

Strategic Housing Land Availability Assessment

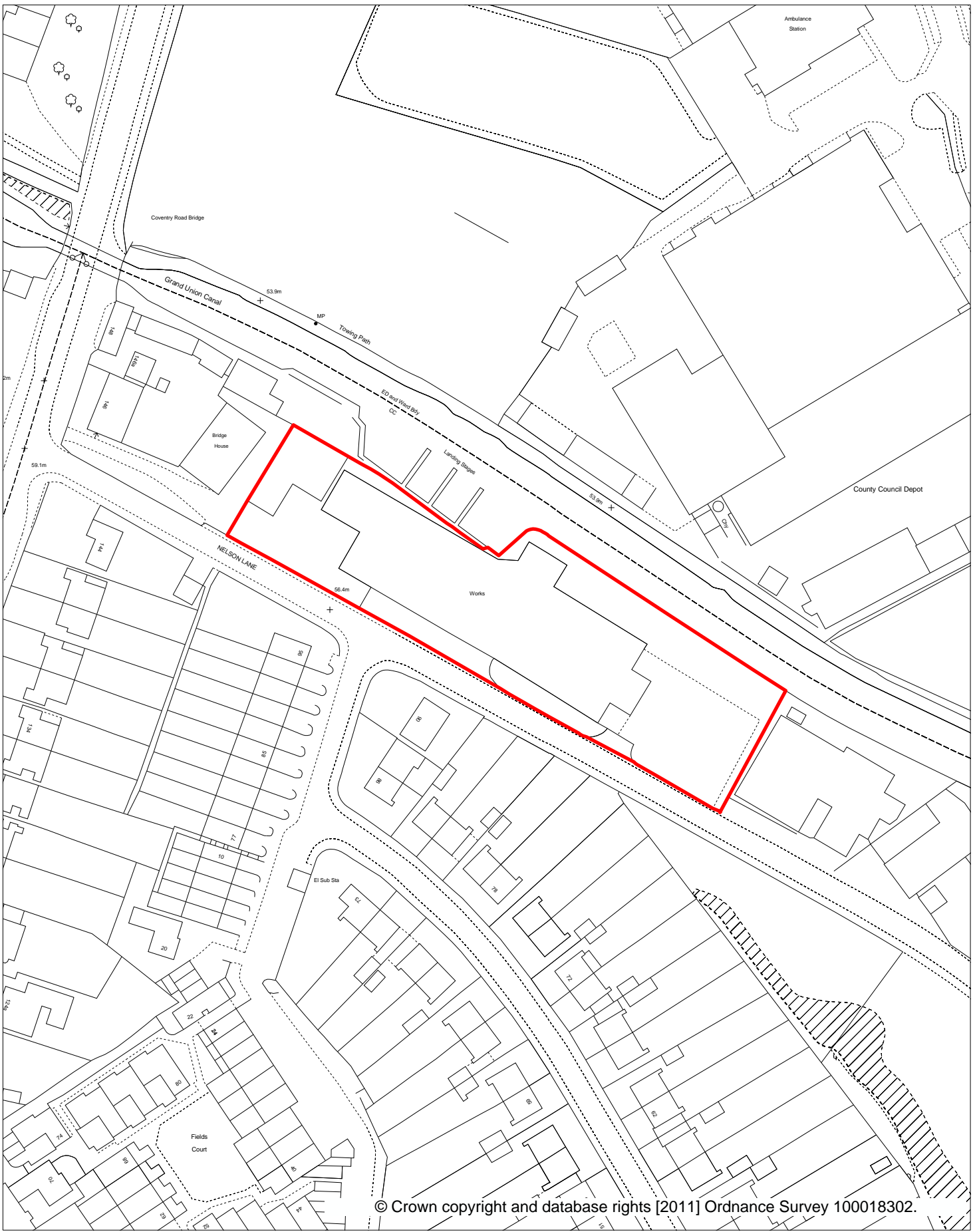
Site Assessments: Warwick

May 2014



Site Ref	W01	Site Name	Tamlea Building
Site Size (Hectares)	0.47	Settlement	Warwick
Source	SHLAA08	Land Type	Previously developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Protecting Employment Land and Buildings					
Physical Constraints	Site configuration may limit capacity. Potential contamination. Within an area of Groundwater Vulnerability					
Potential Impacts	Impact on operations on adjoining employment uses Adjacent Grand Union Canal is a Potential SINC					
Environmental Conditions	Adjacent to potential noise and air pollution from employment uses.					
Overall Suitability	Not suitable due to environmental conditions in area of existing employment uses					
Availability						
Owner has expressed willingness to release land for development within two years.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W01 Tamlea Building, Nelson Lane

LOCATION PLAN



Scale:
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Drawn By:
CP

Date:
21 October 2011

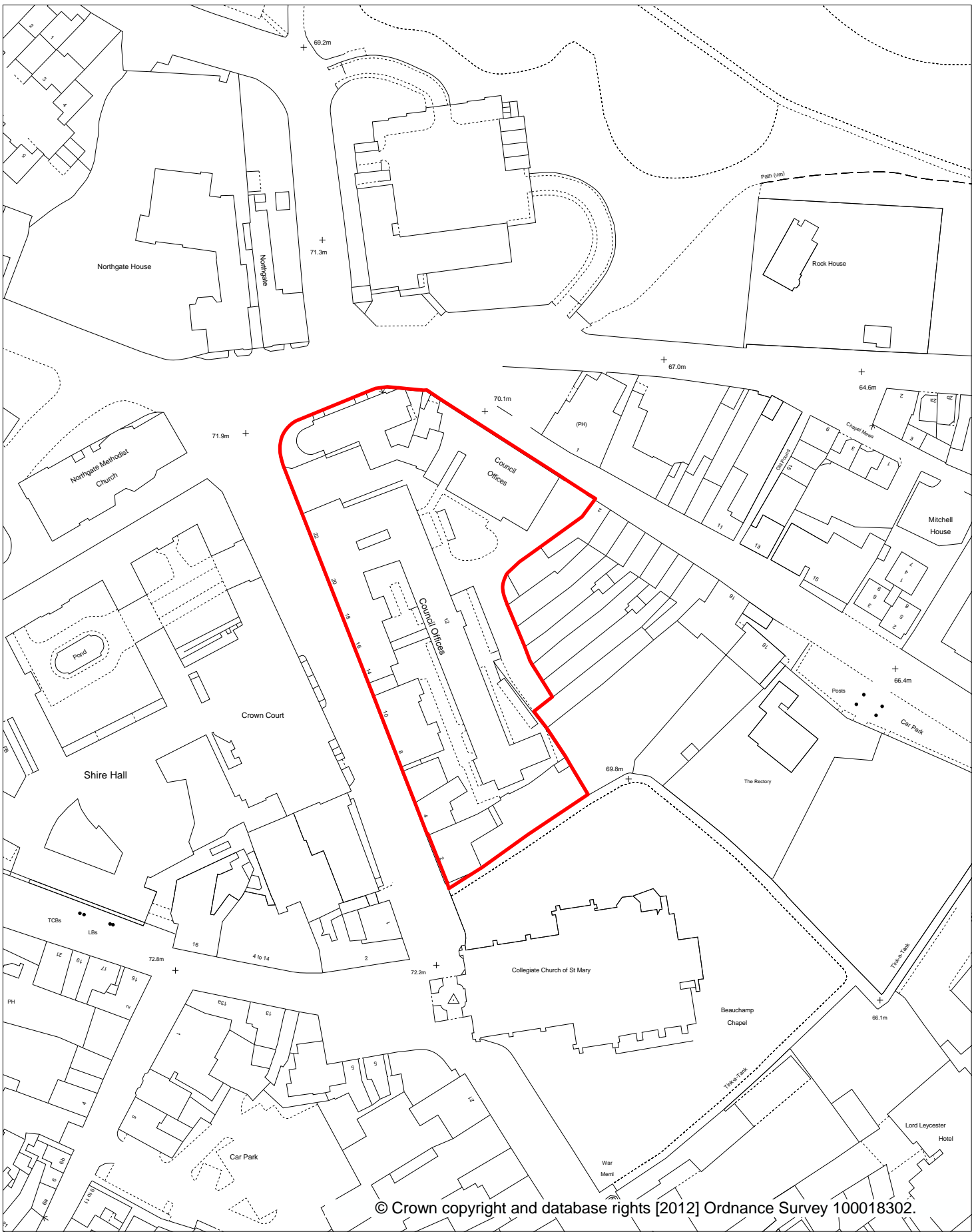
Grid Reference:
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North:

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

Site Ref	W02	Site Name	2-22 Northgate Street, Northgate South & The Butts		
Site Size (Hectares)	0.54	Settlement	Warwick		
Source	SHLAA 08	Land Type	Previously developed		
Adjacent/ Overlapping Site					
Updated Situation at 01/04/14	<i>Planning permission granted 09/12/13 for 18 dwellings through redevelopment & conversion (W13/1490). Development commenced 2014</i>				

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



W02 2-22 Northgate Street and Offices to Rear


LOCATION PLAN

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24 May 2012

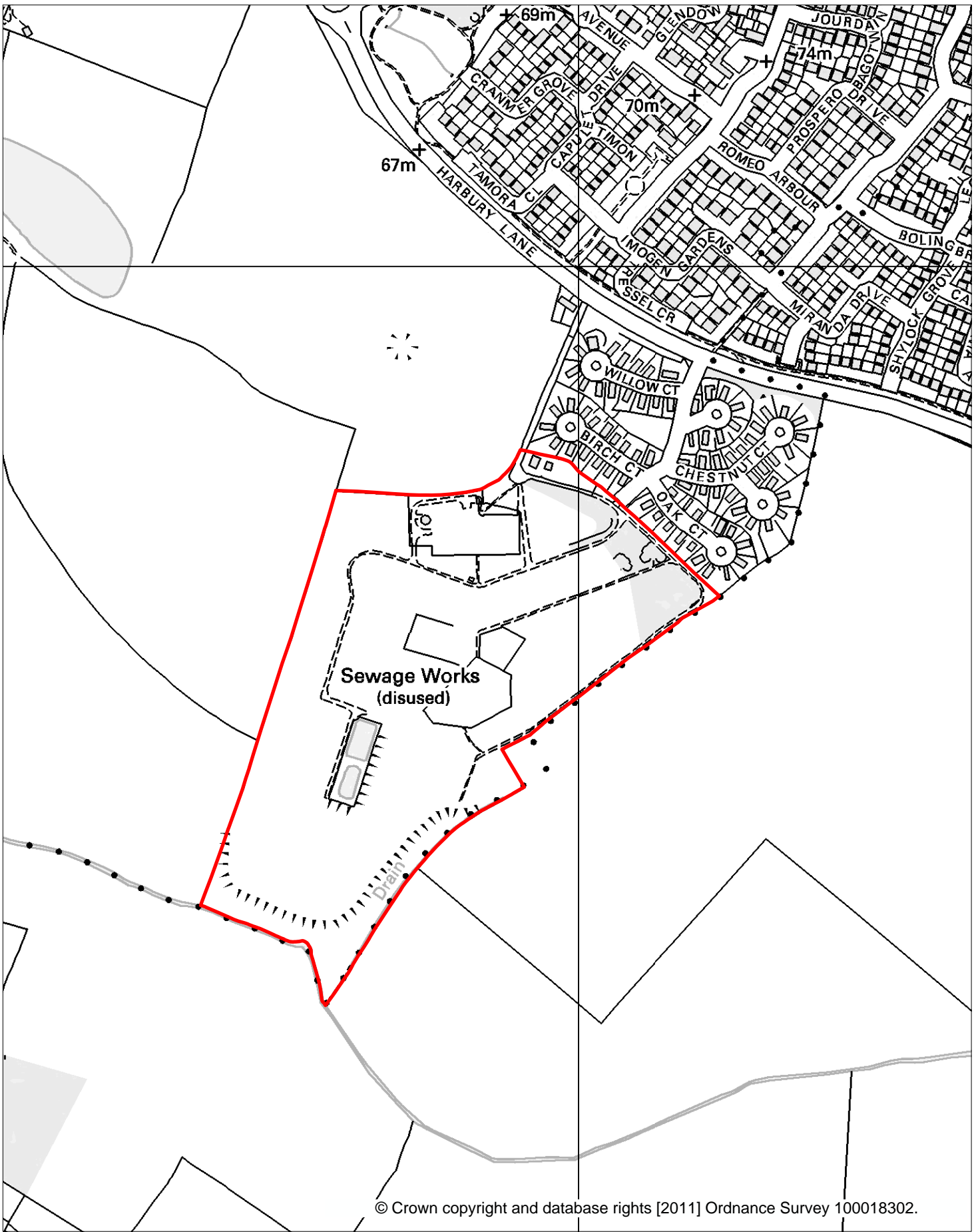
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North: 

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

Site Ref	W03	Site Name	Heathcote Sewage Works
Site Size (Hectares)	13.1	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site	W07 Heathcote Farm & adjoining area		

Suitability for Housing						
Location	Open Countryside to south of Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Flood Zones 2 & 3B in southern extremity of site. Disused sewage works. Landfill Site. Extensive remediation required. Sludge deposits on lower part of site Limited access and dependent upon adjoining site to north coming forward. Within an area of medium to high landscape value					
Potential Impacts	None					
Environmental Conditions	Satisfactory, subject to site remediation					
Overall Suitability	Potentially suitable, subject to amendment to open countryside designation, sludge deposit sites being restored for open space (only 50% of site therefore developable) and the development of adjoining land adjacent to the urban area (W07).					
Availability						
Available, subject to adjoining site coming forward for development.						
Achievability						
Achievable with a strong housing market and subject to access and appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	196	40dph	262	50dph	327
Timeframe (in terms of practicality only)	2014/19	0	2019/24	225	2024/29	0



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W03 Heathcote Sewage Works

LOCATION PLAN



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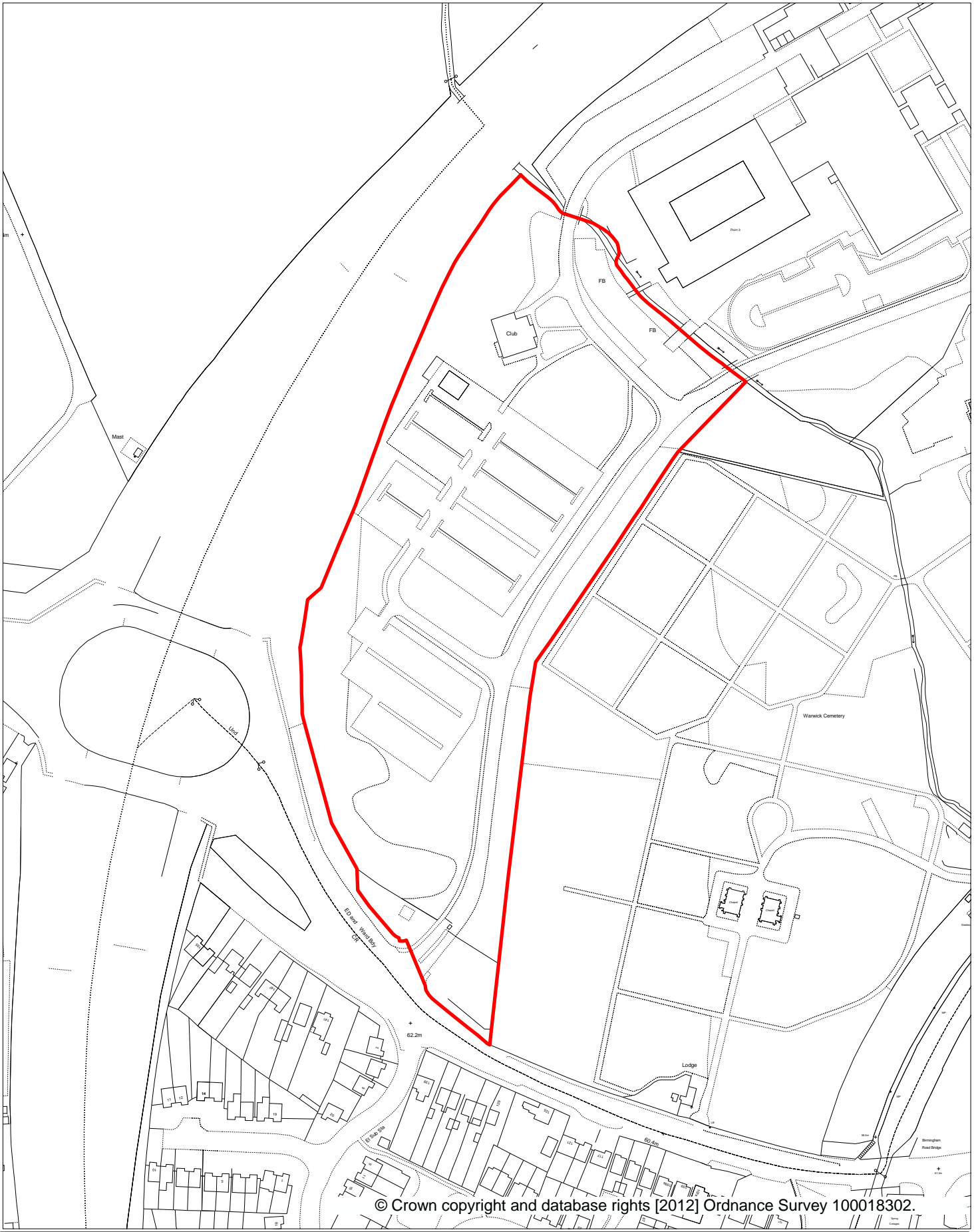
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21 October 2011

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430909 E, 262649 N

North: 

Site Ref	W04	Site Name	IBM Car Park, Birmingham Road
Site Size (Hectares)	4.35	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Urban Area					
Policy Restrictions	Protecting Employment Land and Buildings					
Physical Constraints	Access Proximity to cemetery – potential ground contamination Some protected trees throughout the site					
Potential Impacts	None					
Environmental Conditions	Employment land to rear of site. Noise and air pollution from A46 to west.					
Overall Suitability	Potentially suitable, subject to the site not being required to be retained as employment land and subject to provision of a buffer to the A46.					
Availability						
Available, owner has expressed willingness to release land for development						
Achievability						
This site is believed to be achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	87	40dph	117	50dph	146
Timeframe (in terms of practicality only)	2014/19	100	2019/24	0	2024/29	0



