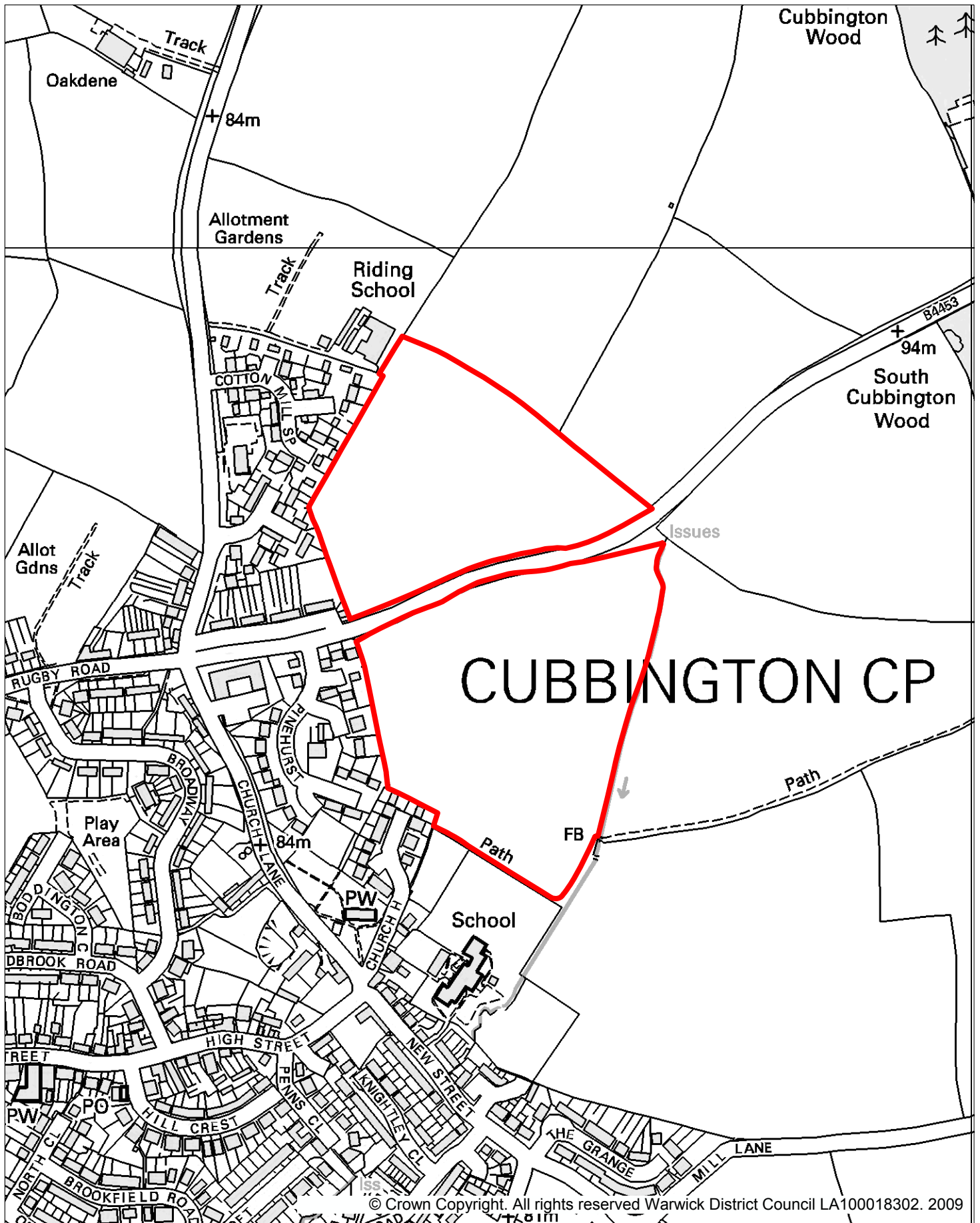


<b>Site Ref</b>	L17	<b>Site Name</b>	Cubbington East
<b>Site Size (Hectares)</b>	11.76	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



