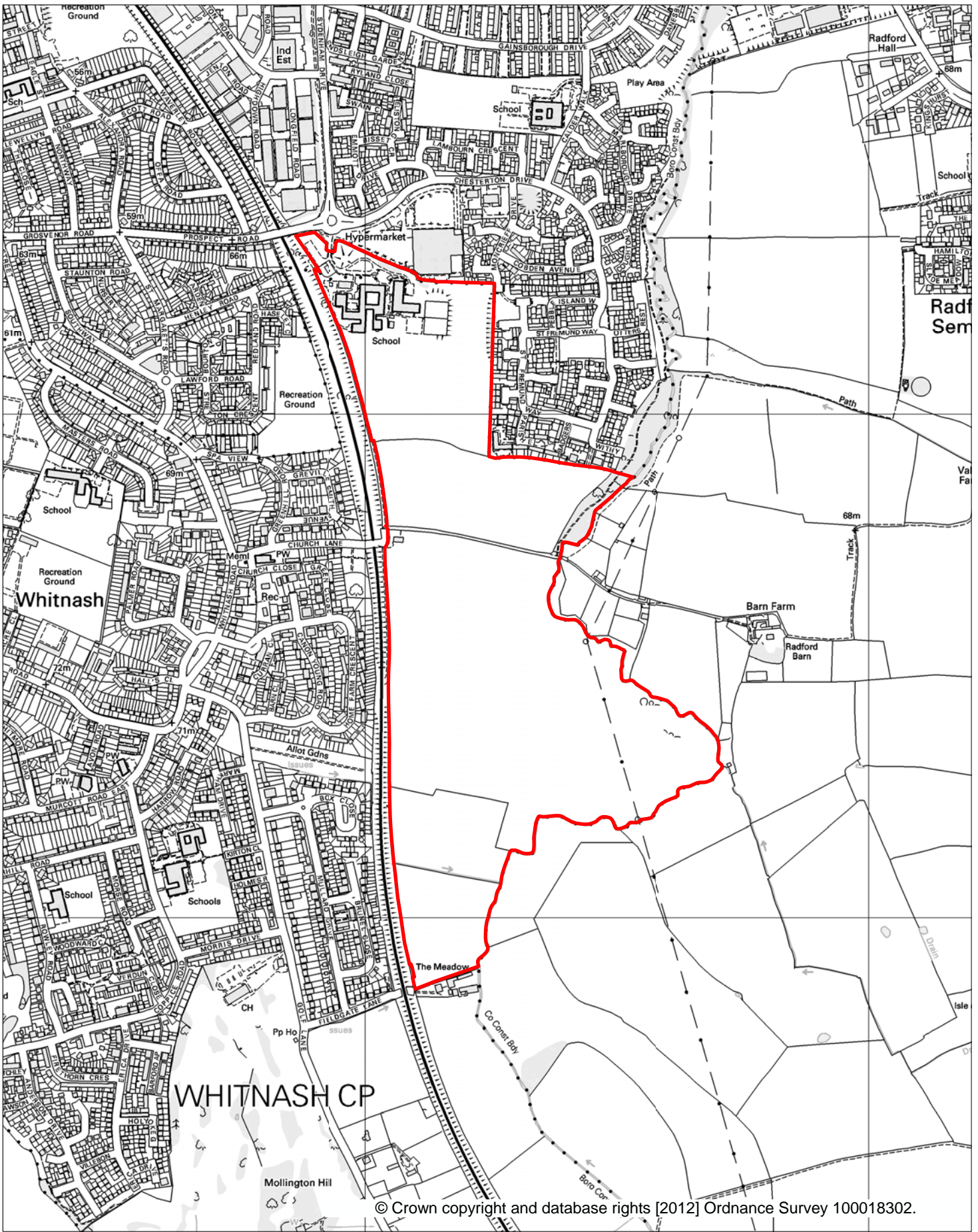
Date:  
01 November 2011

Grid Reference:  
433689 E, 267561 N

North:

<b>Site Ref</b>	L39	<b>Site Name</b>	Land at Campion School/ Whitnash East
<b>Site Size (Hectares)</b>	51.49	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield & Previously Developed
<b>Adjacent/ Overlapping Site</b>	L10 Land south of Sydenham		
<b>Updated situation at 01/04/14</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Leamington Spa built up area					
<b>Policy Restrictions</b>	Loss of Community Facilities and Open Space Part of area south of school is Area of Restraint					
<b>Physical Constraints</b>	Eastern boundary of site within Flood Zones 2, 3A & 3B. Transmission line runs north/ south through south eastern part of site. Public footpath traverses site west/east from Church Lane and railway bridge. Southern part of site remote from existing built up area if access is from the north.					
<b>Potential Impacts</b>	Whitnash Brook Valley Local Nature Reserve on NE part of boundary. Whitnash Brook to east and railway to west are potential SINCS. Landscape Study 2012 suggests wide buffer to brook . Loss of some Grade 2 Agricultural Land.					
<b>Environmental Conditions</b>	Noise and vibration from railway Southern part of site would be remote from rest of town with access points only from the north					
<b>Overall Suitability</b>	Potentially suitable in part (circa 20 hectares – to exclude school & land with permission and provide substantial buffer to Whitnash Brook) subject to: <ul style="list-style-type: none"> <li>• Provision of social &amp; community facilities</li> <li>• Access arrangements</li> <li>• Significant buffer to protect LNR and potential SINCS; areas at risk of flood; and properties from noise and vibration from railway</li> </ul>					
<b>Availability</b>						
Site being actively promoted by house builder <b><i>Planning permission granted for 209 dwellings on northern part of site (6.93 has) on 31/05/13 (W12/0027). April 14 - development not started</i></b>						
<b>Achievability</b>						
Achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education, health and parks and open spaces. This may require third party land and the agreement of statutory bodies.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	300	<b>40dph</b>	400	<b>50dph</b>	500
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	350	<b>2024/29</b>	0