W04 Former Car Park at IBM, Birmingham Road

LOCATION PLAN

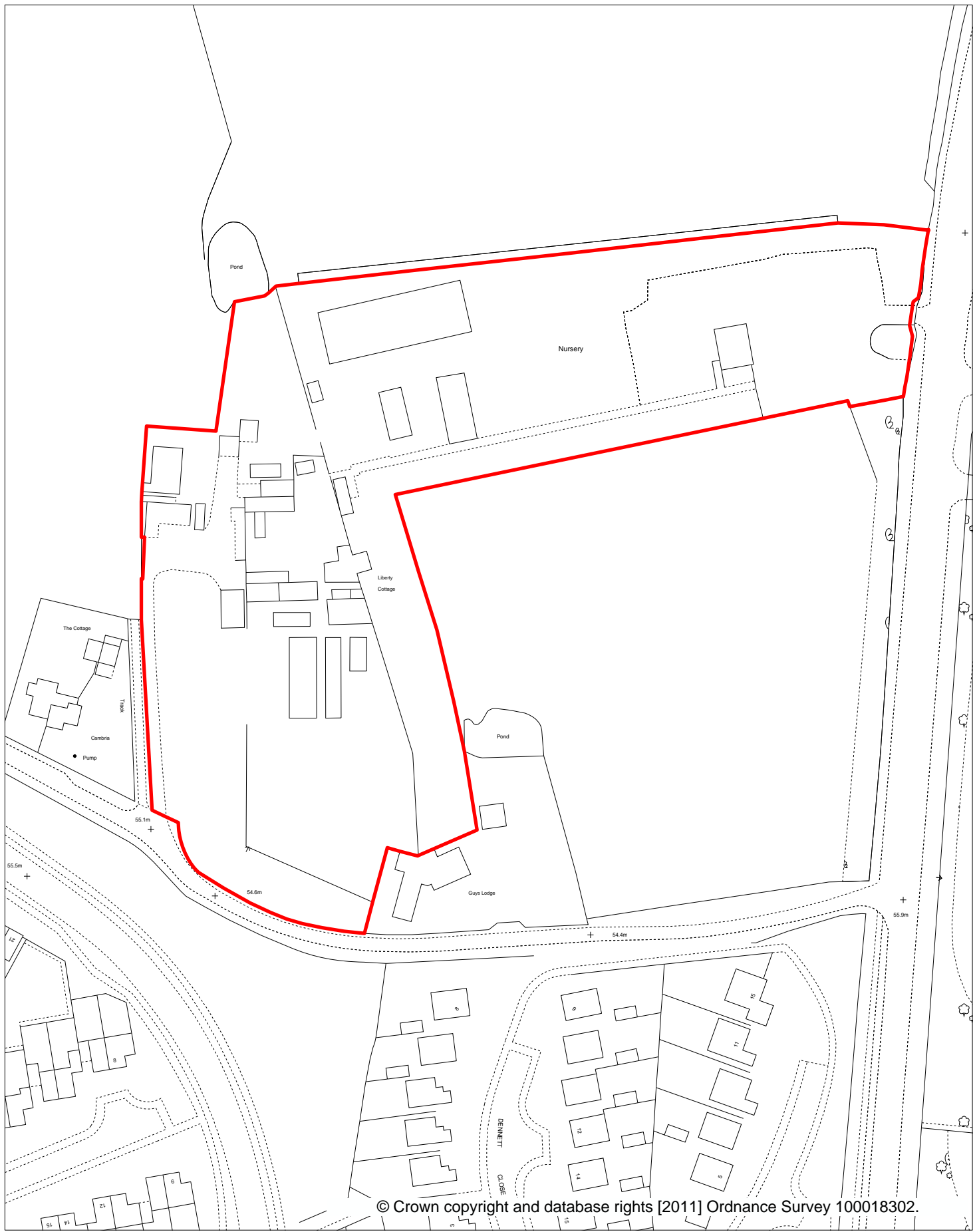


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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	W05	Site Name	Hinton's Nursery, Coventry Road
Site Size (Hectares)	1.6	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield/ Previously Developed
Adjacent/ Overlapping Site	W28 Loes Farm, Guy's Cliffe		

Suitability for Housing						
Location	Adjacent to Warwick urban area					
Policy Restrictions	Green Belt Protecting Historic Parks and Gardens					
Physical Constraints	None					
Potential Impacts	Impact on Registered Park/ Garden of Special Historic Interest Within an area of high landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact on Registered Park/Garden of Historic Interest					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W05 Hintons Nursery

LOCATION PLAN

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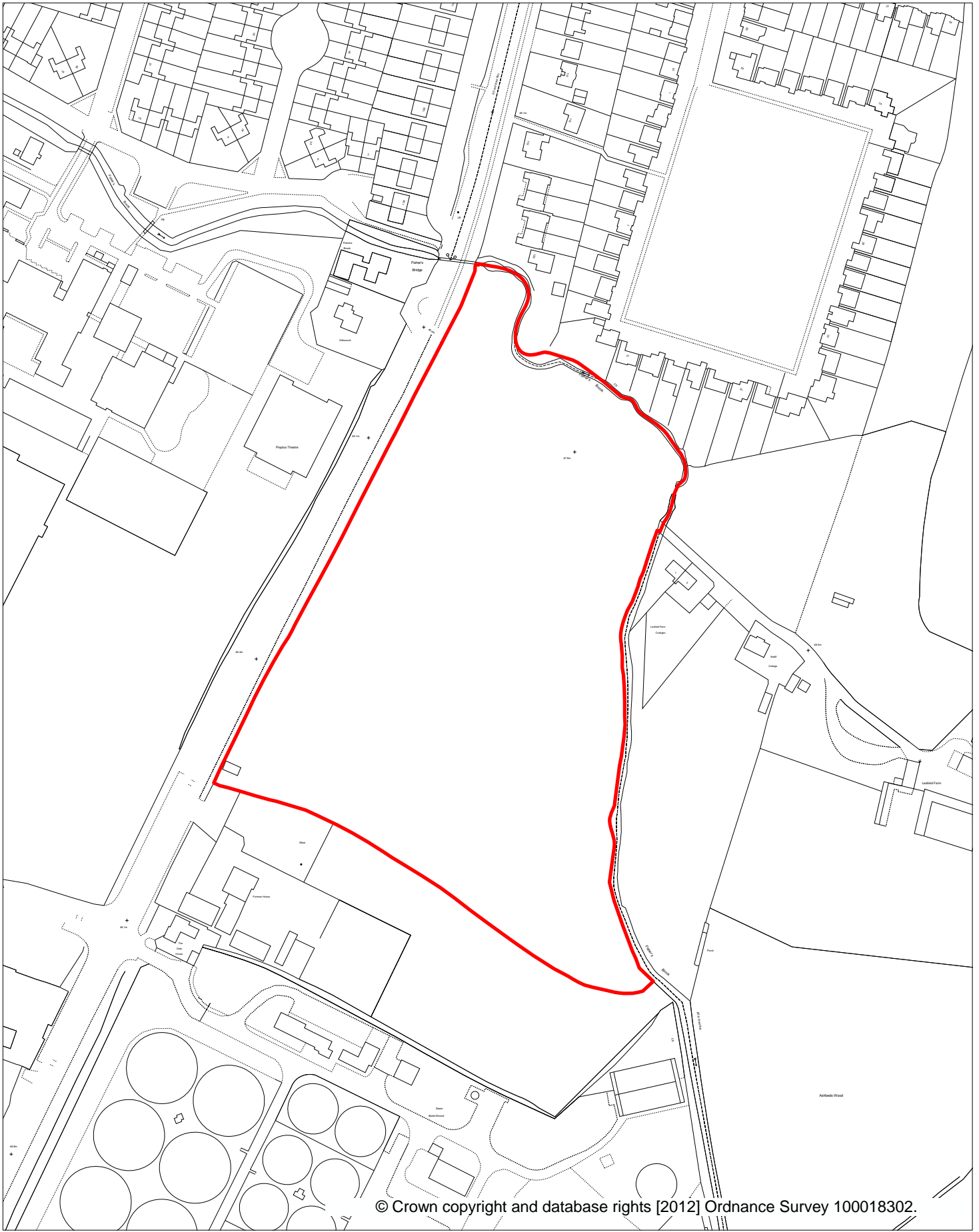
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	W06	Site Name	Land at Stratford Road
Site Size (Hectares)	4.44	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	W11 Campbell House		

Suitability for Housing						
Location	Adjacent to Warwick urban area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Flood Risk Zone 3A to north of site and Zone 2 across whole site. Close to sewage works – likely to require extensive remediation					
Potential Impacts	Impact on adjacent Registered Park/Garden of Special Historic Interest					
Environmental Conditions	Not satisfactory, due to being within the Cordon Sanitaire of Sewage Works to south.					
Overall Suitability	Not suitable due to flood risk and unsuitable environmental conditions due to proximity of sewage works					
Availability						
Site likely to be available 2010.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W06 Land at Stratford Road

LOCATION PLAN



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24 May 2012

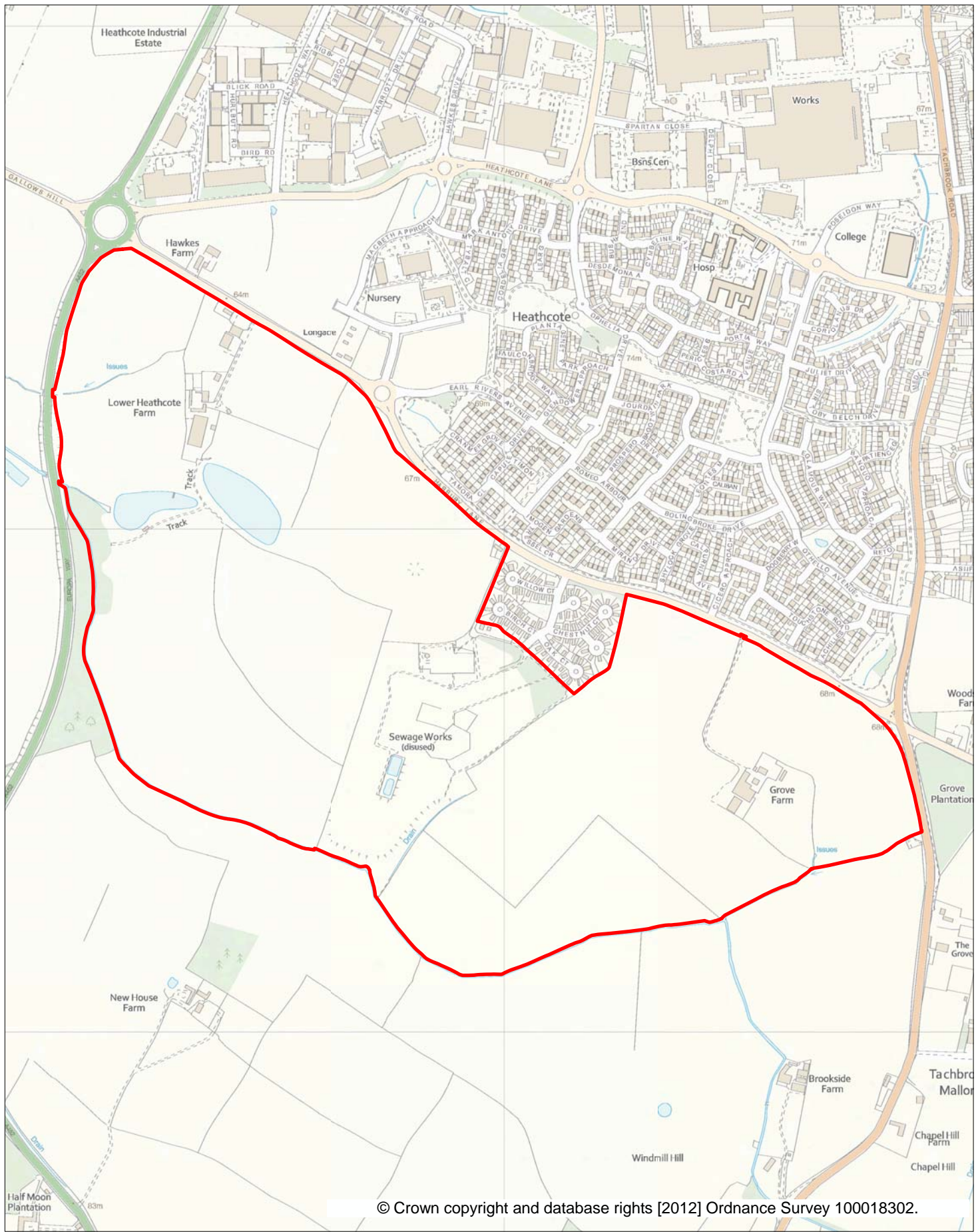
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North:



Site Ref	W07	Site Name	Lower Heathcote Farm & Adjoining Land
Site Size (Hectares)	122.9	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield/ Brownfield
Adjacent/ Overlapping Site	L09 Land at Grove Farm; W03 Heathcote Sewage Works; W20 Warwick Gates Employment Land; R32 The Asps, Europa Way; R52 Land at New House Farm		

Suitability for Housing						
Location	Adjacent to Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Site includes disused sewage works. Landfill Site. Sludge deposits on lower part of site. Likely to require extensive remediation. Southern extremity of site in Flood Zone 3B and part of western section in Flood Zone 2 & 3A. The N & NW parts of site are classified as Grade 2 Agricultural Land					
Potential Impacts	Impact on open countryside in an area of medium/high landscape value. Development on ridge would impact on open views from south Loss of some Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory, subject to site remediation.					
Overall Suitability	Potentially suitable, subject to amendment to open countryside boundary, site remediation in area of sewage works and significant open buffer to southern fringe within flood zone, to form a natural boundary to development, possibly in public ownership.					
Availability						
Available, landowners have expressed willingness to release the land for mixed use development.						
Achievability						
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.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1,843	40dph	2,458	50dph	3,072
Timeframe (in terms of practicality only)	2014/19	200	2019/24	750	2024/29 & beyond	1,200



W07 Lower Heathcote Farm plus adjoining land

LOCATION PLAN




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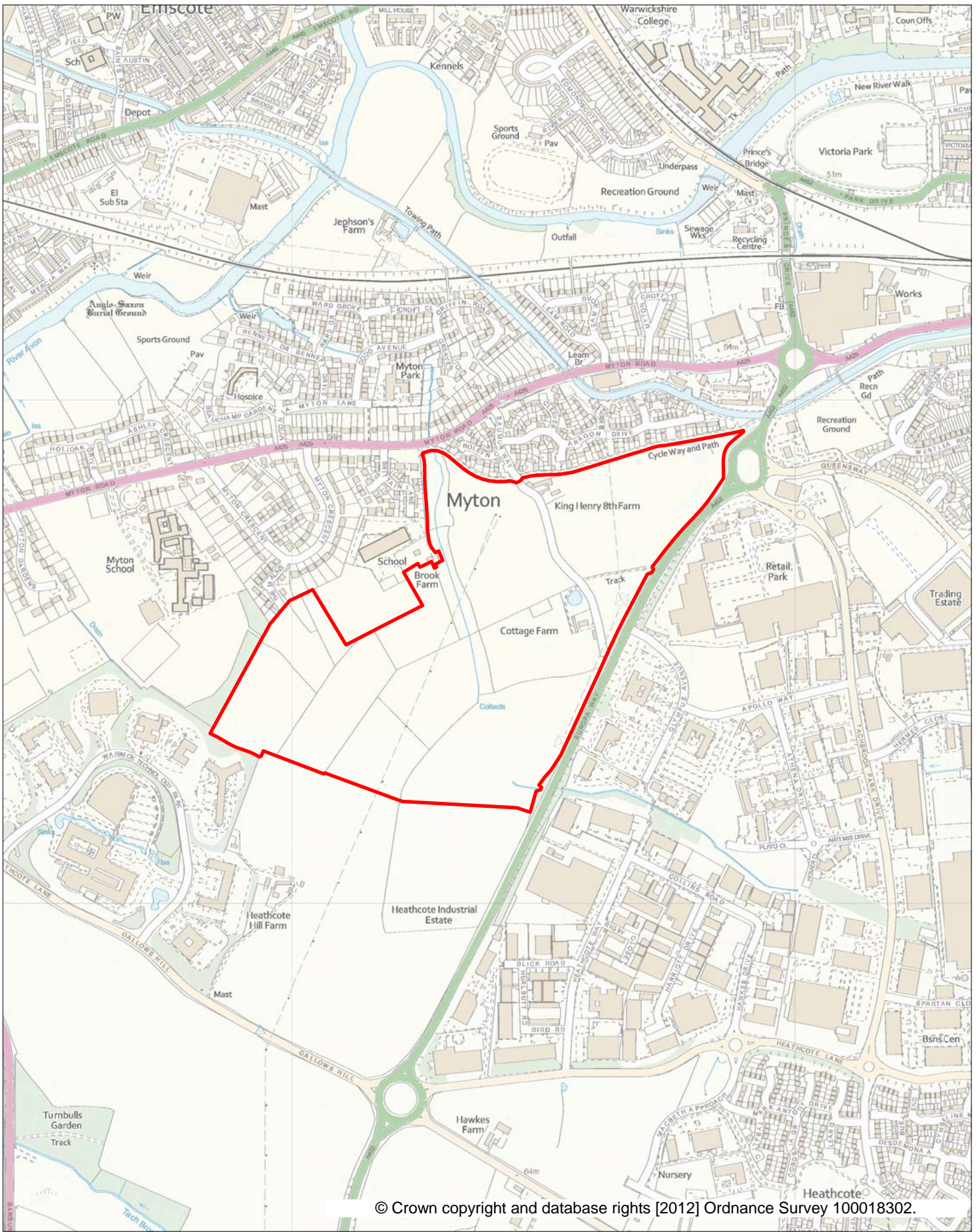
Date:
24 May 2012