L17 Cubbington East

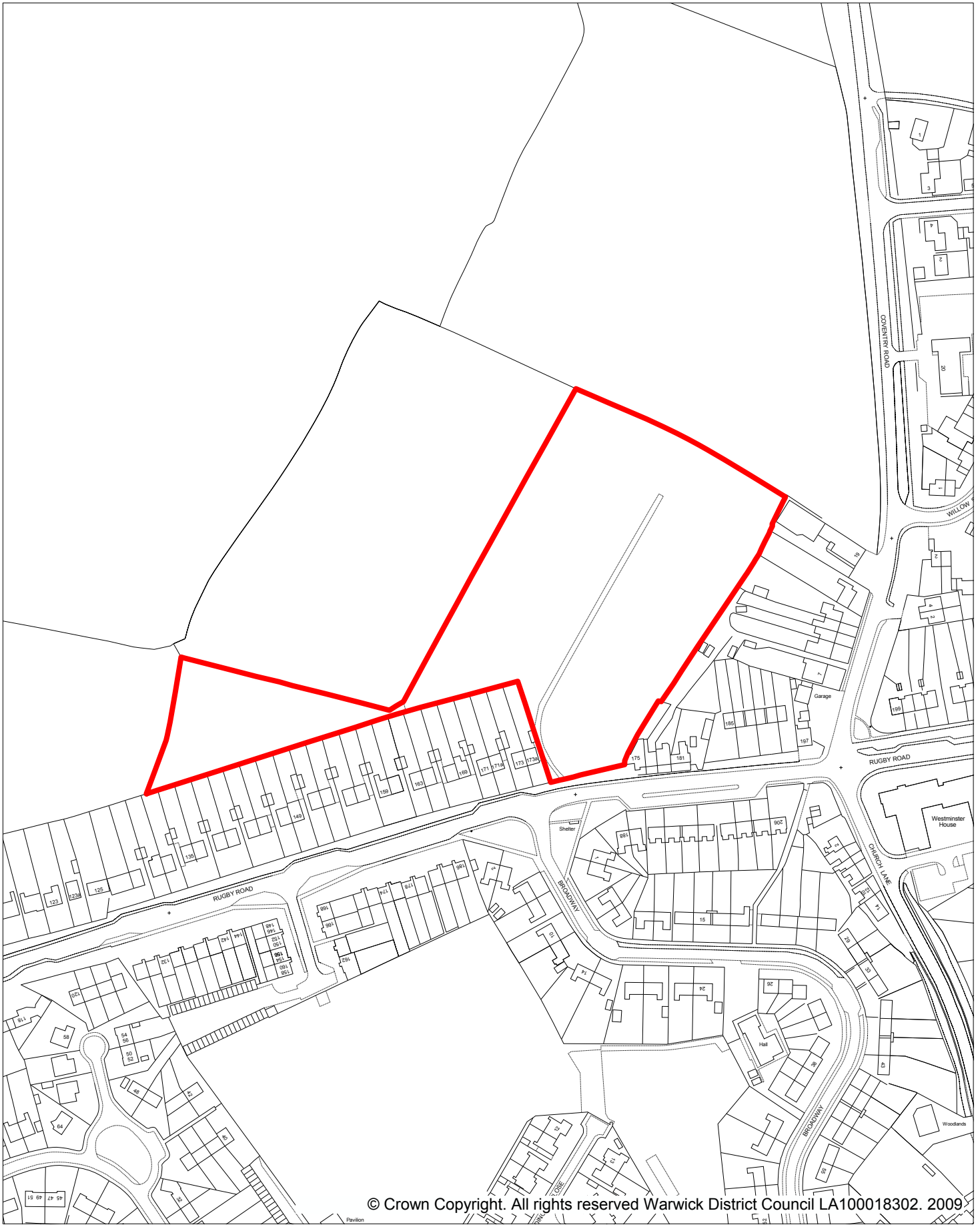
LOCATION PLAN

Scale: 1:5000      Drawn By: DR      Date: 28 January 2009      Grid Reference: 434526 E, 268626 N      North: 

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning 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 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>	Site configuration and no access to part of land					
<b>Potential Impacts</b>	Impact on landscape beyond ridgeline within an area of high landscape value.					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable, due to impact on an area of high landscape value					
<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