L39 Land at Champion School/Whitnash East

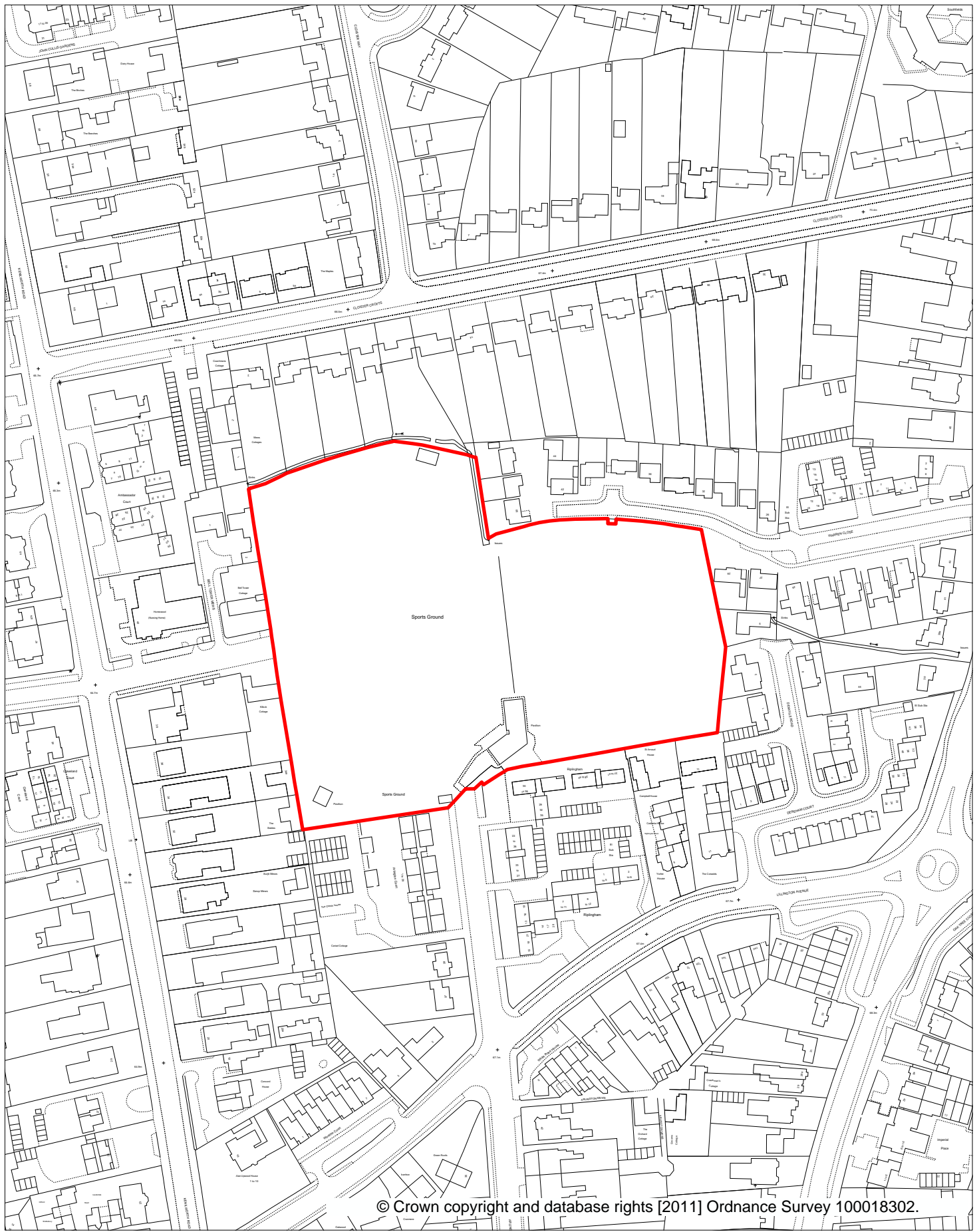
LOCATION PLAN

Scale: 1:10000      Drawn By: DR      Date: 24 May 2012      Grid Reference: 433289 E, 263500 N      North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L40	<b>Site Name</b>	Leamington Cricket Club
<b>Site Size (Hectares)</b>	3.19	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa built up area					
<b>Policy Restrictions</b>	Loss of sport & recreation facilities					
<b>Physical Constraints</b>	Lillington Brook traverses part of the northern boundary of the site and is culverted under part of the site. There is a filled pond on the line of the culvert which is potential contaminated land. There are localised flooding problems along the northern boundary.					
<b>Potential Impacts</b>	Adjacent to Leamington Spa Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to <ul style="list-style-type: none"> <li>• Satisfactory relocation of existing sports facilities, and</li> <li>• Satisfactory attenuation of flood water</li> </ul>					
<b>Availability</b>						
Site currently in use so availability is subject to satisfactory relocation of existing cricket club						
<b>Achievability</b>						
Subject to satisfactory relocation of existing cricket club						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	60	<b>40dph</b>	80	<b>50dph</b>	100
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	70	<b>2024/29</b>	0