Grid Reference:
430971 E, 262822 N

North: 

Site Ref	W08	Site Name	Land West of Europa Way
Site Size (Hectares)	38.86	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	W21 County Land Europa Way		

Suitability for Housing						
Location	Adjacent to Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Overhead power lines 33kV and 132kV					
Potential Impacts	Evidence of badgers and badger setts. Impact on open countryside in area of low to medium landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to amendment to Area of Restraint boundary.					
Availability						
Available, landowner has expressed willingness to release site for mixed use development						
Achievability						
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	583	40dph	777	50dph	971
Timeframe (in terms of practicality only)	2014/19	200	2019/24	480	2024/29	0



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W08 Land west of Europa Way

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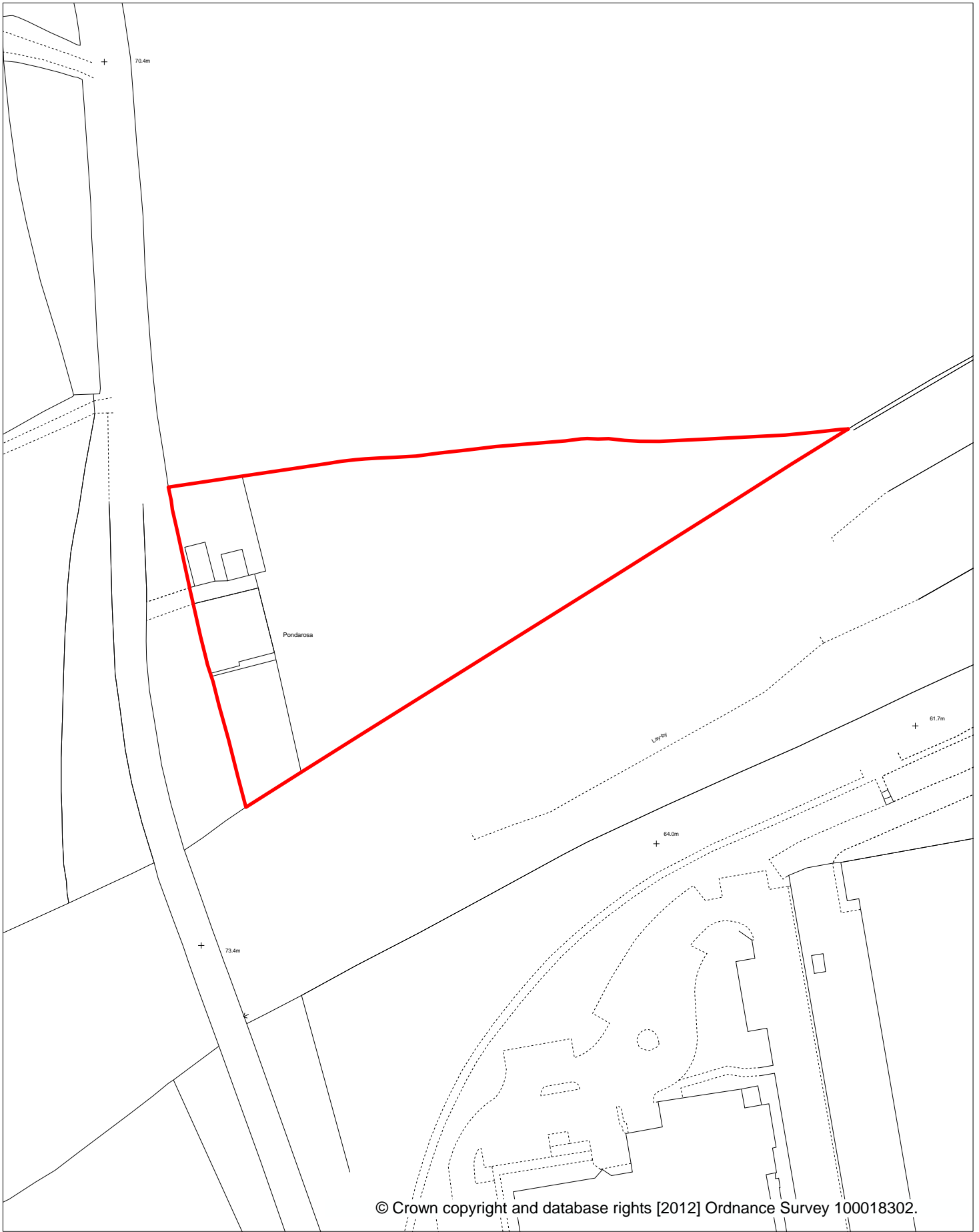
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North: 

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

Site Ref	W09	Site Name	Ponderosa, Wedgenock Lane
Site Size (Hectares)	0.71	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Open Countryside not adjoining urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Configuration of site The NW part of the site is classified as ALC Grade 2					
Potential Impacts	Within an area of high landscape value					
Environmental Conditions	Noise and air pollution from A46					
Overall Suitability	Not suitable due to separation from existing urban area and impact on area of high landscape value					
Availability						
Landowner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W09 Ponderosa, Wedgnock Lane


LOCATION PLAN

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Date:
24 May 2012

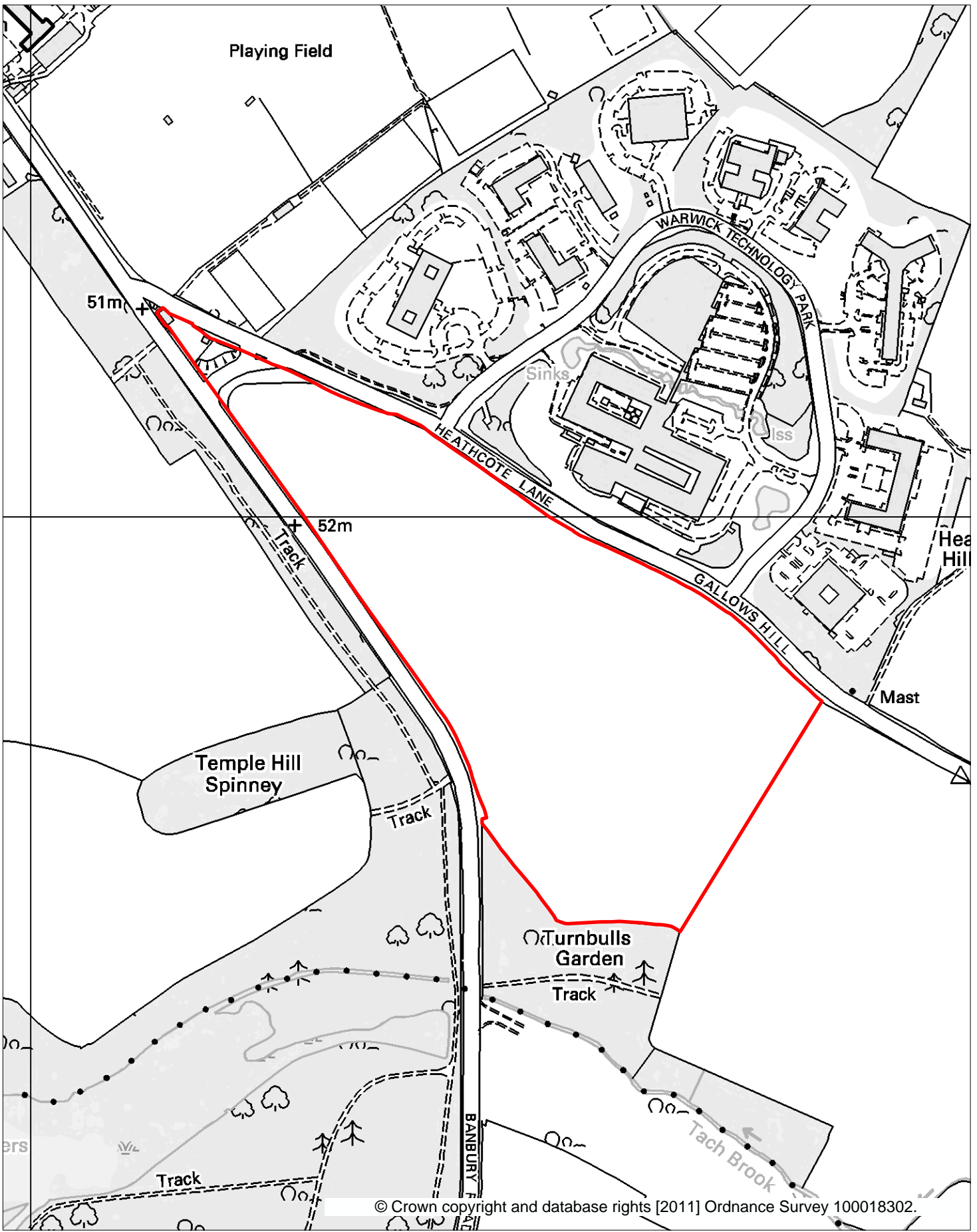
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North: 

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

Site Ref	W10	Site Name	Land South of Gallows Hill
Site Size (Hectares)	14.9	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	R26 Gallows Hill/ Europa Way		

Suitability for Housing						
Location	Adjacent to Warwick urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Configuration of site					
Potential Impacts	Impact on settings of nearby Warwick Castle and the associated Registered Park and Garden of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the “defensible” town of Warwick including the Conservation Area and several Grade I & II buildings Impact on Potential SINC to south of site (New Waters & Nursery Wood). Impact on area of high landscape value Loss of Grade 2 Agricultural Land.					
Environmental Conditions	Landfill to south of site – land remediation may be required					
Overall Suitability	Not suitable – study on “The Setting of Heritage Assets” (Feb 2014) concludes that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to significant historic assets					
Availability						
Owners have expressed willingness to release site for mixed use development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	0



W10 Land to the South of Gallows Hill

LOCATION PLAN



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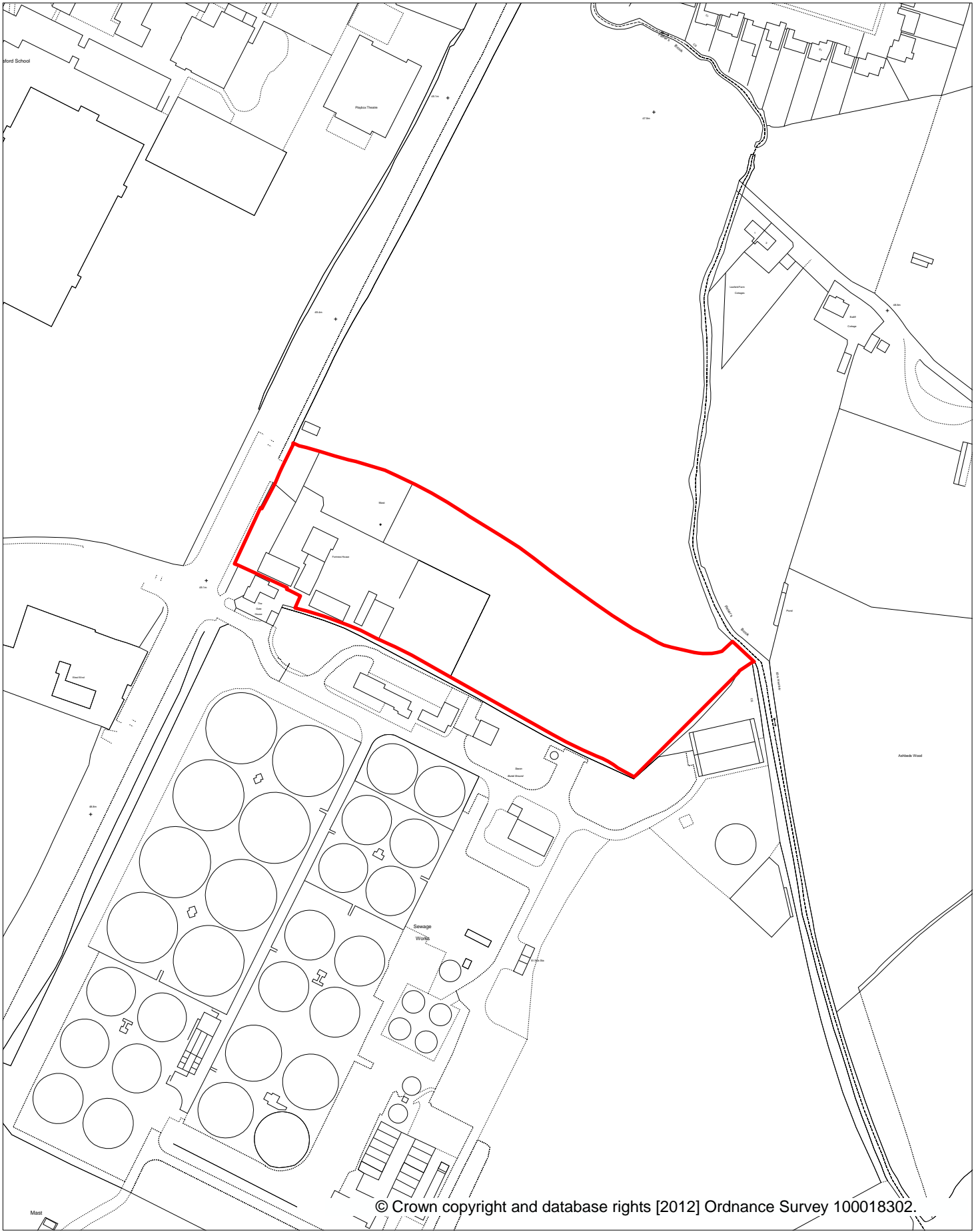
Date:
21 October 2011

Grid Reference:
429454 E, 263899 N

North:

Site Ref	W11	Site Name	Campbell House, Stratford Road
Site Size (Hectares)	1.7	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site	W06 Land at Stratford Road		

Suitability for Housing						
Location	Adjacent to Warwick urban area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Flood Zones 2 & 3A to east of site. Close to sewage works – likely to require extensive remediation Loss of Grade 2 Agricultural Land					
Potential Impacts	Impact on adjacent Registered Park/Garden of Special Historic Interest					
Environmental Conditions	Not satisfactory, due to being within the Cordon Sanitaire of Sewage Works to south.					
Overall Suitability	Not suitable, due to flood risk to east and unsatisfactory environmental conditions to north due to proximity to sewage works.					
Availability						
Site available.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W11 Campbell House, Stratford Road

LOCATION PLAN




Scale:
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Date:
24 May 2012

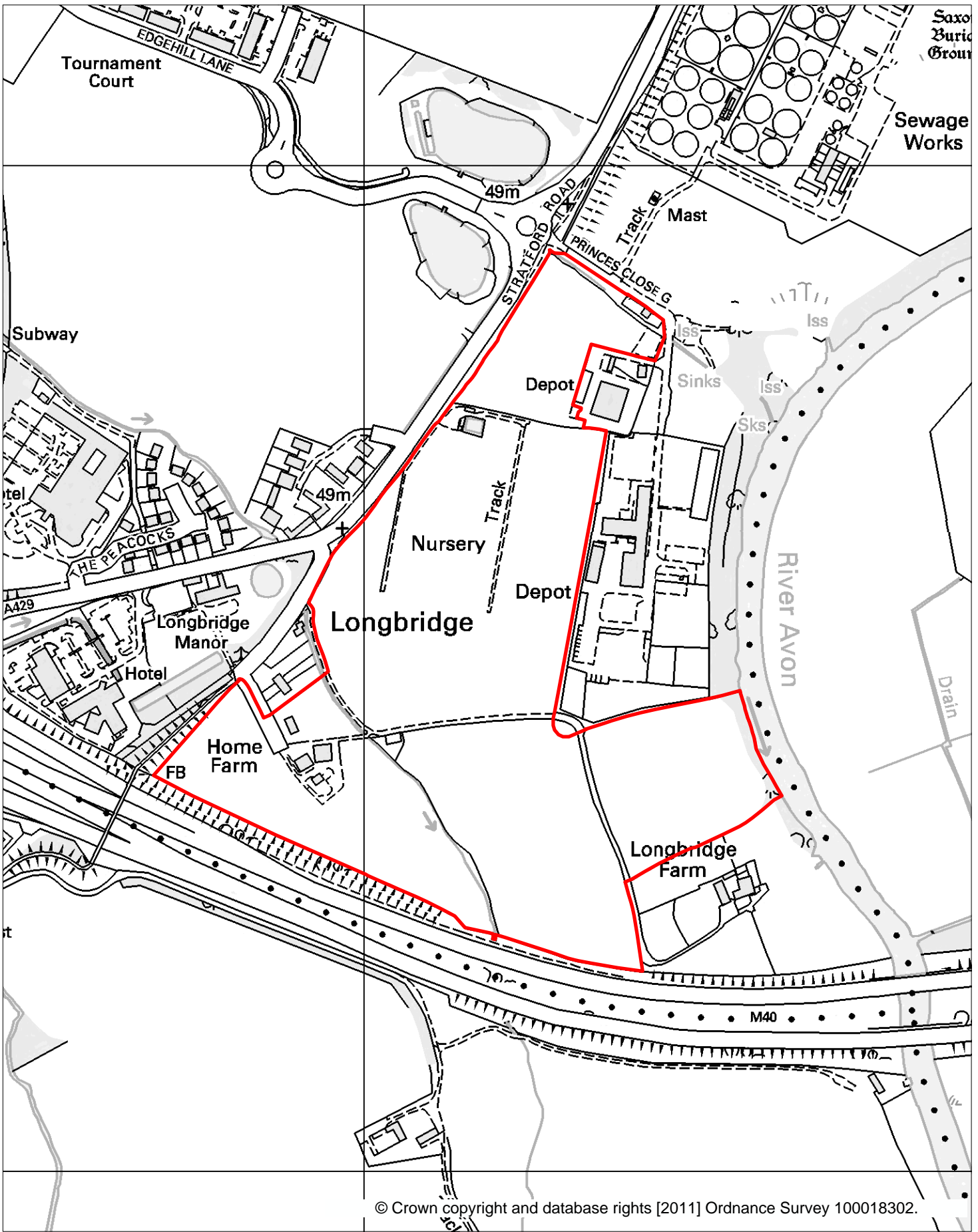
Grid Reference:
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North: 