L18 Allotment Land, Rugby Road, Cubbington


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

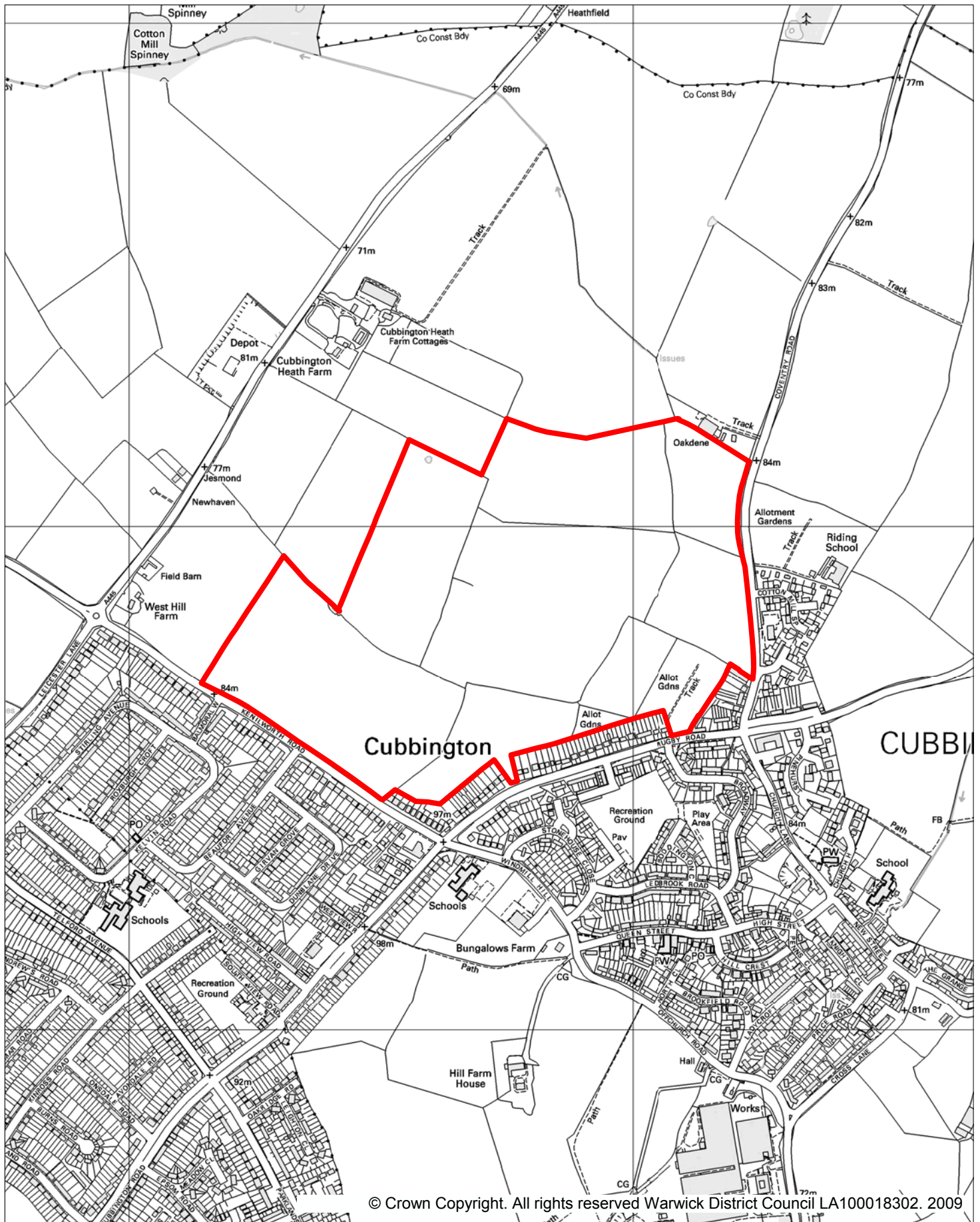
Date:  
13 February 2009

Grid Reference:  
434046 E, 268667 N

North: 

<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 Classification 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					
<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