## L40 Leamington Cricket Club


### LOCATION PLAN

Scale:  
1:2500

Drawn By:  
CP

Date:  
01 November 2011

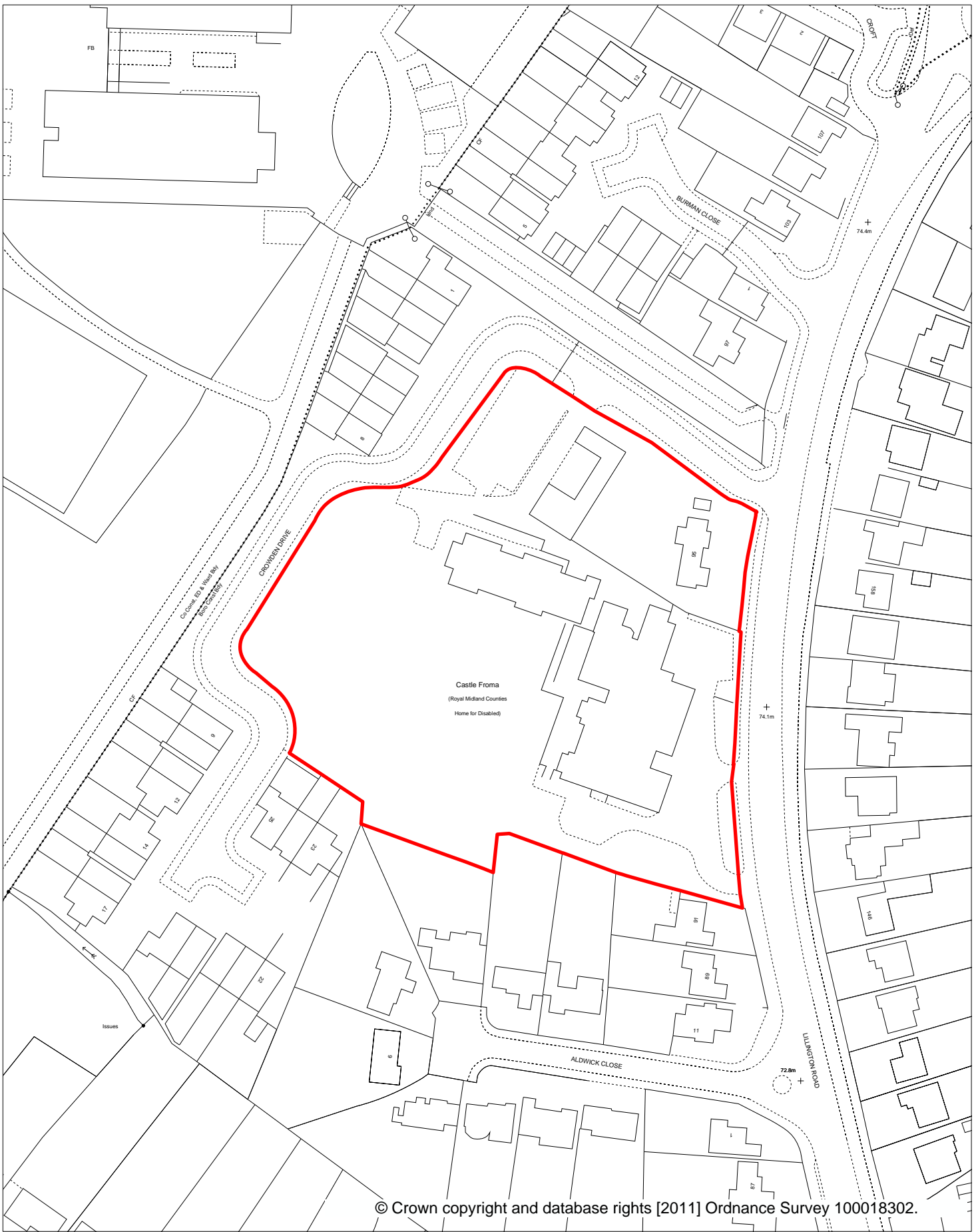
Grid Reference:  
431903 E, 267082 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L41	<b>Site Name</b>	Castel Froma
<b>Site Size (Hectares)</b>	1.14	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Previously developed land
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa built up area					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	The site is within a Water Source Protection Zone and an area of Groundwater Vulnerability.					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to consultations with the Environment Agency					
<b>Availability</b>						
Site currently in use so availability is subject to satisfactory relocation of existing care home						
<b>Achievability</b>						
Subject to satisfactory relocation of existing care home						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	34	<b>40dph</b>	46	<b>50dph</b>	57
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	40	<b>2019/24</b>	0	<b>2024/29</b>	0



L41 Castel Froma

LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
01 November 2011

Grid Reference:  
432139 E, 267863 N

North:



<b>Site Ref</b>	L43	<b>Site Name</b>	Allotments, Paddocks & Waverley Equestrian Centre
<b>Site Size (Hectares)</b>	3.38	<b>Settlement</b>	Cubbington
<b>Source</b>	SHLAA 11	<b>Land Type</b>	Greenfield/Previously Developed Land
<b>Adjacent/Overlapping Site</b>	L17 Cubbington East		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Cubbington to the immediate north east of Leamington Spa urban area.					
<b>Policy Restrictions</b>	Green Belt Protection of open space (allotments)					
<b>Physical Constraints</b>	Minerals Consultation Area Insufficient visibility splays particularly in relation to current speed levels. May require the relocation of the current allotment gardens, although landowner has offered to incorporate them into the development. Possible contamination from adjacent site to south. Minerals Consultation Area (Sand & Gravel)					
<b>Potential Impacts</b>	Extending ribbon of development into open countryside within an area of high landscape value.					
<b>Environmental Conditions</b>	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.					
<b>Overall Suitability</b>	Not suitable due to access and impact on area of high landscape value					
<b>Availability</b>						
Available. Owner has expressed willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



## L43 Waverley Equestrian Centre

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
18 November 2011

Grid Reference:  
434389 E, 268951 N

North:

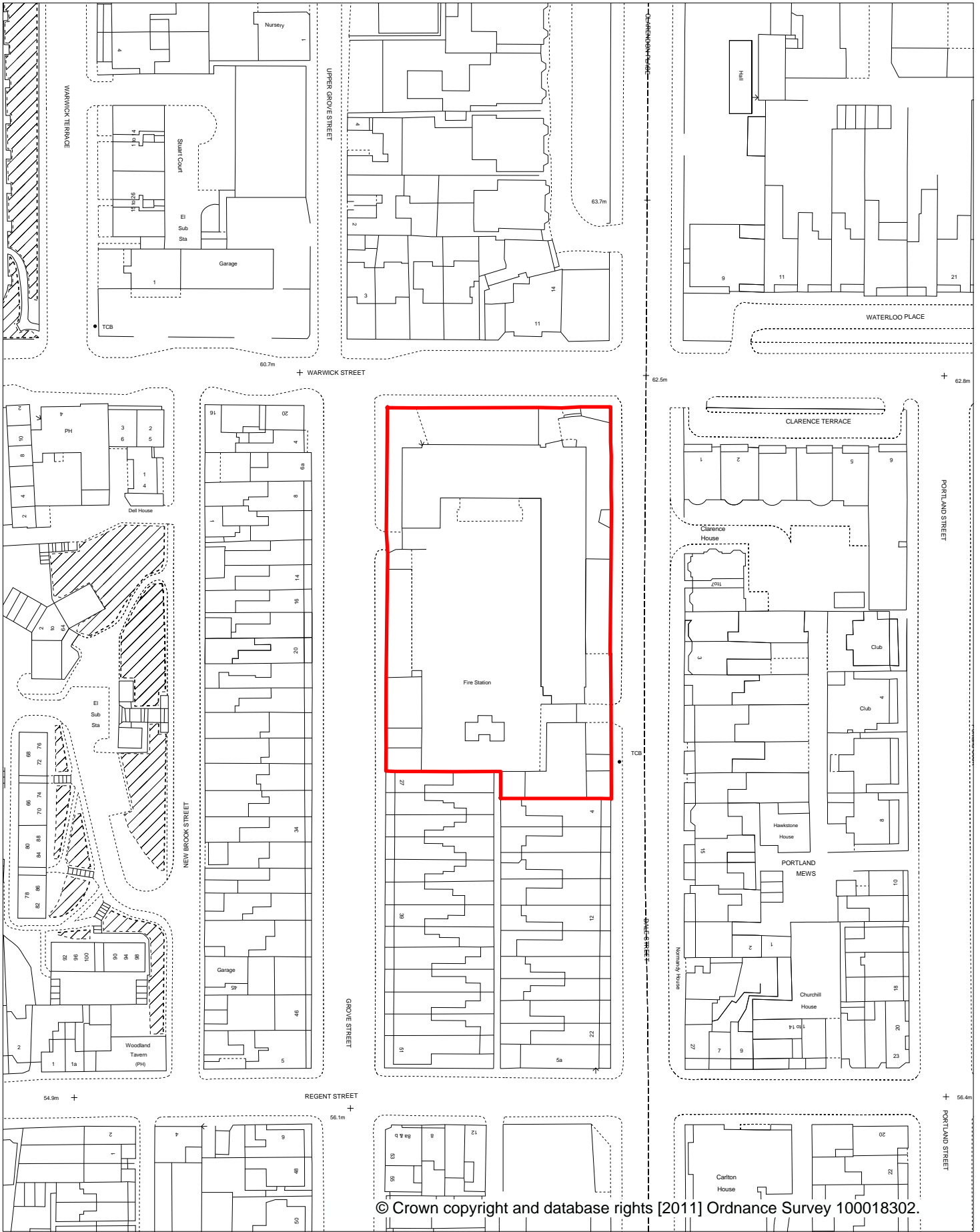


<b>Site Ref</b>	L44	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.4	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 11	<b>Land Type</b>	Previously Developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa built up area					
<b>Policy Restrictions</b>	Protecting Community Facilities					
<b>Physical Constraints</b>	Site orientation in relation to nearby dwellings and adjacent pieces of open space and existence of mature trees around the site may constrain layout and density. Existing access has poor visibility and is close to access to recreation ground – therefore limited prospects for improvement					
<b>Potential Impacts</b>	Adjacent to potential Local Wildlife Site & mature trees on edge of site					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable in part, subject to access					
<b>Availability</b>						
Site currently in use but landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
Achievable, but only for part of site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>	0%		
<b>Potential Capacity</b>	<b>30dph</b>	6	<b>40dph</b>	8	<b>50dph</b>	10
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	6	<b>2019/24</b>	0	<b>2024/29</b>	0

<b>Site Ref</b>	L45	<b>Site Name</b>	Leamington Fire Station
<b>Site Size (Hectares)</b>	0.52	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Previously Developed Land
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa town centre					
<b>Policy Restrictions</b>	Within Leamington Spa Conservation Area Area to be retained within primarily residential use					
<b>Physical Constraints</b>	Proximity to traffic signalled junction at Dale Street/Warwick Street – transport Assessment required Major site clearance required – potential contamination arising from demolition of buildings					
<b>Potential Impacts</b>	Impact on Conservation Area and setting of a number of Listed Buildings Grade II and II* on Dale Street, Grove Street, Clarence Terrace and Waterloo Place					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to satisfying highway safety issues					
<b>Availability</b>						
Site currently in use so availability is subject to satisfactory relocation of existing use.						
<b>Achievability</b>						
Potentially achievable subject to relocation of existing use.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>	0%		
<b>Potential Capacity</b>	<b>30dph</b>	16	<b>40dph</b>	21	<b>50dph</b>	26
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	50	<b>2019/24</b>	0	<b>2024/29</b>	0



## L45 Leamington Fire & Rescue HQ

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
03 November 2011

Grid Reference:  
431434 E, 266005 N

North: 