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

Site Ref	W12	Site Name	Home Farm, Longbridge
Site Size (Hectares)	18.42	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Warwick urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Over 50% of site to south within Flood Zone 3B Sewage Works Cordon Sanitaire to north Some private rights of way issues					
Potential Impacts	Impact on adjacent Registered Park/Garden of Special Historic Interest Loss of Grade 2 Agricultural Land					
Environmental Conditions	Noise and air pollution from M40 Air pollution from sewage works					
Overall Suitability	Not suitable, due to noise from M40 to south, flood risk areas to south and east and proximity to sewage works to north.					
Availability						
Owners have expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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W12 Home Farm, Longbridge

LOCATION PLAN



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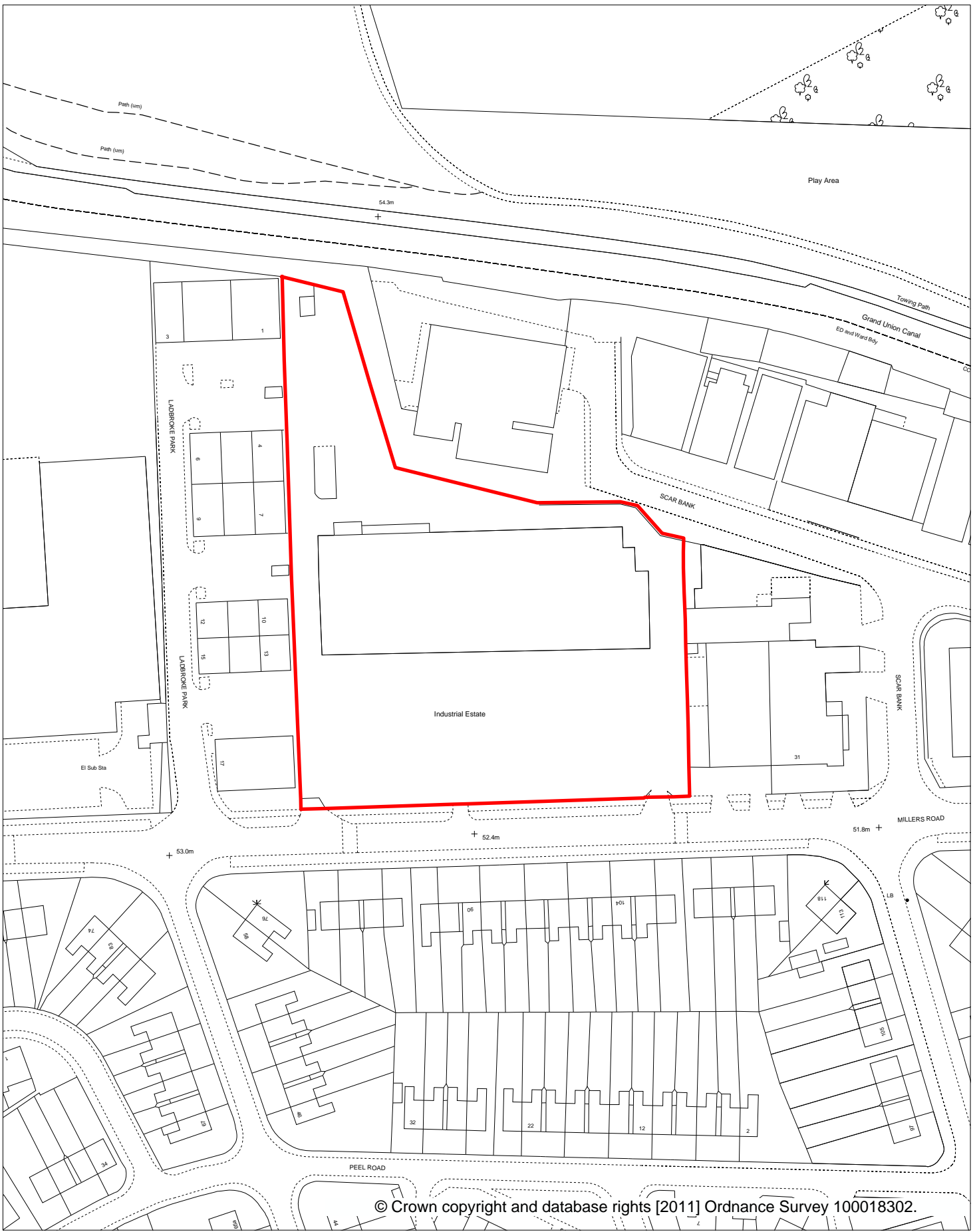
Grid Reference:
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North: 

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

Site Ref	W13	Site Name	Darsons Yard, Miller Road
Site Size (Hectares)	0.85	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Existing built up area					
Policy Restrictions	Existing Protected Employment Land					
Physical Constraints	None					
Potential Impacts	Impact on operations on adjoining employment uses					
Environmental Conditions	Adjacent to potential noise and air pollution from employment areas to east and west.					
Overall Suitability	Not suitable due to unsuitable environmental conditions within a site located in an existing employment area					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W13 Darson's Yard, Millers Road

LOCATION PLAN



Scale:
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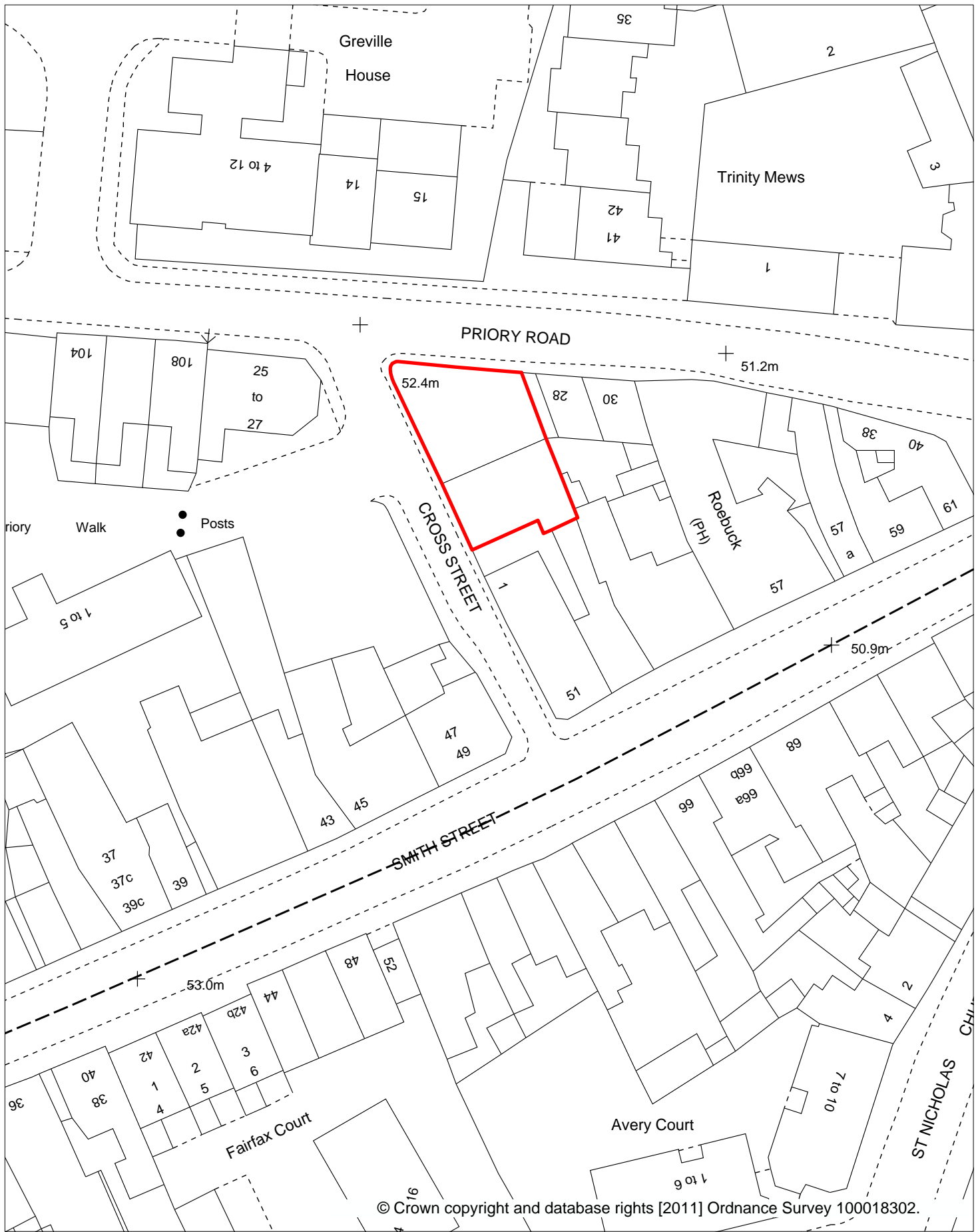
Date:
21 October 2011

Grid Reference:
428157 E, 265990 N

North: 

Site Ref	W14	Site Name	Corner of Cross Street & Priory Road
Site Size (Hectares)	0.02	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Town Centre					
Policy Restrictions	None					
Physical Constraints	Site size and configuration of adjoining buildings. Proximity of neighbouring properties					
Potential Impacts	Site within Warwick Conservation Area Adjacent Grade II Listed Buildings on Smith Street					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable. However, potential capacity likely to be too small to include in SHLAA.					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W14 Corner of Cross Street and Priory Road, Warwick

LOCATION PLAN



Scale:
1:500

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
428567 E, 265084 N

North: 

Site Ref	W15	Site Name	Confidential site
Site Size (Hectares)	0.37	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Currently occupied					
Potential Impacts	Adjacent to SSSI					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Not currently available, but landowner has indicated that the site may become available for mixed use development in 2010/2011						
Achievability						
Achievable, subject to market and land being released						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	6	40dph	9	50dph	11
Timeframe (in terms of practicality only)	2014/19	0	2019/24	10	2024/29	0

Site Ref	W16	Site Name	Confidential site
Site Size (Hectares)	0.29	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Currently occupied					
Potential Impacts	Adjacent to Warwick Conservation Area, Scheduled Monument and Potential SINC.					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Not currently available, but landowner has indicated that the site may become available for mixed use development in 2010/2011						
Achievability						
Achievable, subject to market and land being released						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	4	40dph	6	50dph	7
Timeframe (in terms of practicality only)	2014/19	0	2019/24	5	2024/29	0

Site Ref	W17	Site Name	Confidential site
Site Size (Hectares)	0.17	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Currently occupied					
Potential Impacts	Adjacent to Warwick Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable.					
Availability						
Not currently available, but landowner has indicated that the site may become available for mixed use development in the period 2013-2018						
Achievability						
Achievable, subject to market and land being released						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	5	40dph	7	50dph	8
Timeframe (in terms of practicality only)	2014/19	5	2019/24	0	2024/29	0

Site Ref	W18	Site Name	Land at Montague Road
Site Size (Hectares)	3.67	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Built up area of Warwick					
Policy Restrictions	Protection of open space					
Physical Constraints	South western part of site (WCC Depot) currently occupied. Buildings on site. School playing fields on the site					
Potential Impacts	Potential SINC forms southern boundary to site					
Environmental Conditions	Potential noise and air pollution from adjacent established employment area to east and south.					
Overall Suitability	Suitable, subject to buffer to existing employment area.					
Availability						
South eastern part of the site (WCC Depot) is currently occupied, but landowner has indicated that the site may become available in the period 2013-2018						
Achievability						
Achievable, subject to relocation of the depot						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	70	40dph	93	50dph	116
Timeframe (in terms of practicality only)	2014/19	80	2019/24	0	2024/29	0



W18 Land at Montague Road


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

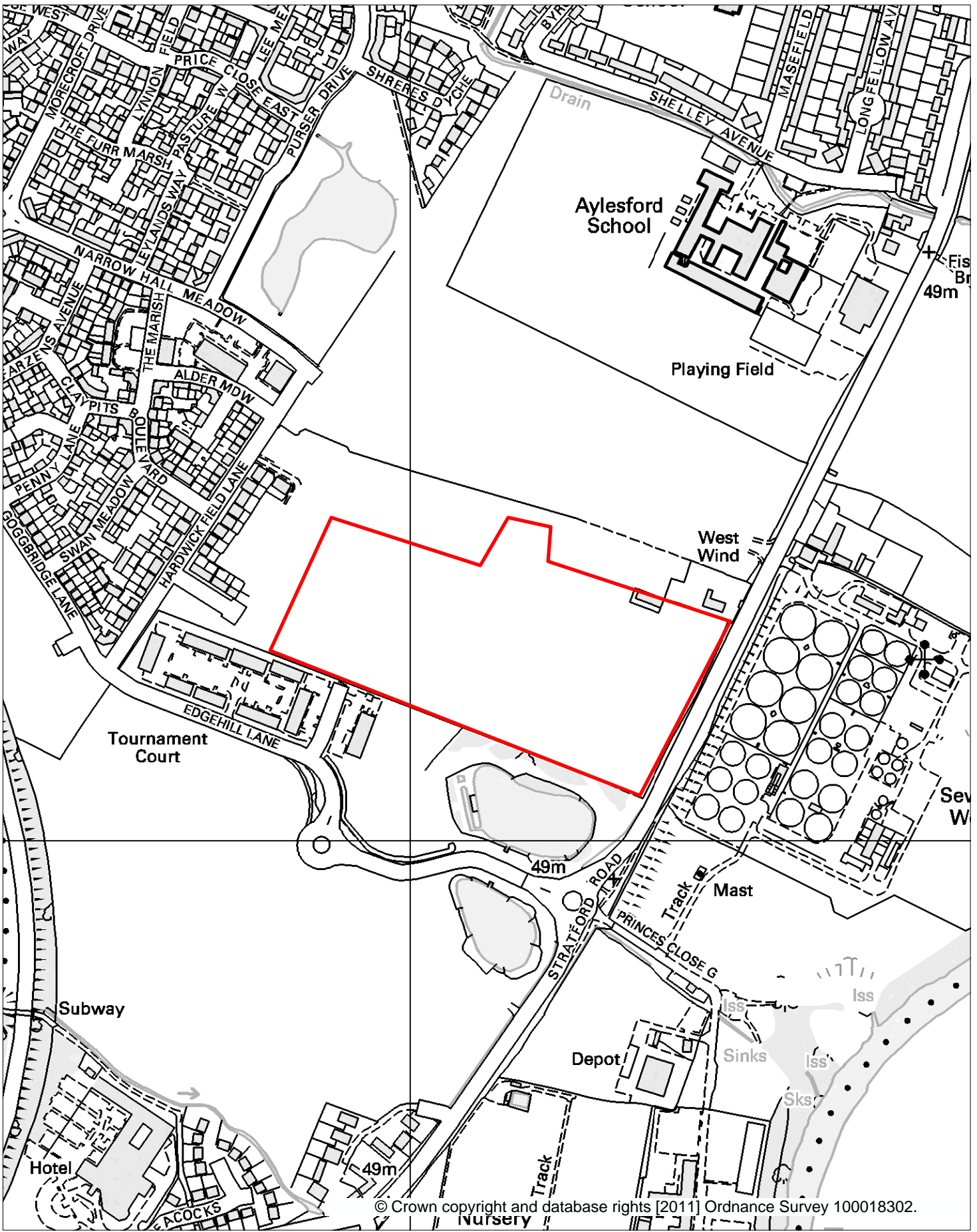
Grid Reference:
429020 E, 266024 N

North: 

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

Site Ref	W19	Site Name	Land at Gogbrook Farm
Site Size (Hectares)	7.07	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Outline planning permission granted for 91 dwellings (W/11/1251) on 17/01/02 subject to S106 Agreement (western part of site only). Eastern part of site to be retained for landscaped open space</i>		

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



W19 Land at Gog Brook Farm

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

Date:
21 October 2011

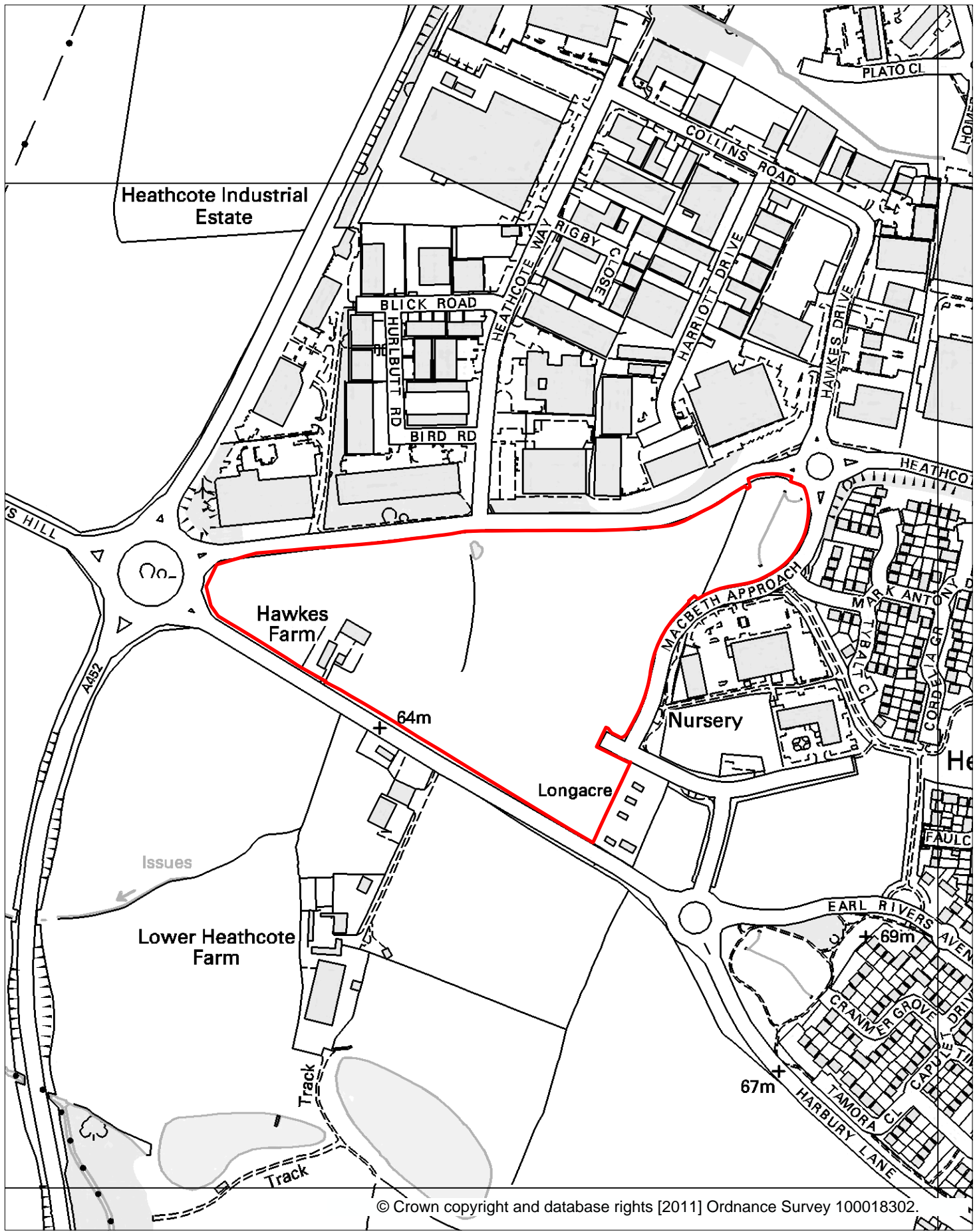
Grid Reference:
427076 E, 263221 N

North: 