## L19 Land at North Cubbington

### LOCATION PLAN

Scale:  
1:10000

Drawn By:  
DR

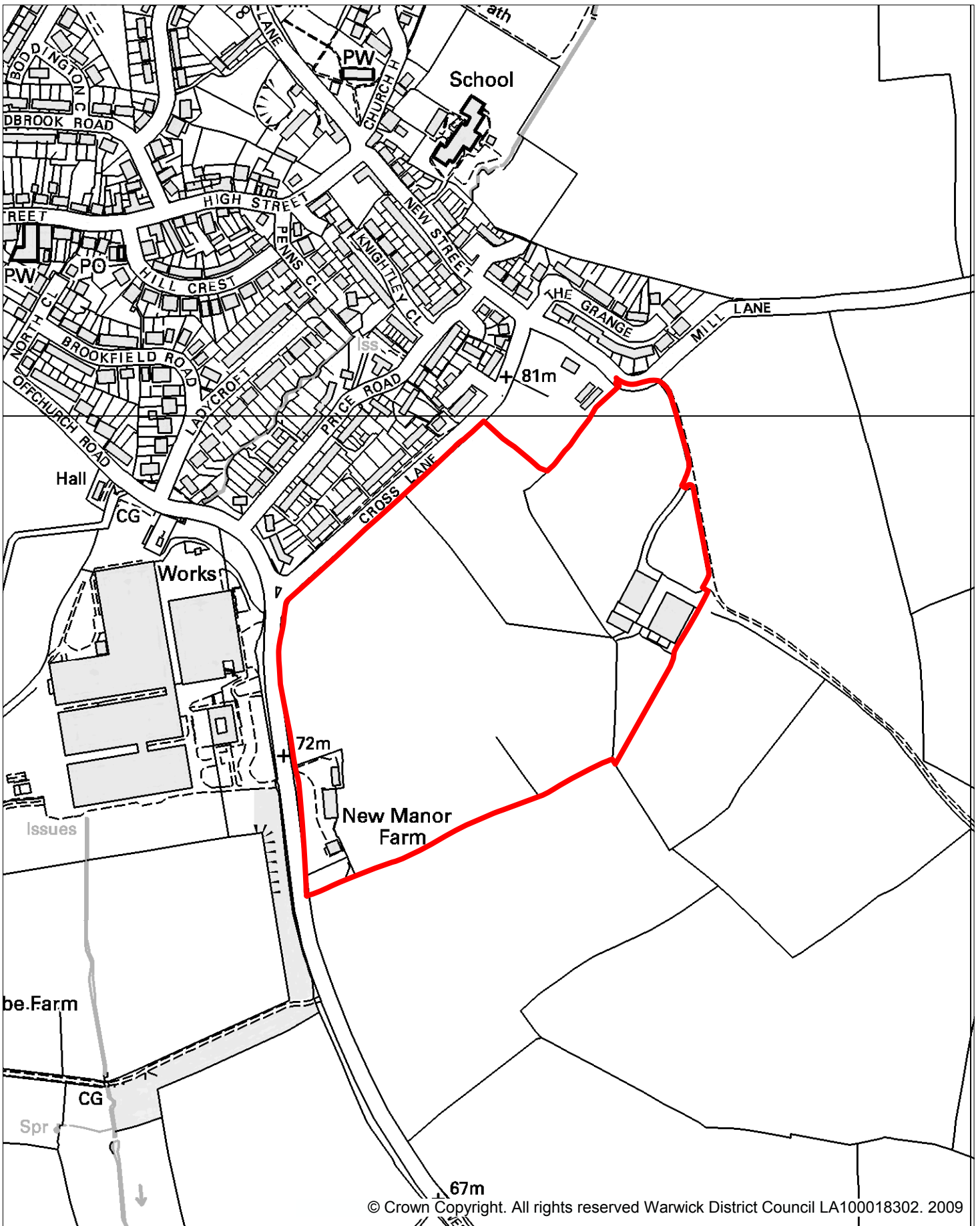
Date:  
28 January 2009

Grid Reference:  
433744 E, 268828 N

North: 