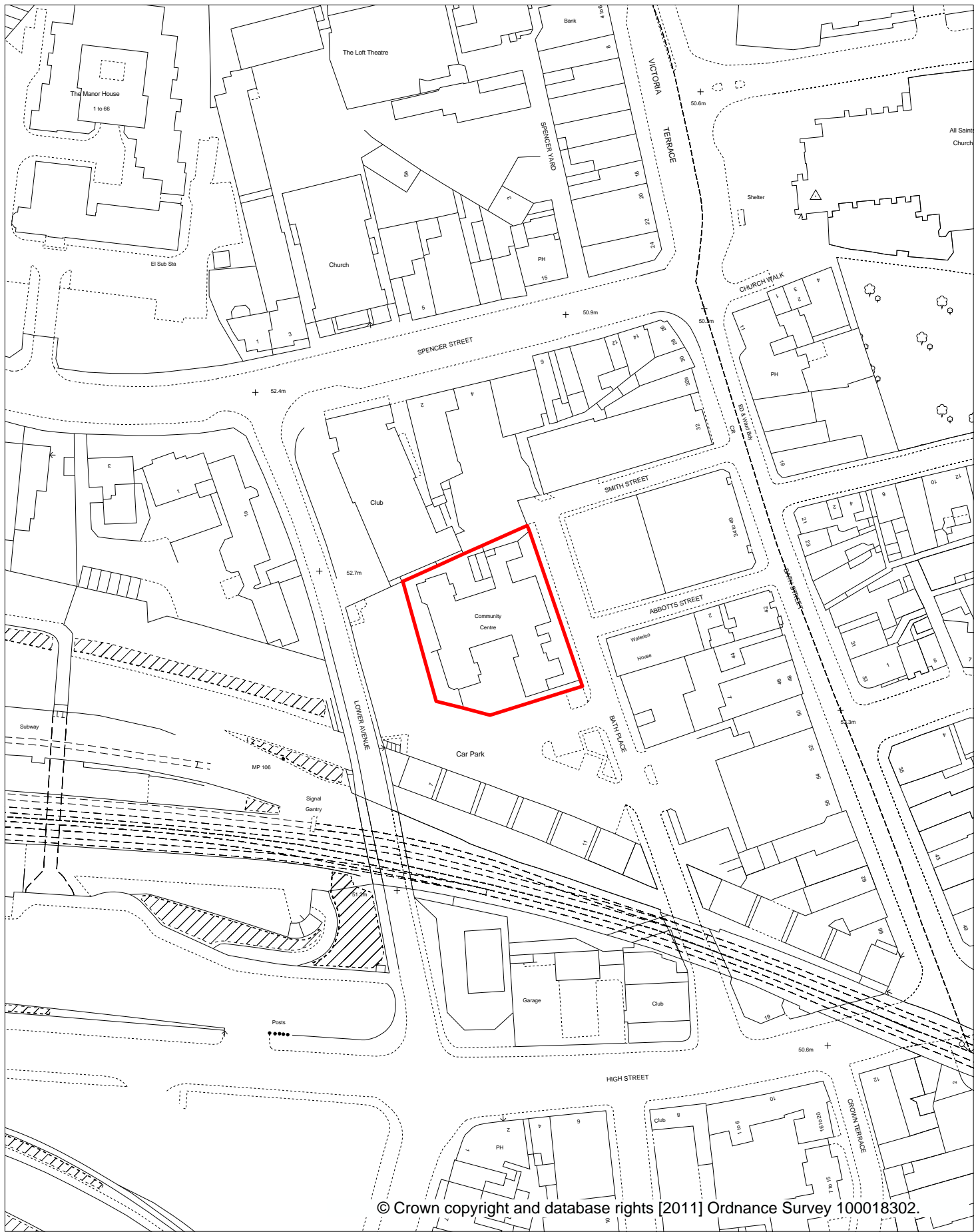
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L46	<b>Site Name</b>	Confidential
<b>Site Size (Hectares)</b>	0.45	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Previously Developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa built up area					
<b>Policy Restrictions</b>	Protection of community facilities. Adjacent to Conservation Area.					
<b>Physical Constraints</b>	Topography – different gradients across the site will limit potential for further access point if required Potential contamination arising from demolition of buildings					
<b>Potential Impacts</b>	Potential impact on setting of Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable					
<b>Availability</b>						
Site currently in use but landowner has expressed willingness to make the site available in the period 2014/19						
<b>Achievability</b>						
Potentially achievable subject to vacation of site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>	0%		
<b>Potential Capacity</b>	<b>30dph</b>	14	<b>40dph</b>	18	<b>50dph</b>	22
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	14	<b>2019/24</b>	0	<b>2024/29</b>	0

<b>Site Ref</b>	L47	<b>Site Name</b>	Former Bath Place Community Venture
<b>Site Size (Hectares)</b>	0.14	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Previously Developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within Leamington Spa town centre					
<b>Policy Restrictions</b>	Conservation Area Loss of community facilities.					
<b>Physical Constraints</b>	Part of building destroyed by fire. At least the front façade would need to be retained. Potential contamination arising from demolition of part of building					
<b>Potential Impacts</b>	Impact on Conservation Area					
<b>Environmental Conditions</b>	Noise from: nightclub to north; railway to south; adjacent car park which serves town centre pubs and clubs; 24 hour deliveries to Smith Street Warehouse; and early morning deliveries to Iceland On the edge of Air Quality Management Area					
<b>Overall Suitability</b>	Not suitable					
<b>Availability</b>						
Landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## L47 Former Bath Place Community Venture

### LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
03 November 2011

Grid Reference:  
431892 E, 265313 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	L48	<b>Site Name</b>	Land at Blackdown
<b>Site Size (Hectares)</b>	66.74	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>			

### Suitability for Housing

<b>Location</b>	On the edge of Leamington Spa built up area
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	The site is within a Water Source Protection Zone and an Area of Groundwater Vulnerability. A minor watercourse traverses the site. A public footpath traverses the site. Topography – site slopes up to north east.
<b>Potential Impacts</b>	Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value No recent detailed information on bio-diversity but previous surveys suggest that none of the findings give cause for concern. Further work will be undertaken.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable subject to alteration of Green Belt boundary.