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

Site Ref	W20	Site Name	Warwick Gates Employment Land
Site Size (Hectares)	9.77	Settlement	Warwick
Source	Omission Site	Land Type	Greenfield
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Outline planning permission granted on 02/08/13 for up to 220 dwellings (13/0607)</i>		

Suitability for Housing						
Location						
Policy Restrictions						
Physical Constraints						
Potential Impacts						
Environmental Conditions						
Overall Suitability						
Availability						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



W20 Warwick Gates Employment Land

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

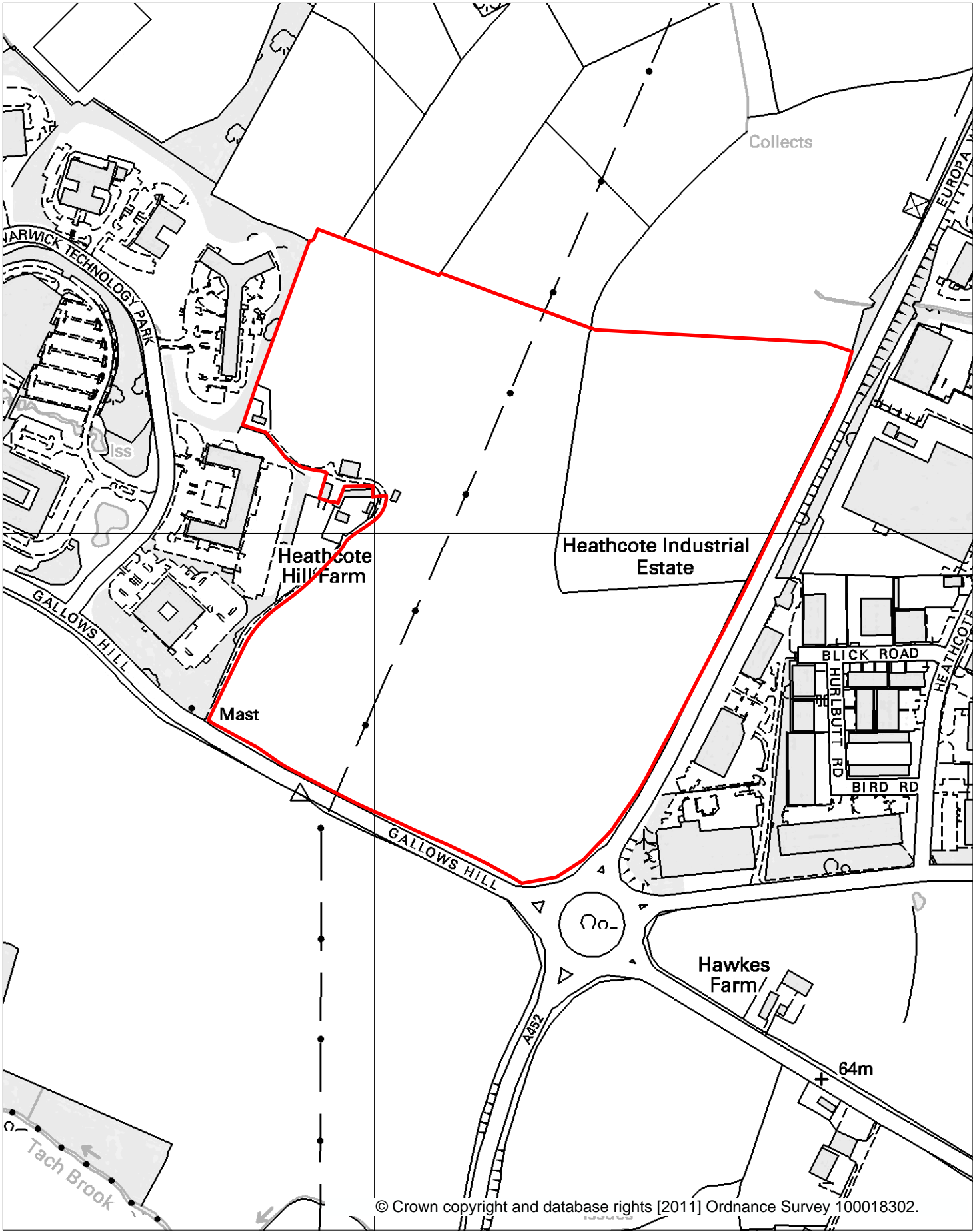
Date:
21 October 2011

Grid Reference:
430552 E, 263567 N

North: 

Site Ref	W21	Site Name	County Land, Europa Way
Site Size (Hectares)	24.43	Settlement	Warwick
Source	Other	Land Type	Greenfield
Adjacent/ Overlapping Site	W08 Land West of Europa Way		

Suitability for Housing						
Location	Adjacent to Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Overhead power lines 33kV and 132kV Minerals Consultation Area					
Potential Impacts	Impact on Heathcote Hill Farmhouse (Grade II Listed Building) to south west site Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to amendment to Area of Restraint boundary and as part of comprehensive development with land to the north.					
Availability						
Landowner has expressed willingness to release site for mixed use development						
Achievability						
This site is understood to be achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	366	40dph	489	50dph	611
Timeframe (in terms of practicality only)	2014/19	200	2019/24	225	2024/29	0



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W21 County Land Europa Way

LOCATION PLAN



Scale:
1:5000

Drawn By:
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Date:
21 October 2011

Grid Reference:
430112 E, 263917 N

North: 

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

Site Ref	W23	Site Name	Land R/O Cherry Street
Site Size (Hectares)	0.33	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Permission granted for 9 dwellings on 10/07/13 (W13 0659)</i>		

Suitability for Housing						
Location						
Policy Restrictions						
Physical Constraints						
Potential Impacts						
Environmental Conditions						
Overall Suitability						
Availability						
Subject to owners willing to release land for development						
Achievability						
Achievable, subject to market and access arrangements.						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W23 R/O Cherry Street, Warwick

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
428892 E, 265364 N

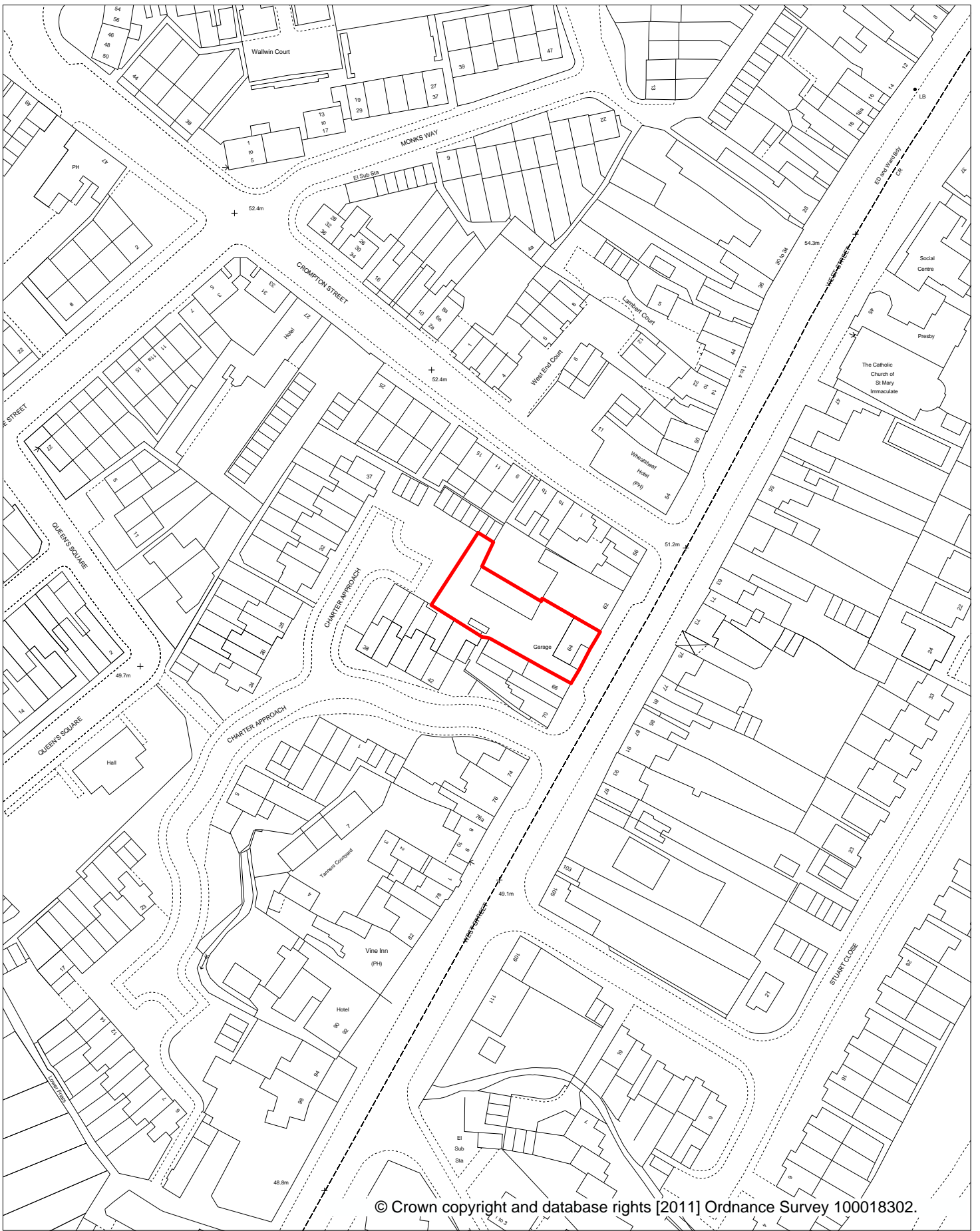
North:



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

Site Ref	W24	Site Name	64 West Street		
Site Size (Hectares)	0.061	Settlement	Warwick		
Source	SHLAA 08	Land Type	Previously developed		
Adjacent/Overlapping Site					
Updated Situation at 01/04/14		<i>Planning permission for 6 dwellings on 01/08/12 (W12/0457)</i>			

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



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W24 64 West Street, Warwick

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
427860 E, 264505 N

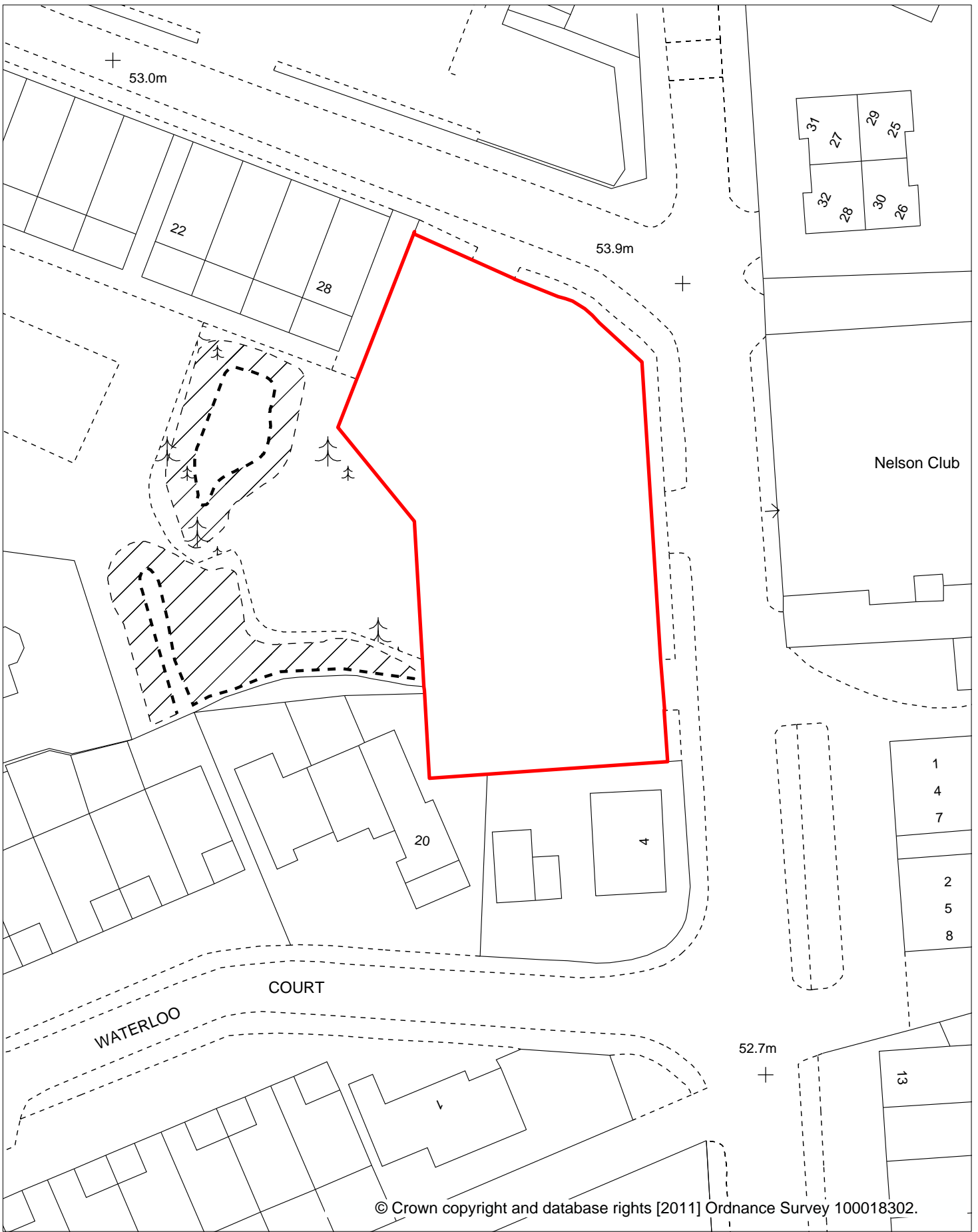
North:



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

Site Ref	W25	Site Name	Nelson Club Car Park, Charles Street
Site Size (Hectares)	0.12	Settlement	Warwick
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Proximity of neighbouring properties. Within an area of Groundwater Vulnerability					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to consultations with the Environment Agency regarding the protection of groundwater					
Availability						
It is understood that the owner is willing to release the land for development						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph	4	40dph	5	50dph	6
Timeframe (in terms of practicality only)	2014/19	5	2019/24	0	2024/29	0



W25 Nelson Club Car Park

LOCATION PLAN



Scale:
1:500

Drawn By:
CP

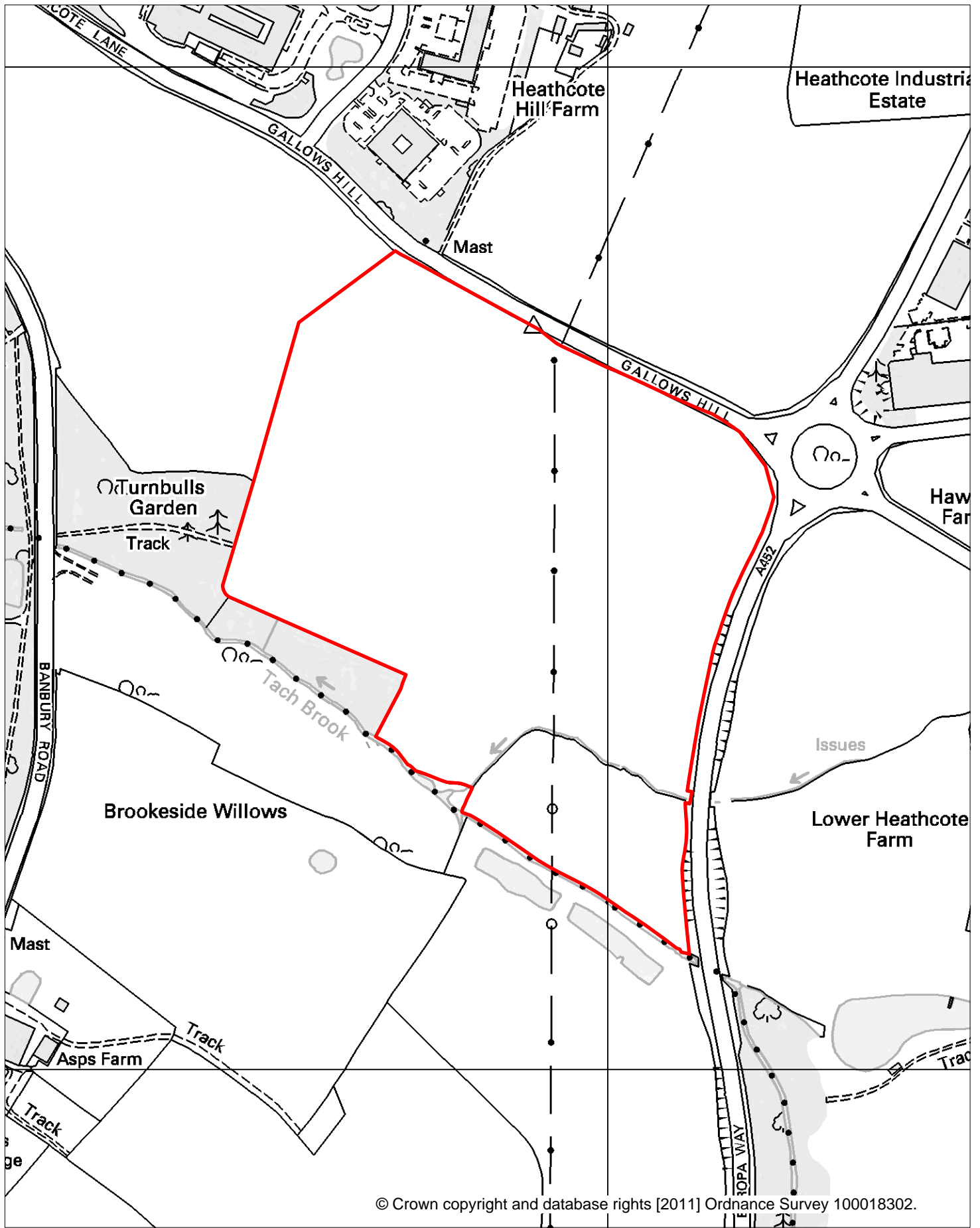
Date:
21 October 2011

Grid Reference:
429476 E, 265583 N

North:

Site Ref	W26	Site Name	Gallows Hill/ Europa Way
Site Size (Hectares)	21.53	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	W10 Land South of Gallows Hill; W27 The Asps		

Suitability for Housing						
Location	Open countryside and not adjacent to built up area					
Policy Restrictions	Open Countryside					
Physical Constraints	Small section of Flood Zones 2 and 3A to south of site. Overhead power lines 33kV and 132kV traverse the site. The site is classified as Grade 2 agricultural land					
Potential Impacts	Impact on settings of nearby Warwick Castle and the associated Registered Park and Garden of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the “defensible” town of Warwick including the Conservation Area and several Grade I & II buildings Impact on Potential SINC to south of site (New Waters & Nursery Wood). Impact on area of high landscape value Loss of Grade 2 Agricultural Land.					
Environmental Conditions	Landfill to south of site – land remediation may be required					
Overall Suitability	Not suitable – study on “The Setting of Heritage Assets” (Feb 2014) concludes that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to significant historic assets					
Availability						
Site promoter has expressed willingness to bring the site forward for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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W26 Gallows Hill/ Europa Way

LOCATION PLAN

Scale:
1:5000

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Date:
21 October 2011

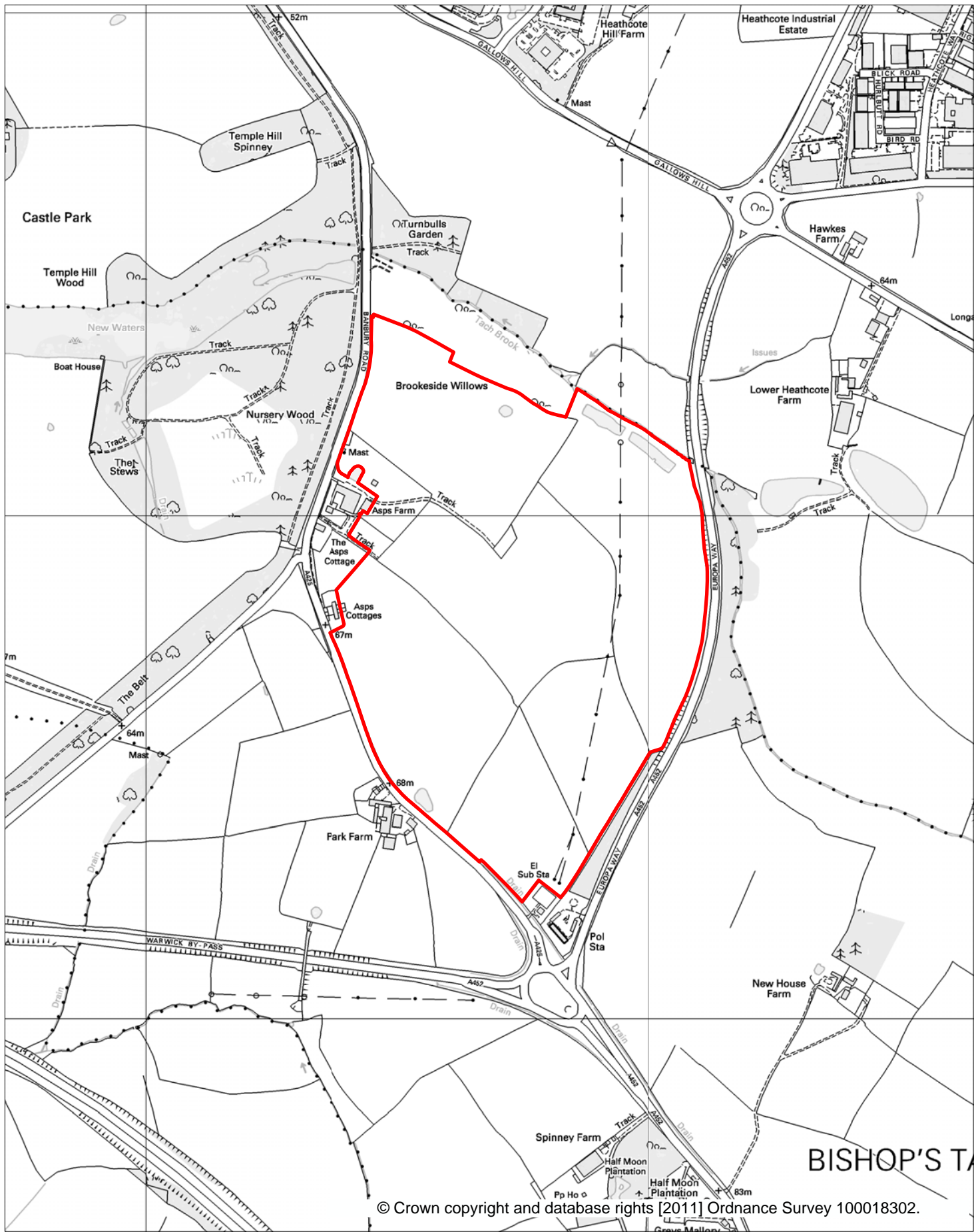
Grid Reference:
429880 E, 263451 N

North:

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

Site Ref	W27	Site Name	The Asps		
Site Size (Hectares)	58.73	Settlement	Warwick		
Source	SHLAA 08	Land Type	Greenfield		
Adjacent/Overlapping Site		W26 Gallows Hill/ Europa Way			

Suitability for Housing						
Location	Open countryside and not adjacent to built up area					
Policy Restrictions	Open countryside					
Physical Constraints	Overhead power lines 33kV and 132kV traverse the site. Site slopes upwards towards south/southeast					
Potential Impacts	Impact on Warwick Castle Registered Park and Gardens of Special Historic Interest. Impact on New Waters and Nursery Wood potential SINC adjacent to northern boundary. Impact on The Aspens Grade II Listed Building to west of site. The Asps is considered to be a significant element in the setting of Warwick Castle Park which in turn forms part of the wider experience of Castle Bridge, Warwick Castle, St Nicholas Church and the Warwick Conservation Area					
Environmental Conditions	Landfill to north of site – land remediation may be required					
Overall Suitability	Not suitable. A Study into “The Setting of Heritage Assets” (Feb 2014) concludes that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to these historic assets					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



W27 The Asps, Europa Way / Banbury Road

LOCATION PLAN



Scale:
1:10000

Drawn By:
CP

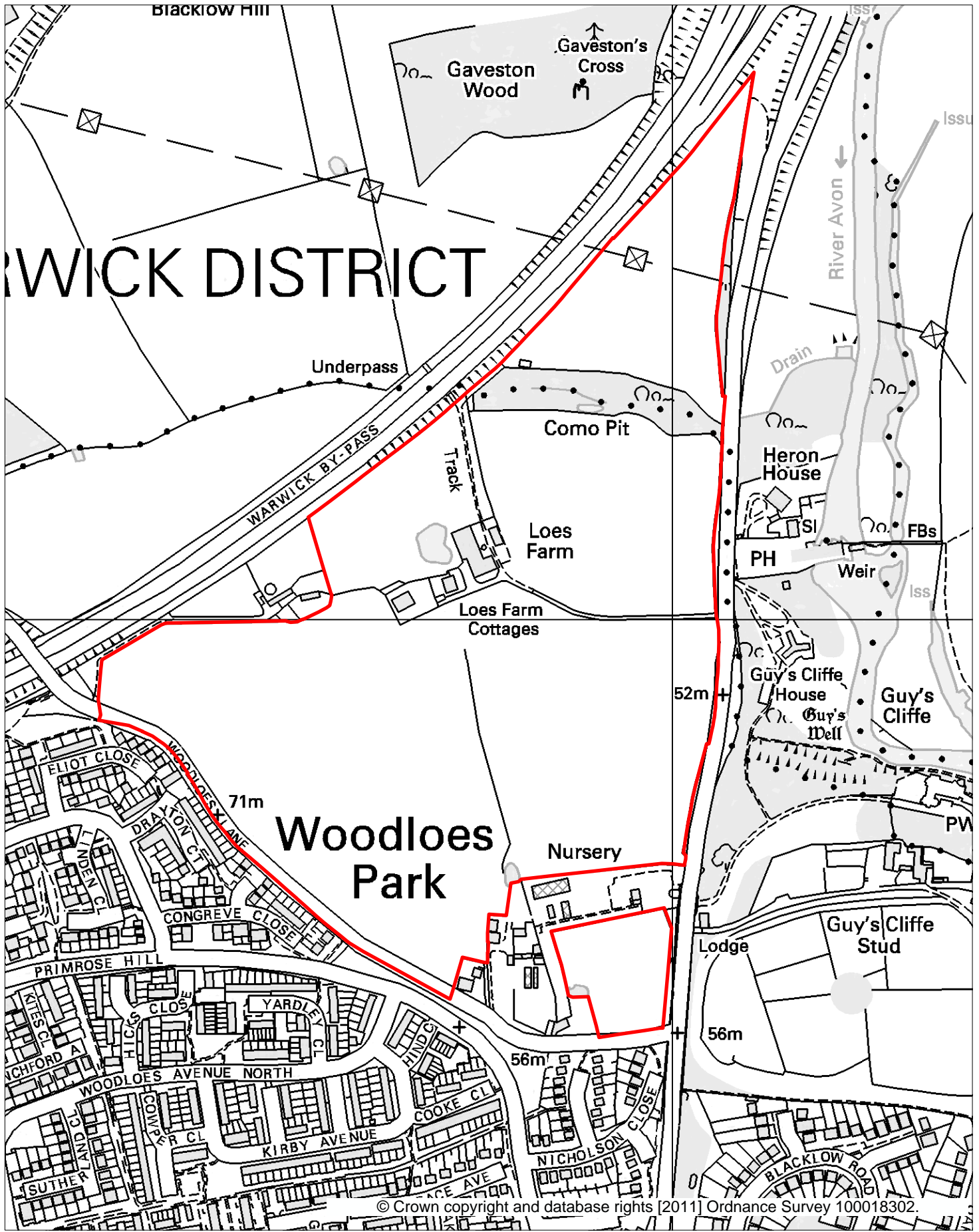
Date:
21 October 2011

Grid Reference:
429683 E, 262795 N

North:

Site Ref	W28	Site Name	Loes Farm, Guy's Cliffe
Site Size (Hectares)	28.54	Settlement	Warwick
Source	SHLAA11	Land Type	Greenfield
Adjacent/Overlapping Site	W05 Hinton's Nursery		

Suitability for Housing						
Location	Adjacent to Warwick built up area					
Policy Restrictions	Green Belt Protecting Parks & Gardens of Special Historic Interest					
Physical Constraints	<p>The site includes a large area of Guy's Cliffe Park & Garden of Special Historic Interest (approximately 13.5 hectares) which separates the northern and south western parts of the site.</p> <p>A transmission line crosses the northern part of the site. Access to northern triangle (which is separated from the rest of the site by the historic garden) could prove difficult due to visibility.</p> <p>Access to south western part of the site, without impinging on historic park & garden, may require third party land</p> <p>Area of High Landscape Value</p>					
Potential Impacts	<p>Impact on Guy's Cliffe Park & Garden of Special Historic Interest</p> <p>Impact on area of high landscape value</p>					
Environmental Conditions	Noise and air pollution from A46					
Overall Suitability	<p>Suitable in part (approx 7.8 hectares) subject to</p> <ul style="list-style-type: none"> • Access • Mitigation of impact on Guy's Cliffe Park & Garden of Special Historic Interest • Mitigation of impact of noise from A46 					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	156	40dph	208	50dph	260
Timeframe (in terms of practicality only)	2014/19	0	2019/24	180	2024/29	0



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W28 Loes Farm, Guy's Cliffe, Warwick

LOCATION PLAN



Scale: 1:5000

Drawn By: CP

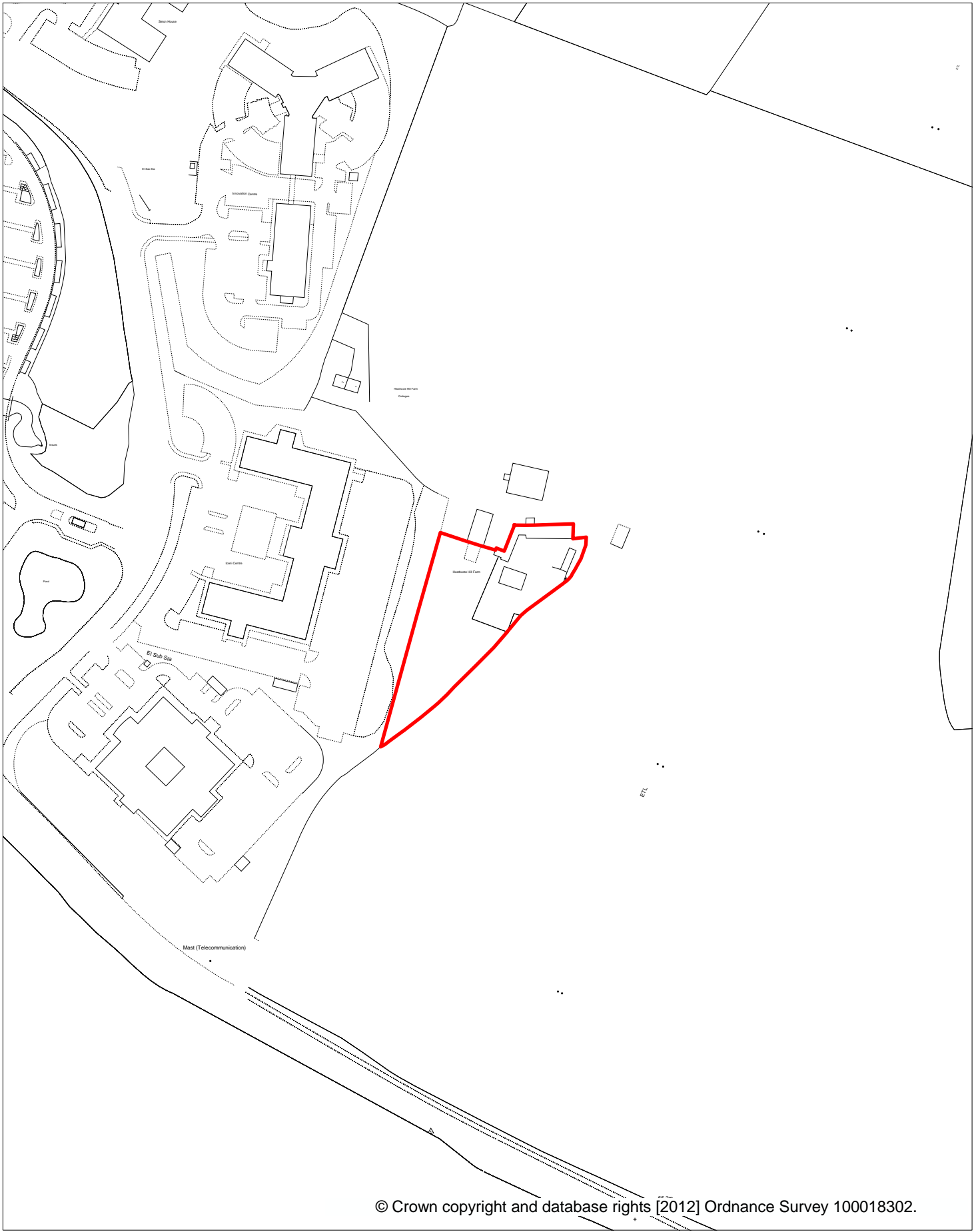
Date: 01 November 2011

Grid Reference: 428816 E, 267001 N

North:

Site Ref	W29	Site Name	Heathcote Farmhouse		
Site Size (Hectares)	0.46	Settlement	Warwick		
Source	SHLAA11	Land Type	Greenfield		
Adjacent/ Overlapping Site		W21 County Land, Europa Way			