<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



L20 Land at South Cubbington

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
DR

Date:  
28 January 2009

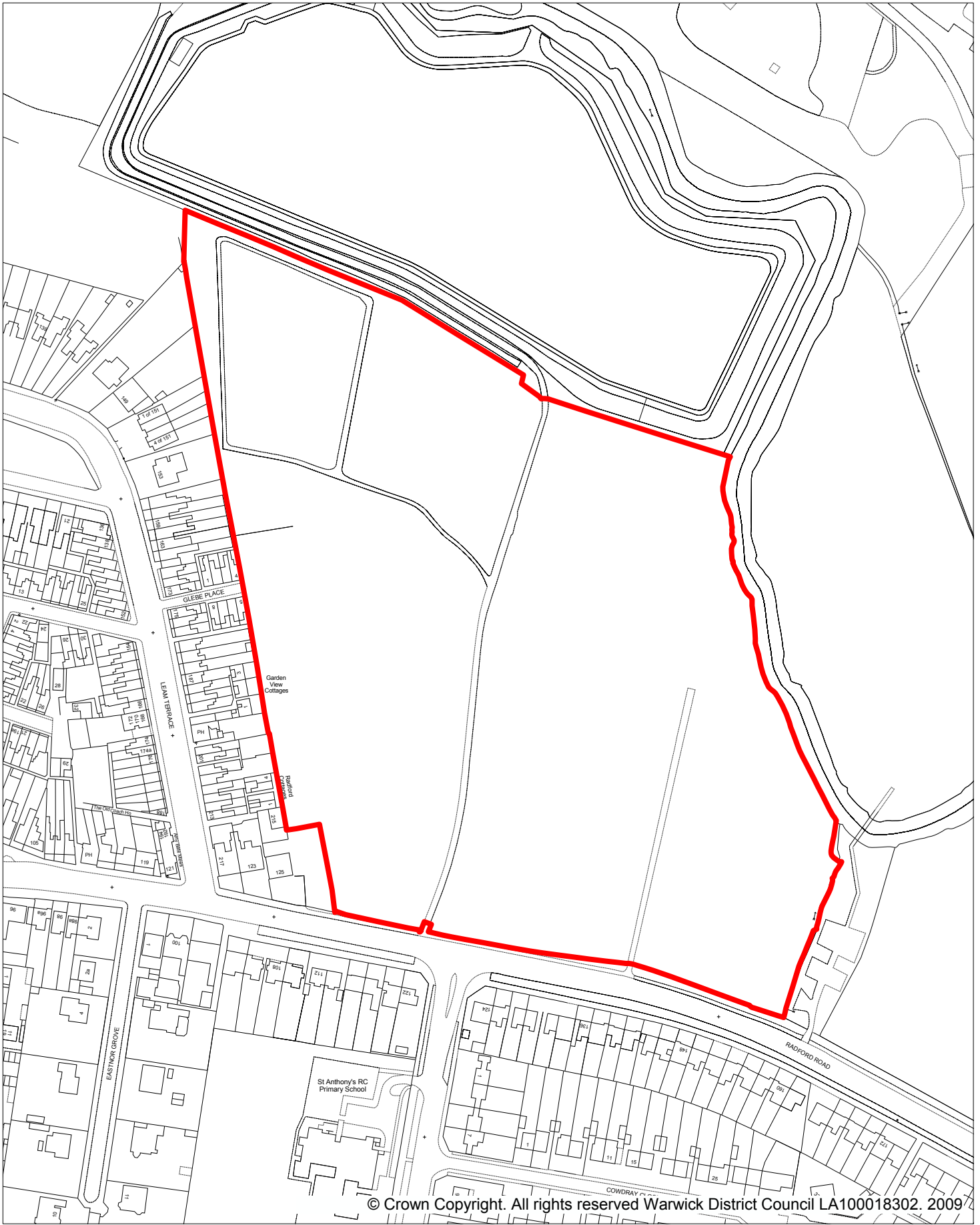
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434522 E, 267801 N

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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



L21 St. Mary's Allotments, Radford Road

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
DR

Date:  
28 January 2009

Grid Reference:  
433095 E, 265460 N

North: 

<b>Site Ref</b>	L22	<b>Site Name</b>	Allotment Gardens, Coventry Road, Cubbington
<b>Site Size (Hectares)</b>	1.6	<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 of 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>	None					
<b>Potential Impacts</b>	Extending ribbon 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 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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



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L22 Allotment Gardens, Coventry Road, Cubbington