### Availability

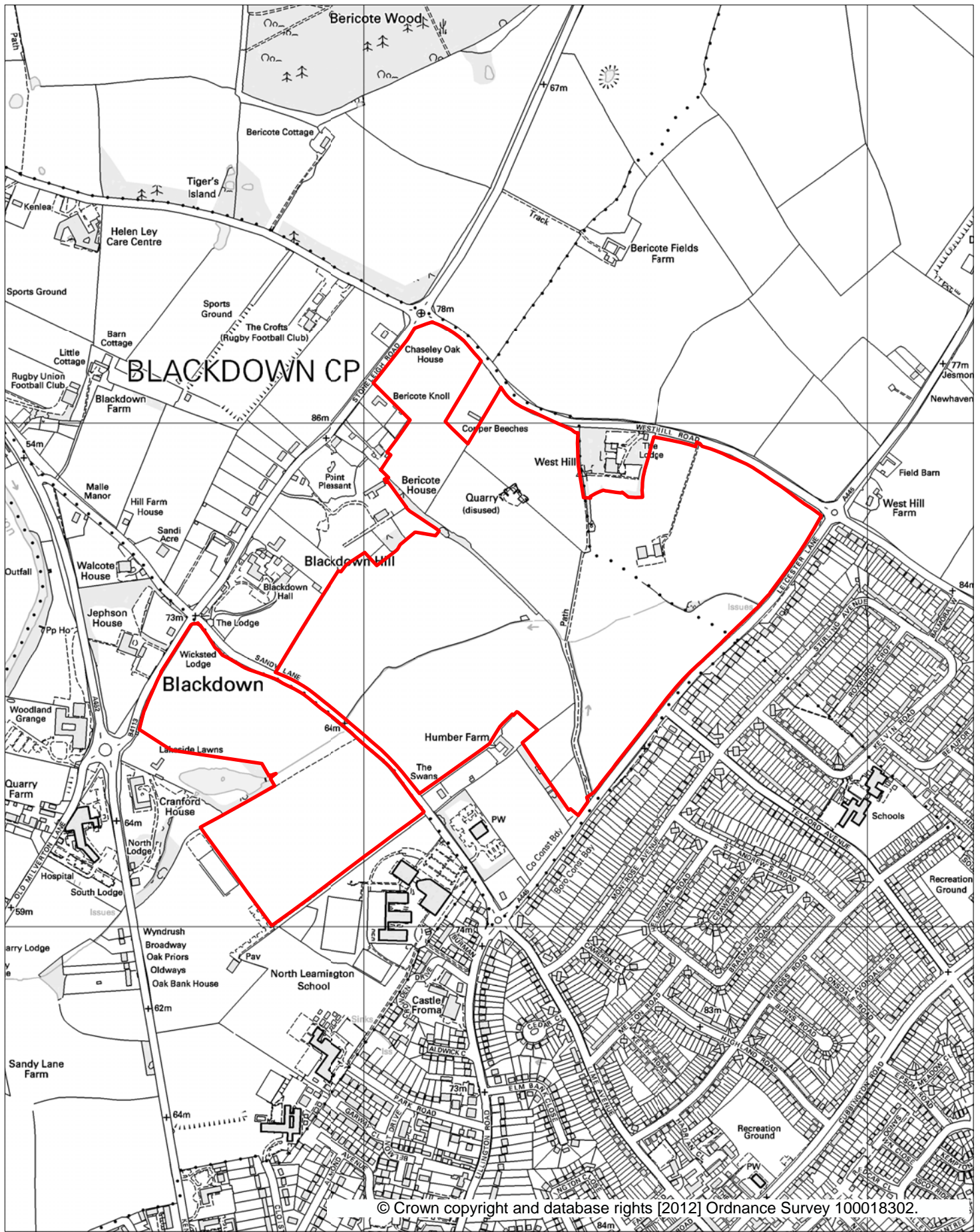
Owner of large part of site has expressed willingness to make the site available

### Achievability

Development is understood to be achievable, subject to the market, although the scale of the development will require significant contributions towards improved infrastructure and services, including transport, education, health, parks and open spaces. Employment areas may also be required to provide the opportunity for people to live and work in close proximity

### Housing Capacity

<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	1,000	<b>40dph</b>	1,330	<b>50dph</b>	1,670
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	470	<b>2024/29</b>	700