Suitability for Housing						
Location	Adjacent to Warwick built up area					
Policy Restrictions	Area of Restraint Minerals Consultation Area					
Physical Constraints	Heathcote Hill Farmhouse is Listed Building Grade II					
Potential Impacts	Adjacent to Potential SINC at Warwick Technology Park					
Environmental Conditions	Satisfactory subject to potential new land uses on adjoining site					
Overall Suitability	Potential for inclusion within Europa Way site subject to protection of Listed Building and its setting					
Availability						
Owner has expressed willingness to release land for development but it is not known if the owners/developers of adjacent site (W21 County Land West of Europa Way) would be willing to purchase the site.						
Achievability						
Potentially achievable subject to land uses on adjoining site.						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	6	40dph	8	50dph	10
Timeframe (in terms of practicality only)	2014/19	6	2019/24	0	2024/29	0



W29 Heathcote Hill Farmhouse


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

Grid Reference:
429955 E, 263997 N

North: 

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

Site Ref	W30	Site Name	Confidential
Site Size (Hectares)	0.98	Settlement	Warwick
Source	SHLAA11	Land Type	Previously developed
Adjacent/ Overlapping Site			

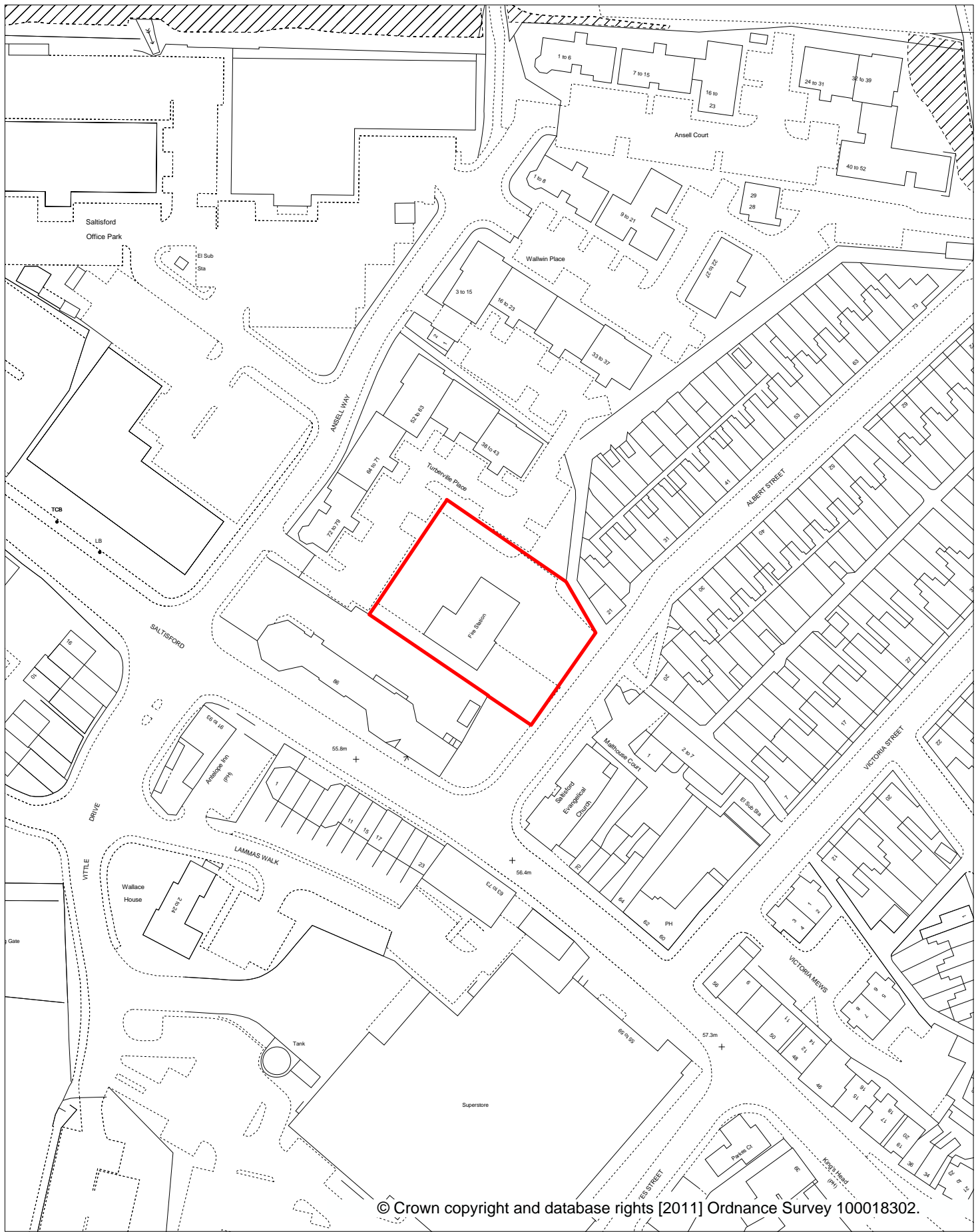
Suitability for Housing						
Location	Edge of Warwick Town Centre					
Policy Restrictions	None					
Physical Constraints	<p>Significant Band of TPO trees on south western and south eastern boundaries of site.</p> <p>Awkward site configuration which wraps around 2 adjacent sites in different ownership.</p> <p>Access arrangements will need to be maintained for adjacent site and Transport Assessment may be necessary</p> <p>Within Mineral Safeguarding Area</p>					
Potential Impacts	<p>Site located between 2 Conservation Areas</p> <p>Impact on adjacent St Sepulchre's Scheduled Ancient Monument</p> <p>Adjacent to Priory Park Potential SINC</p>					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to maintaining access arrangements for adjacent site					
Availability						
Site currently in use, but potentially available 2013-2018						
Achievability						
Potentially achievable						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	20	40dph	26	50dph	33
Timeframe (in terms of practicality only)	2014/19	20	2019/24	0	2024/29	0

Site Ref	W31	Site Name	Confidential
Site Size (Hectares)	0.78	Settlement	Warwick
Source	SHLAA11	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Warwick built up area					
Policy Restrictions	None					
Physical Constraints	Minor watercourse skirts site to east Minerals Safeguarding Area Potential contamination issues arising from demolition of existing buildings Access to wider highway network – impact of additional traffic at Myton Lane/ Myton Road junction					
Potential Impacts	Potential impact on protected trees and hedgerows abutting southern and eastern boundaries					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to Transport Assessment and bund to protect adjacent trees and hedgerows					
Availability						
Site currently in use but owner has expressed interest in making the site available for development in the period 2013-2018						
Achievability						
Potentially achievable						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses	0%		
Potential Capacity	30dph	23	40dph	31	50dph	39
Timeframe (in terms of practicality only)	2014/19	20	2019/24	0	2024/29	0

Site Ref	W32	Site Name	Warwick Fire Station
Site Size (Hectares)	0.16	Settlement	Warwick
Source	SHLAA11	Land Type	Previously Developed
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Planning permission granted for 11 dwellings on 18/12/13 (W23/0436)</i>		

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



W32 Warwick Fire Station


LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
427858 E, 265327 N

North: 

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

Site Ref	W33	Site Name	Confidential Site
Site Size (Hectares)	22.38	Settlement	Warwick
Source	SHLAA11	Land Type	Both
Adjacent/ Overlapping Site			

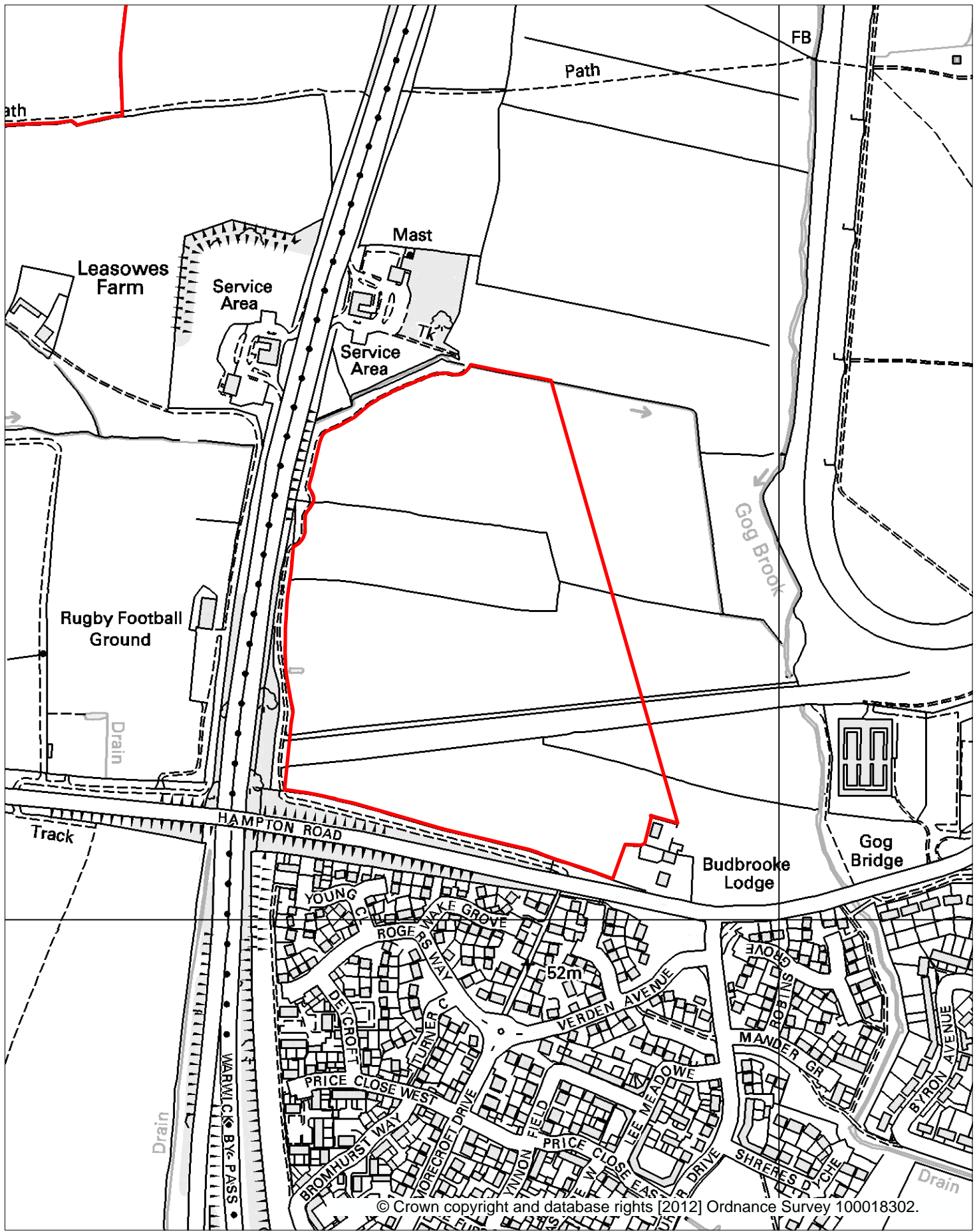
Suitability for Housing						
Location	Edge of Warwick urban area					
Policy Restrictions	Green Belt Protecting Registered Parks & Gardens					
Physical Constraints	<p>Western part of site is within Registered Park & Garden Eastern part of site in Flood Zones 2, 3A & 3B. North eastern part of site within Water Source Protection Area and area of Groundwater Vulnerability Minerals Safeguarding Area. The topography of the valley results in noise being able to travel easily down its length and also has the potential to easily trap smoke or fumes from combustion processes. Some contamination in south east corner of site High voltage ETL traverses the middle section of the site. Area of High Landscape Value</p>					
Potential Impacts	Development of northern part of site could potentially impact on a number of features of acknowledged importance - Scheduled Ancient Monument, Listed Buildings, SSSI, Local Wildlife Site, Local Geological Site and a number of protected trees within the Registered Park & Garden					
Environmental Conditions	Not satisfactory – liable to flood in parts					
Overall Suitability	Not suitable – loss of Registered Park & Garden, part of site liable to flood and impact on site of Scheduled Ancient Monument					
Availability						
Site still in use but landowner has expressed interest in making the site available for development						
Achievability						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	

Site Ref	W34	Site Name	Confidential Site
Site Size (Hectares)	0.53	Settlement	Warwick
Source	SHLAA11	Land Type	Previously Developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Warwick Urban Area					
Policy Restrictions	Protecting Employment Land and Buildings.					
Physical Constraints	Highway is narrow at this point. Potential land contamination to the north of the site. Within an area of Groundwater Vulnerability					
Potential Impacts	Adjacent to Local Plan employment land allocation – residential development could potential constrain future use of this site.					
Environmental Conditions	Potentially surrounded on north and east sides by industrial uses – potential sources of noise pollution					
Overall Suitability	Not suitable – employment area and possible impact on nature of employment use on adjacent allocated employment land.					
Availability						
Landowner has expressed interest in bringing the site forward for development						
Achievability						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	

Site Ref	W35	Site Name	Land west of Warwick Racecourse
Site Size (Hectares)	14.06	Settlement	Warwick
Source	SHLAA11	Land Type	Greenfield Land
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Edge of Warwick Urban Area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Part of racecourse track and public footpath traverse the site. Large sections of site located within flood zone 1.					
Potential Impacts	Loss of racecourse extension would impact on operation of racecourse. Landscape Study 2014 identifies impact on setting of racecourse, views from Warwick and views into warwick including St Mary's Church spire and Warwick Castle					
Environmental Conditions	Noise from A46					
Overall Suitability	Not suitable – loss of important views and setting of the racecourse					
Availability						
Not currently available. The racecourse track is essential to the operation of the racecourse so availability is not likely to be realised.						
Achievability						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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W35 Land west of Warwick Racecourse

LOCATION PLAN



Scale:
1:5000

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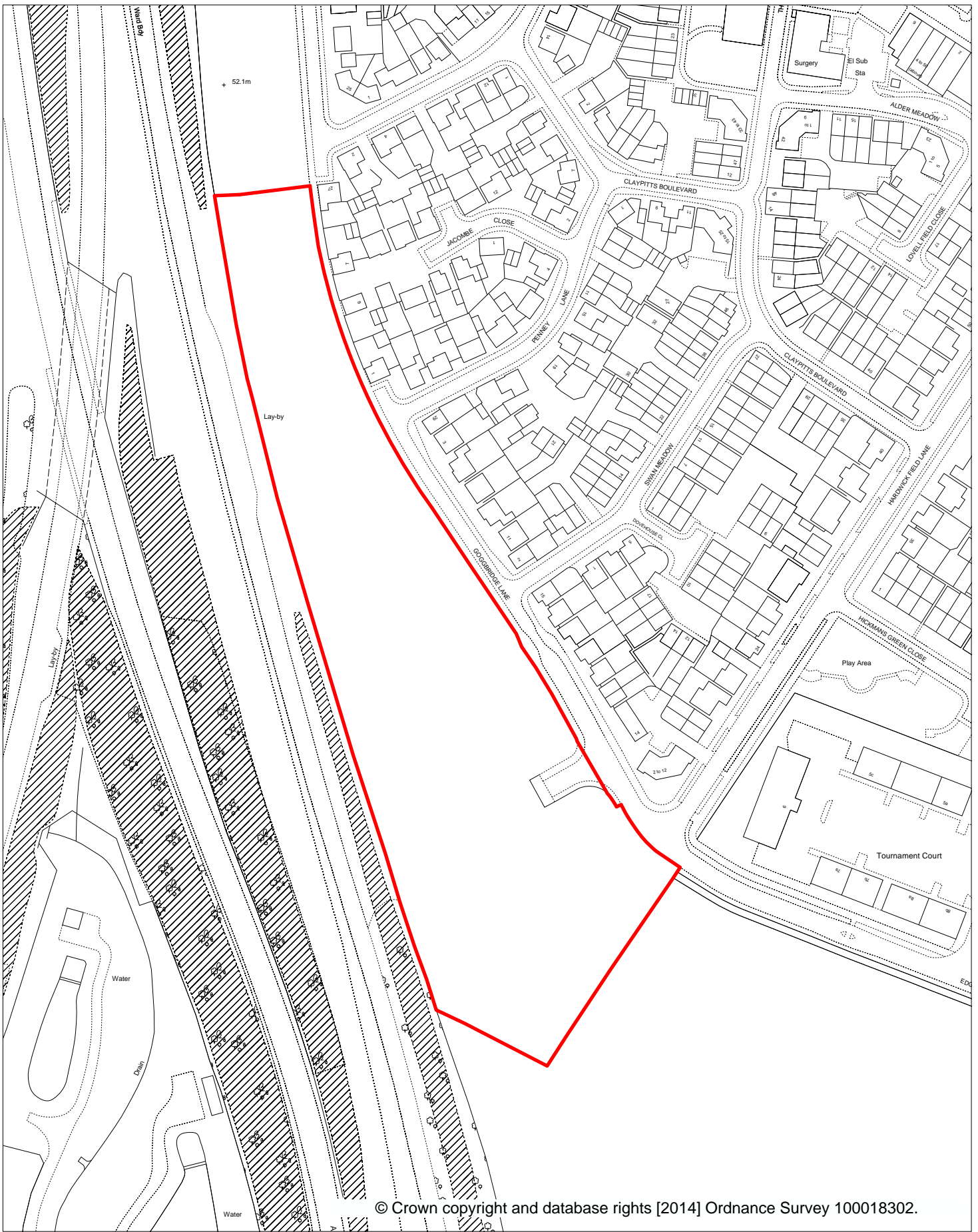
Date:
17 May 2012

Grid Reference:
426710 E, 264300 N

North:

Site Ref	W36	Site Name	Land at Goggbrook Lane
Site Size (Hectares)	2.34	Settlement	Warwick
Source	Omission Site	Land Type	Greenfield Land
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	On the edge of Warwick. The site borders the development area of South West Warwick (Chase Meadow)					
Policy Restrictions	None					
Physical Constraints	Noise from A46. South western part of site within Flood Zones 2, 3 and, 3a and 3b although recent works to Gogg Brook may have addressed these issues.					
Potential Impacts						
Environmental Conditions	Not satisfactory. The site promoter has prepared a Noise Assessment report but this is not considered to have satisfactorily demonstrated that noise can be mitigated across the site mainly due to elevated position of the highway and long narrow shape of site. Evidence of sewage spreading in past so contaminated land assessment would be required. Air quality also a problem.					
Overall Suitability	Not suitable – proximity to source of noise					
Availability						
Landowner has expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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W36 Land at Goggbridge Lane