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1:1250

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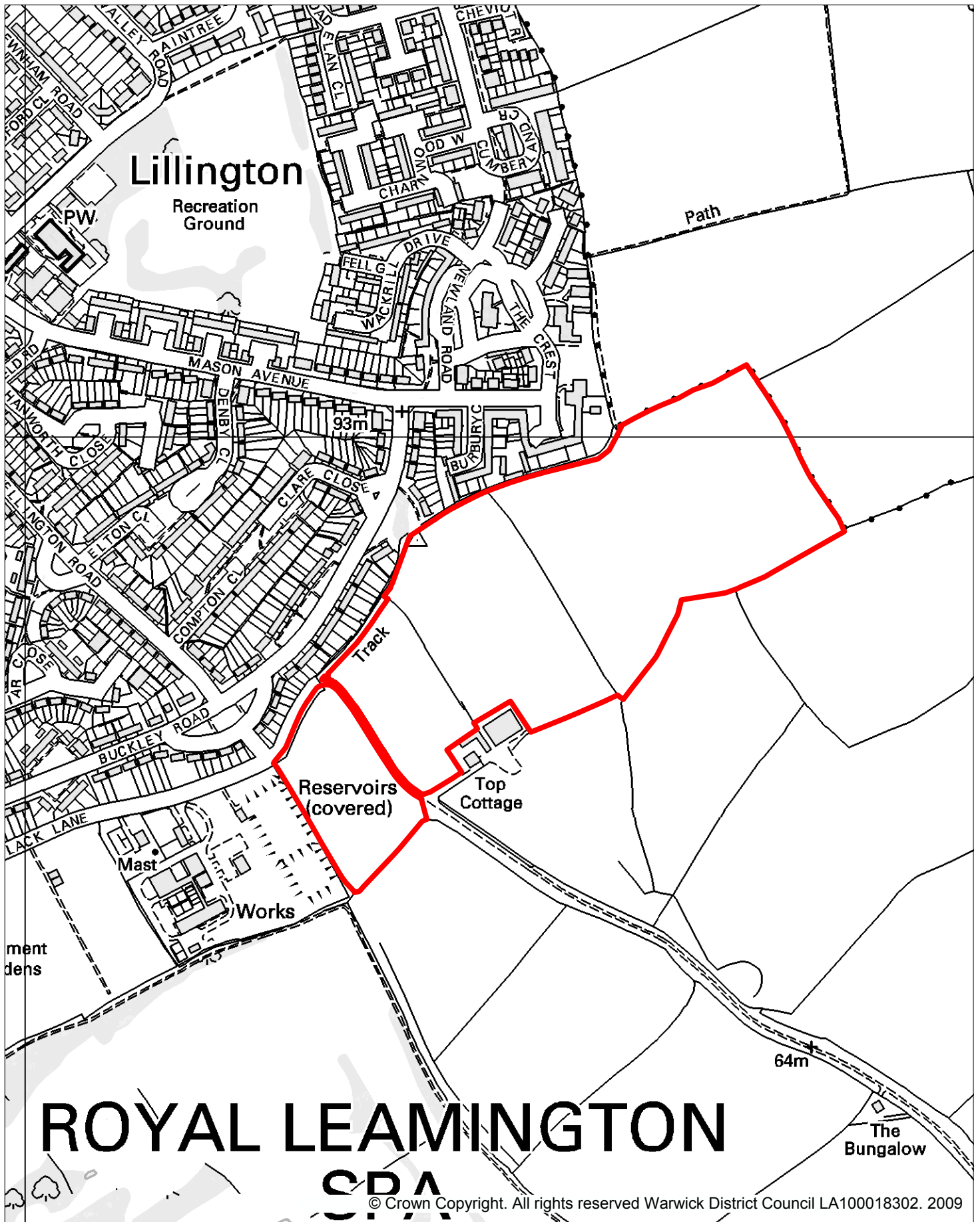
Date:  
13 February 2009

Grid Reference:  
434312 E, 268967 N

North: 

<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 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>2011/16</b>	0	<b>2016/21</b>	200	<b>2021/26</b>	0



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L23 Land at Red House Farm, Campion Hills

LOCATION PLAN

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Date: 28 January 2009

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North:

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<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>	Currently occupied					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Suitable					
<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>	4	<b>40dph</b>	5	<b>50dph</b>	7
<b>Timeframe (in terms of practicality only)</b>	<b>2011/16</b>	0	<b>2016/21</b>	5	<b>2021/26</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>	Currently occupied					
<b>Potential Impacts</b>	None					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Suitable					
<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>	67%	<b>Other Uses</b>	33%		
<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>2011/16</b>	0	<b>2016/21</b>	5	<b>2021/26</b>	0

