

Table 1 Initial review of Employment Sites

In preparing the Preferred Option the Council has undertaken an initial review of available employment land set out in the April 2011 Employment Land Supply. This will be updated as part of the 2012 Employment Monitoring.

<u>Site</u>	<u>Available Employment Land</u>	<u>Comments</u>	<u>Action</u>
Tachbrook Park	7.38	Need to review available land	Retain
Queensway	1.88		Retain
South Heathcote Lane, Warwick	3.64	Large proportion of site allocated for housing through the Preferred Options	Retain part of site.
Spa Park, Leamington	1.15	Remaining section of the site has permission for Phase two of the Wolseley Headquarters Building. It is unlikely other uses could come forward adjacent to the existing building.	Do not include
South West Warwick Severn Trent	13.49	Permission for private hospital and extra care home removed from total.	Retain
South West Warwick Capital and Counties (Kestrel Land)	1.54	Permission granted for residential development	Do not include
South Warwick, West A429	2.33	Considered not suitable for residential development due to noise impact of A46	Retain
Thwaites, Welsh Rd, Offchurch	0.63	Extension to existing employment use unlikely to be available to other users.	Do not include
Park Drive, Leamington	0.46	Part of Station Goods Yard employment allocation (see below)	Do not include
Middlemarch Business Park, Siskin Drive	0.11	V small site need to review suitability	Retain at present
Benfords, Cape Road, Warwick	1.84	Need to review relationship with other employment uses and potential for alternative uses	Retain at present time
St Michaels Chapel and the Masters House (included in Land at the Former Council Depot, Saltisford, Warwick)	0.20	The remaining section of this site is the Former Leper hospital, which is unlikely to come forward for employment use due to its size and the historic building constraints associated with it being a grade II* listed building. Other potential uses for the site include a heritage / visitor centre.	Do not include

<u>Site</u>	<u>Available Employment Land</u>	<u>Comments</u>	<u>Action</u>
Quarry Farm, Old Milverton	0.35	Permission has expired.	Do not include
Police Depot, Greys Mallory roundabout, Warwick	0.30	Redevelopment of the existing Police Depot. It is unlikely an alternative use would be permitted in this location.	Do not include
Former Honiley Airfield	10	Need to review developable areas and whether this is available. Unlikely to allow alternative employment which would intensify the use of the site so questionable whether it should be included.	Do not include at this stage (a proportion of the site may be included later)
Former Fords Foundry, Leamington	3	Station Area Development brief	Retain and reassess in relation to the rest of development brief site
Station Goods Yard, Leamington	2.1	The Station Area Brief supports the principle of residential development across the entire northern section of the Station Area site including this allocation. Previously allocated for employment because of air quality issues relating to the Former Ford Foundry.	Do not include in supply
Land at Queensway, Leamington	2.7	Area of potential food store removed from the total.	Retain. Site area reduced to reflect food store permission
Land rear of Homebase, Leamington	1.80	The Station Area Brief supports employment uses on the site including possible relocation of the bus depot and builders merchants.	Retain at present
Land at Nelson Lane, Warwick	0.50	Could meet more local demand for employment sites or be potentially better suited for alternative uses.	Retain
Land at High Street	0.2	Need to review employment land potential.	Retain
Opus 40	3.7	New office development.	Retain
Adjusted Total	42.57		