LOCATION PLAN



Scale:
1:2000

Drawn By:

Date:
04 March 2014

Grid Reference:
426627 E, 263259 N

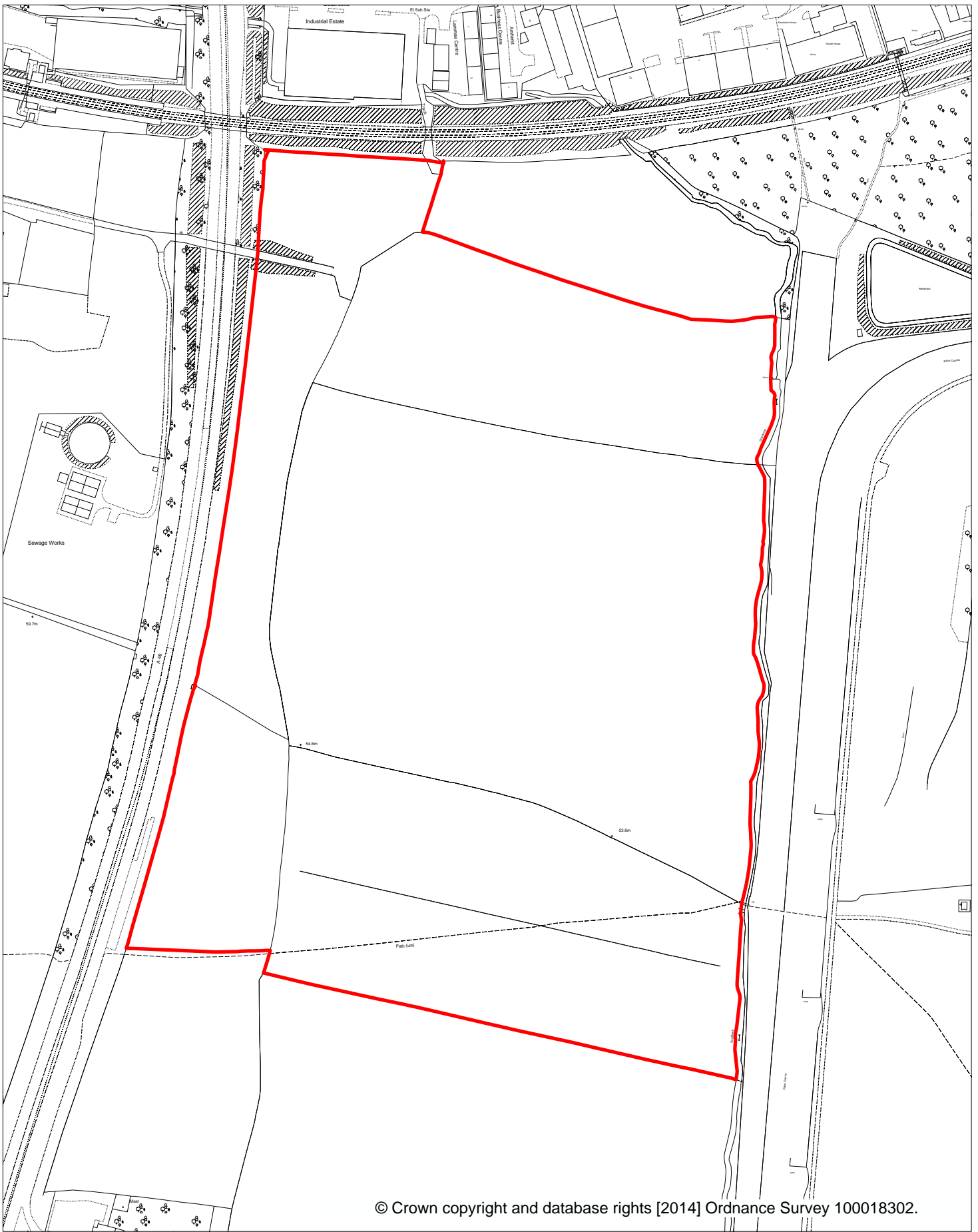
North:



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

Site Ref	W37	Site Name	Land West of Warwick Racecourse
Site Size (Hectares)	17.91	Settlement	Warwick
Source	Omission Site	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Partly adjacent to the built up area of Warwick					
Policy Restrictions	None					
Physical Constraints	The majority of the site falls within Flood Zones 2, 3 and 3a. Access could only be provided if third party land to the south were included. Noise from A46 which is level with, or above, the site. Two public footpaths traverse the site east/west and the Gog Brook traverses the eastern edge of the site					
Potential Impacts	Landscape Study 2014 identifies landscape and visual impacts to the setting of the racecourse and views from Warwick					
Environmental Conditions	Not satisfactory. Site subject to flood and noise from A46 and railway. Saltisford to north is an Air Quality Management Area – potential impact of increased traffic on this AQMA.					
Overall Suitability	Not suitable – large part of area liable to flood and access not possible without inclusion of land to south					
Availability						
Landowner has indicated willingness to release the site for development						
Achievability						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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W37 Land West of Warwick Race Course

LOCATION PLAN



Scale:
1:3250

Drawn By:

Date:
04 March 2014

Grid Reference:
426868 E, 265042 N

North:



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

Site Ref	W38	Site Name	Land at Stratford Road
Site Size (Hectares)	3.16	Settlement	Warwick
Source	Omission Site	Land Type	Greenfield
Adjacent/ Overlapping Site	W12 Home Farm, Longbridge		

Suitability for Housing						
Location	Adjacent to built up area of Longbridge					
Policy Restrictions						
Physical Constraints	Majority of site to south and east within Flood Zones 3, 3a and 3b Access directly onto Stratford Road difficult due to visibility constraints.					
Potential Impacts	Proximity to grade II Listed Building The Old House on the opposite side of Stratford Road					
Environmental Conditions	Noise and air pollution from M40 and Longbridge roundabout. Noise from sewage/ water plants to north and east					
Overall Suitability	Potentially suitable in small part to west, outside of flood zone within a "rounded off" development site adjacent to Stratford Road/ Old Road and subject to satisfactory access, mitigation against noise from M40 to south and satisfactory Air Quality Assessment					
Availability						
The landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable in small part (0.3 hectare) subject to satisfactory access, air quality and demonstration that noise can be mitigated through appropriate site layout						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	9	40dph	12	50dph	15
Timeframe (in terms of practicality only)	2014/19	10	2019/24	0	2024/29	0



W38 Land at Stratford Road, Longbridge

LOCATION PLAN




Scale: 1:2500

Drawn By:

Date: 04 March 2014

Grid Reference: 427072 E, 262547 N

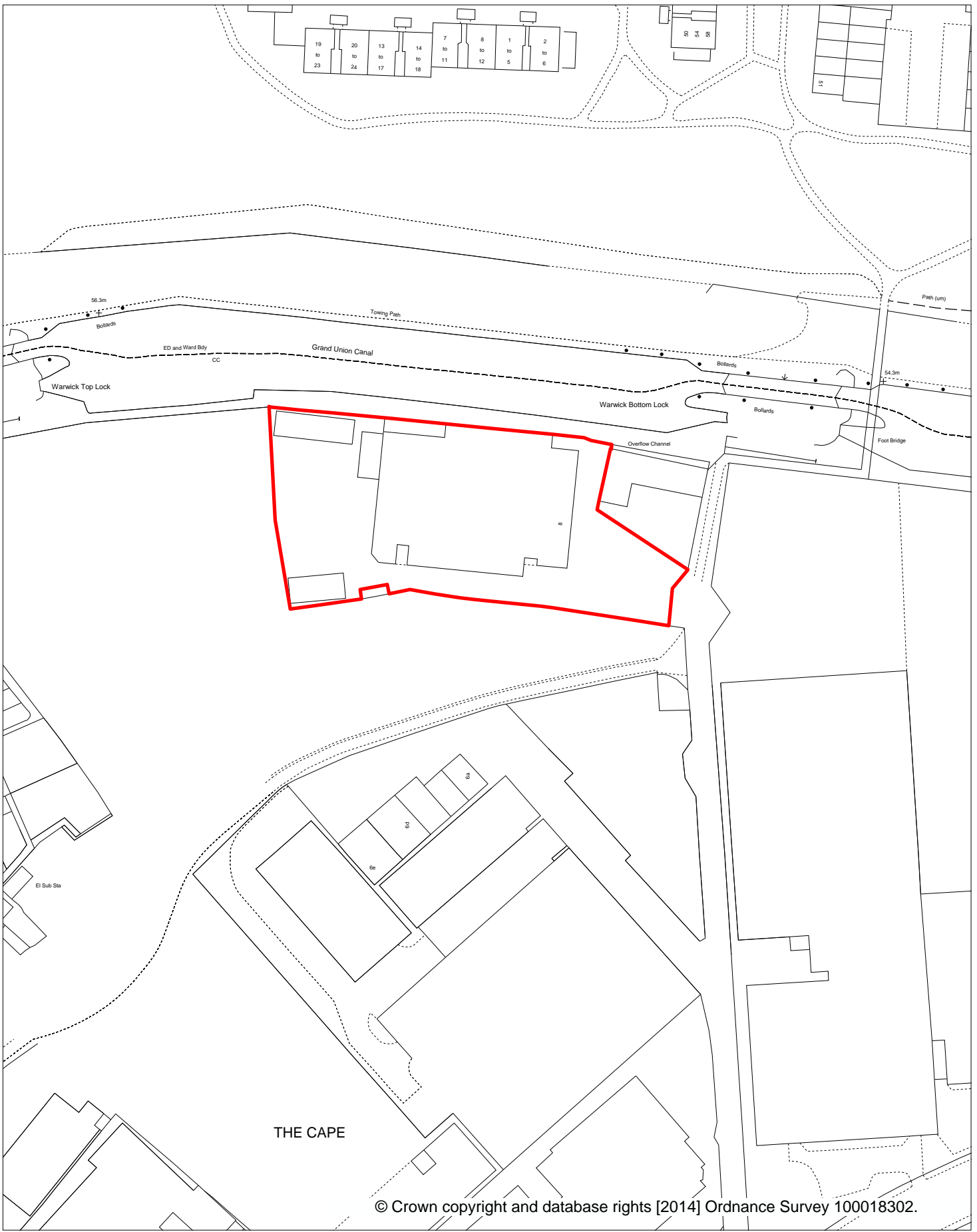
North: 

Site Ref	W39	Site Name	Confidential Site
Site Size (Hectares)	0.73	Settlement	Warwick
Source	SHLAA 2014	Land Type	Previously-developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Warwick Town Centre					
Policy Restrictions						
Physical Constraints	Site includes a number of Grade II Listed Buildings. Access onto narrow one way street					
Potential Impacts	Site within Warwick Conservation Area. A number of Listed Buildings on the opposite side of the road					
Environmental Conditions	Air Quality Management Areas on adjacent roads Residential use may lead to an improvement due to loss of existing heavy flows of traffic					
Overall Suitability	Potentially suitable for a mix of sensitively designed new build and conversions schemes subject to ability to achieve appropriate access					
Availability						
Not currently available but current user is exploring possibility of relocating to an alternative site						
Achievability						
Potentially achievable in the longer term subject to owner acquiring alternative site for relocation						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	22	40dph	29	50dph	37
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	25

Site Ref	W40	Site Name	Former MPS Premises, Lock Lane		
Site Size (Hectares)	0.40	Settlement	Warwick		
Source	SHLAA 2014	Land Type	Previously-developed Land		
Adjacent/Overlapping Site					

Suitability for Housing						
Location	Within the existing built-up area of Warwick					
Policy Restrictions						
Physical Constraints	Proximity to other employment uses on Lock Lane, Lower Cape and Millers Road Existing employment unit on site Poor foul sewer infrastructure in the area					
Potential Impacts	Grand Union Canal Potential Local Wildlife Site adjacent to northern boundary of site Loss of employment land. Potential for enhancement of canal side					
Environmental Conditions	Cleared site to south and west, with permission for housing to west and employment units to south. Potential noise from existing employment uses in locality					
Overall Suitability	Potentially suitable, as part of comprehensive scheme with housing to west, subject to satisfactory noise and flood assessments.					
Availability						
Not currently available but owner has expressed interest in re-locating to new premises						
Achievability						
Potentially achievable subject to relocation of business and viability of development						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	12	40dph	16	50dph	20
Timeframe (in terms of practicality only)	2014/19	0	2019/24	20	2024/29	0



W40 MPS Premises, Lock Lane, Warwick

LOCATION PLAN

Scale:
1:1250

Drawn By:

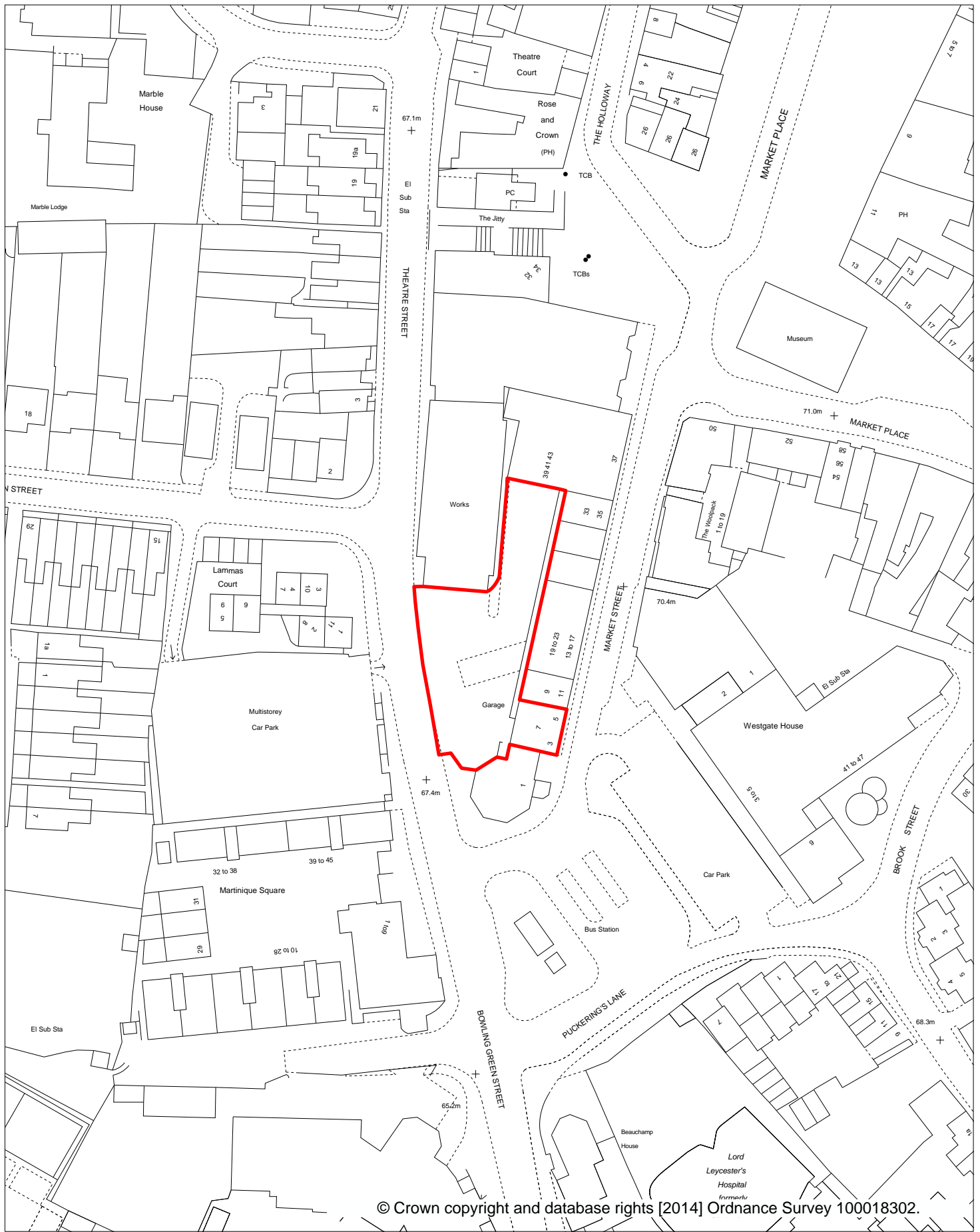
Date:
06 March 2014

Grid Reference:
427854 E, 266059 N

North:

Site Ref	W41	Site Name	Garage Site, Theatre Street
Site Size (Hectares)	0.1	Settlement	Warwick
Source	SHLAA 2014	Land Type	Previously-developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Warwick Town Centre					
Policy Restrictions						
Physical Constraints	Within Warwick Conservation Area Ground contamination from garage use					
Potential Impacts						
Environmental Conditions	Air quality - Theatre Street is an Air Quality Management Area					
Overall Suitability	Potentially suitable subject to assessment of air quality					
Availability						
Landowner has expressed an interest in releasing the site for development						
Achievability						
Potentially achievable subject to viability						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	3	40dph	4	50dph	5
Timeframe (in terms of practicality only)	2014/19	20	2019/24	0	2024/29	0



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W41 Garage Site, Theatre Street

LOCATION PLAN



Scale:
1:1000

Drawn By:
SJ

Date:
08 May 2014

Grid Reference:
427961 E, 264869 N

North: 

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

Site Ref	W42	Site Name	Confidential Site
Site Size (Hectares)	0.28	Settlement	Warwick
Source	SHLAA 2014	Land Type	Previously-developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Within Warwick Town Centre					
Policy Restrictions	None					
Physical Constraints	Site within Warwick Conservation Area. Access onto one way street with changing levels					
Potential Impacts	A number of grade II Listed Buildings abut the site					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable for sensitively designed development subject to satisfactory access					
Availability						
Not currently available but current user is exploring possibility of relocating to an alternative site						
Achievability						
Potentially achievable in the longer term subject to owner acquiring alternative site for relocation						
Housing Capacity (assuming developed alongside adjoining site)						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	12	40dph	16	50dph	20
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	45