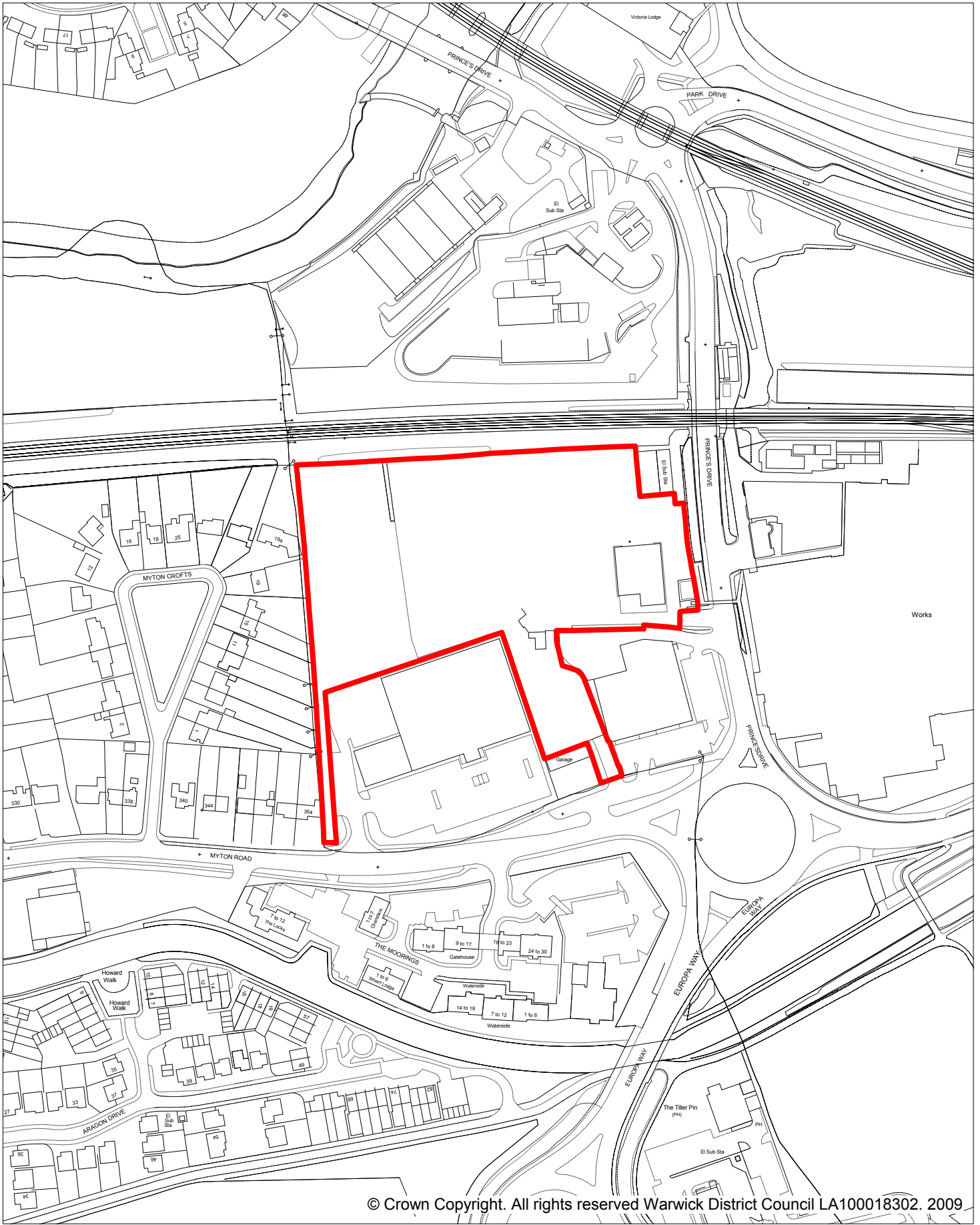


<b>Site Ref</b>	L26	<b>Site Name</b>	Confidential Site
<b>Site Size (Hectares)</b>	0.67	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<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>2011/16</b>	0	<b>2016/21</b>	15	<b>2021/26</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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