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## L48 Land at Blackdown

### LOCATION PLAN

Scale: 1:10000

Drawn By: DR

Date: 17 May 2012

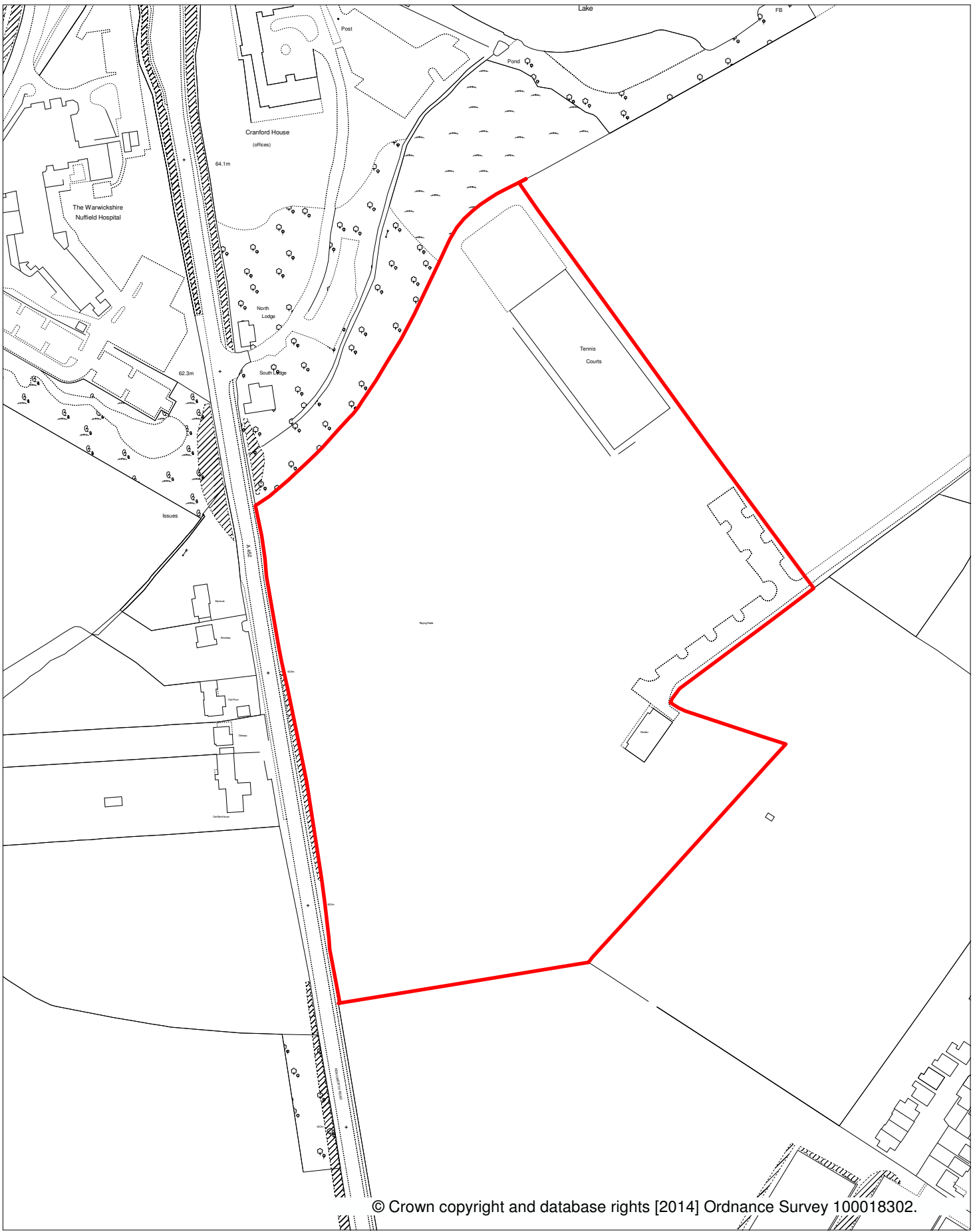
Grid Reference: 432248 E, 268612 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L49	<b>Site Name</b>	Kingsley School Playing Fields
<b>Site Size (Hectares)</b>	3.8	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	L48 Land at Blackdown		

<b>Suitability for Housing</b>						
<b>Location</b>	North of Leamington Spa					
<b>Policy Restrictions</b>	Green Belt Protection of Playing Fields					
<b>Physical Constraints</b>	Access onto busy Kenilworth Road – right hand turn lane may be required					
<b>Potential Impacts</b>	Development would disproportionately extend the built up area of Leamington as far as Blackdown, closing a significant gap of open land Some significant trees in the hedgerow abutting Kenilworth Road					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
<b>Availability</b>						
Landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	75	<b>40dph</b>	100	<b>50dph</b>	125
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	88	<b>2019/24</b>	0	<b>2024/29</b>	0



## L49 Kingsley School Playing Fields

### LOCATION PLAN



Scale:  
1:2500

Drawn By:  
SJ

Date:  
26 February 2014

Grid Reference:  
431658 E, 267980 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L50	<b>Site Name</b>	Land at Beech House, Blackdown
<b>Site Size (Hectares)</b>	1.15	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield & Previously-developed Land
<b>Adjacent/Overlapping Site</b>	L48 Blackdown; L52 Blackdown Hall		

<b>Suitability for Housing</b>						
<b>Location</b>	Blackdown Hill					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Access onto narrow Stoneleigh Road					
<b>Potential Impacts</b>	Loss of established hedgerow					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
<b>Availability</b>						
Landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	34	<b>40dph</b>	46	<b>50dph</b>	57
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	40	<b>2019/24</b>		<b>2024/29</b>	



L50 Land at Beech House, Blackdown


LOCATION PLAN

Scale:  
1:1250

Drawn By:

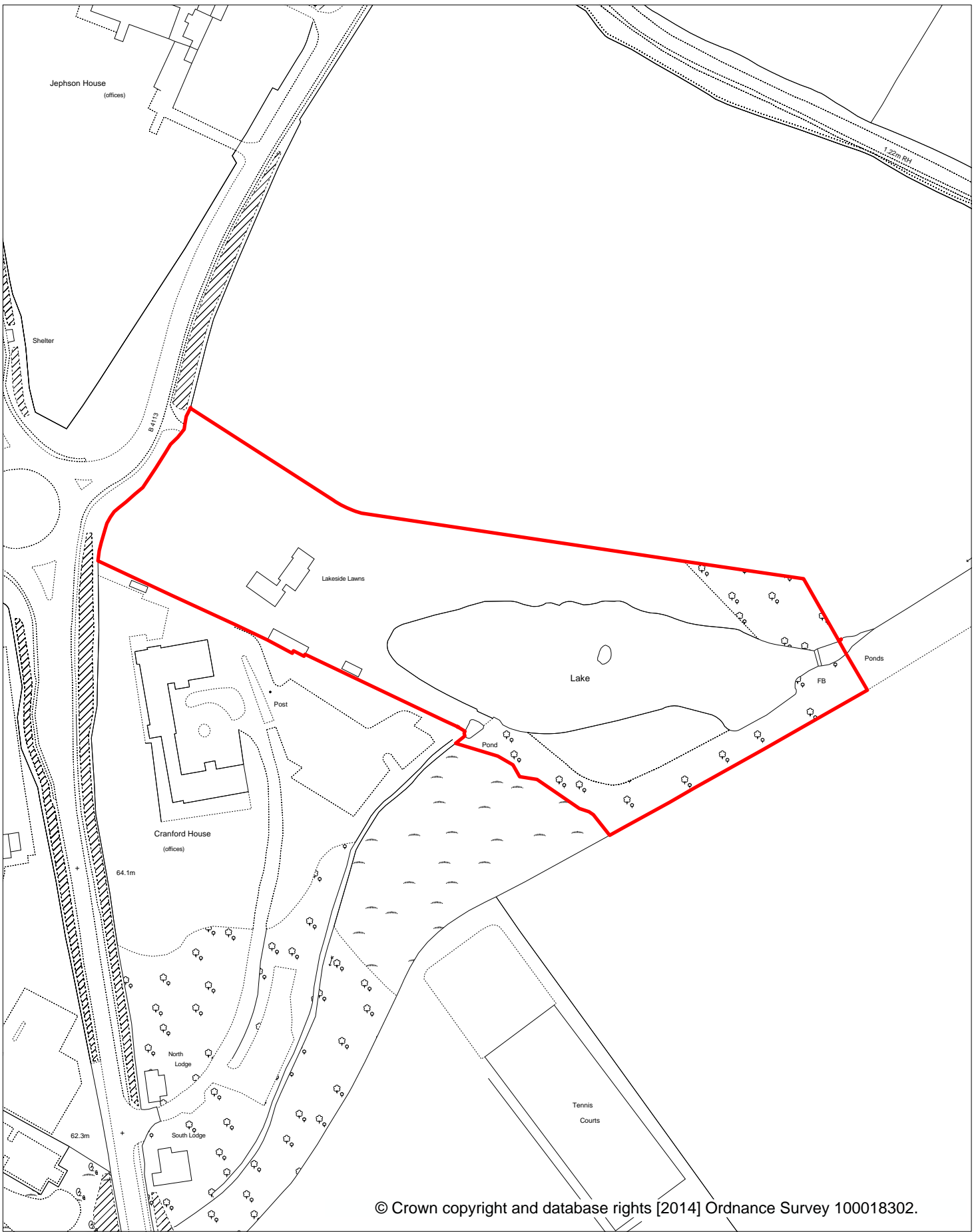
Date:  
04 March 2014

Grid Reference:  
431850 E, 268746 N

North: 

<b>Site Ref</b>	L51	<b>Site Name</b>	Land at Lakeside Lawns
<b>Site Size (Hectares)</b>	2.24	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield & Previously-developed Land
<b>Adjacent/Overlapping Site</b>	L48 Land at Blackdown		

<b>Suitability for Housing</b>						
<b>Location</b>	Blackdown					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Large part of site includes a lake which is included within the River Avon Local Wildlife Site Access point close to a roundabout					
<b>Potential Impacts</b>	Impact on the Local Wildlife Site					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable due to impact on Local Wildlife Site and access					
<b>Availability</b>						
Landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	30dph		40dph		50dph	
<b>Timeframe (in terms of practicality only)</b>	2014/19		2019/24		2024/29	



L51 Land at Lakeside Lawns

LOCATION PLAN

Scale:  
1:2000

Drawn By:

Date:  
04 March 2014

Grid Reference:  
431670 E, 268307 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	L52	<b>Site Name</b>	Blackdown Hall
<b>Site Size (Hectares)</b>	1.83	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield & Previously-developed Land
<b>Adjacent/ Overlapping Site</b>	L48 Land at Blackdown; L53 Land at Beech House		

<b>Suitability for Housing</b>						
<b>Location</b>	Blackdown Hill					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Access onto narrow Sandy Lane close to busy junction Significant established hedgerows on Stoneleigh Road					
<b>Potential Impacts</b>	If access was moved away from junction to Stoneleigh Road, this could impact upon significant, established hedgerow					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
<b>Availability</b>						
Landowner has expressed willingness to release the site for development						
<b>Achievability</b>						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	55	<b>40dph</b>	73	<b>50dph</b>	91
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	64	<b>2019/24</b>	0	<b>2024/29</b>	0



L52 Blackdown Hall

LOCATION PLAN

Scale:  
1:1250

Drawn By:

Date:  
04 March 2014

Grid Reference:  
431765 E, 268661 N

North:

<b>Site Ref</b>	L53	<b>Site Name</b>	North of Bungalow Farm, Cubbington
<b>Site Size (Hectares)</b>	0.37	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield & Previously-developed Land
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Cubbington. The village has a good range of services					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Elevated site in a highly visible location. Proximity to sports and social club. Vehicle access likely to be difficult. Minerals Consultation Area					
<b>Potential Impacts</b>	Surface water flow off site. Within area of high landscape sensitivity (2013 Assessment).					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable due to unsatisfactory access and potential landscape impact					
<b>Availability</b>						
Not confirmed						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	

Our Lady and St Teresa's  
Catholic Primary School

Club

Bungalows Farm

Cattle Grid

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## L53 North of Bungalow Farm, Cubbington


### LOCATION PLAN

Scale:  
1:1250

Drawn By:  
SJ

Date:  
21 November 2013

Grid Reference:  
433816 E, 268200 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L54	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.78	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA14	<b>Land Type</b>	Previously-developed Land
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Within the built up area of Leamington Spa					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Existing buildings on the site					
<b>Potential Impacts</b>	Adjacent to Leamington Conservation Area					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to ability to assemble the site					
<b>Availability</b>						
Warwick District Council is the majority landowner and is in the process of assembling a site for affordable extra care housing for older people						
<b>Achievability</b>						
Potentially achievable subject to the ability to assemble the site						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	23	<b>40dph</b>	31	<b>50dph</b>	39
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	75	<b>2019/24</b>	0	<b>2024/29</b>	0