L27 R/O Homebase, Myton Road

LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

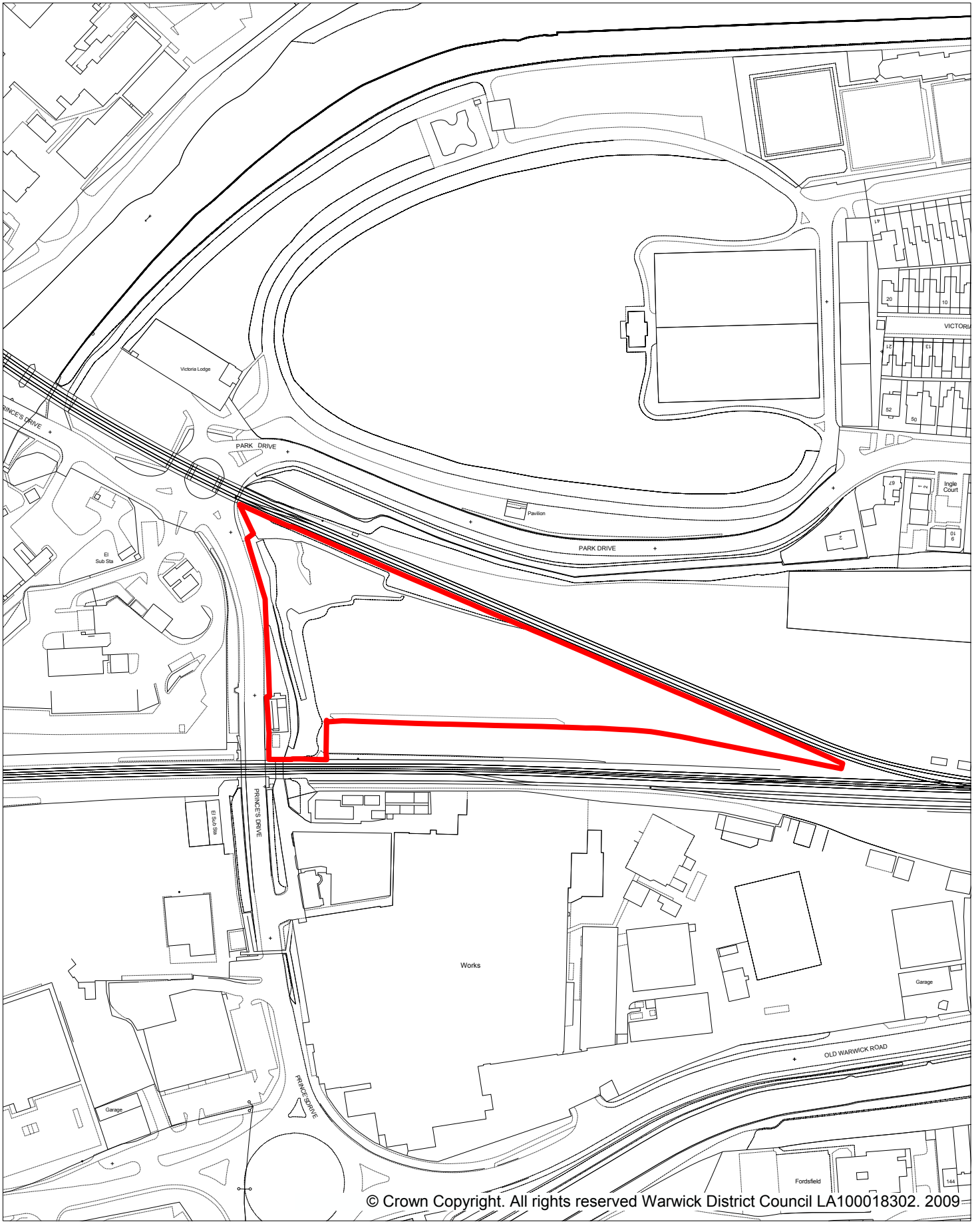
Date:  
28 January 2009

Grid Reference:  
430874 E, 265191 N

North:

<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>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Station Area Development Brief – indicative site layout shows open space for nature conservation purposes					
<b>Physical Constraints</b>	Poor access from Prince's Drive.					
<b>Potential Impacts</b>	Impact on ecology of the area					
<b>Environmental Conditions</b>	Not satisfactory due to noise – site enclosed on two sides by railway					
<b>Overall Suitability</b>	Not suitable due to inadequate access, noise from railway lines to north and south and impact on local ecology					
<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	



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L28 Off Princes Drive,

LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 28 January 2009	Grid Reference: 431097 E, 265365 N	North: 
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<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>2011/16</b>	0	<b>2016/21</b>	0	<b>2021/26</b>	10



## L30 Telephone Exchange, Windsor Street

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DR

Date:  
28 January 2009

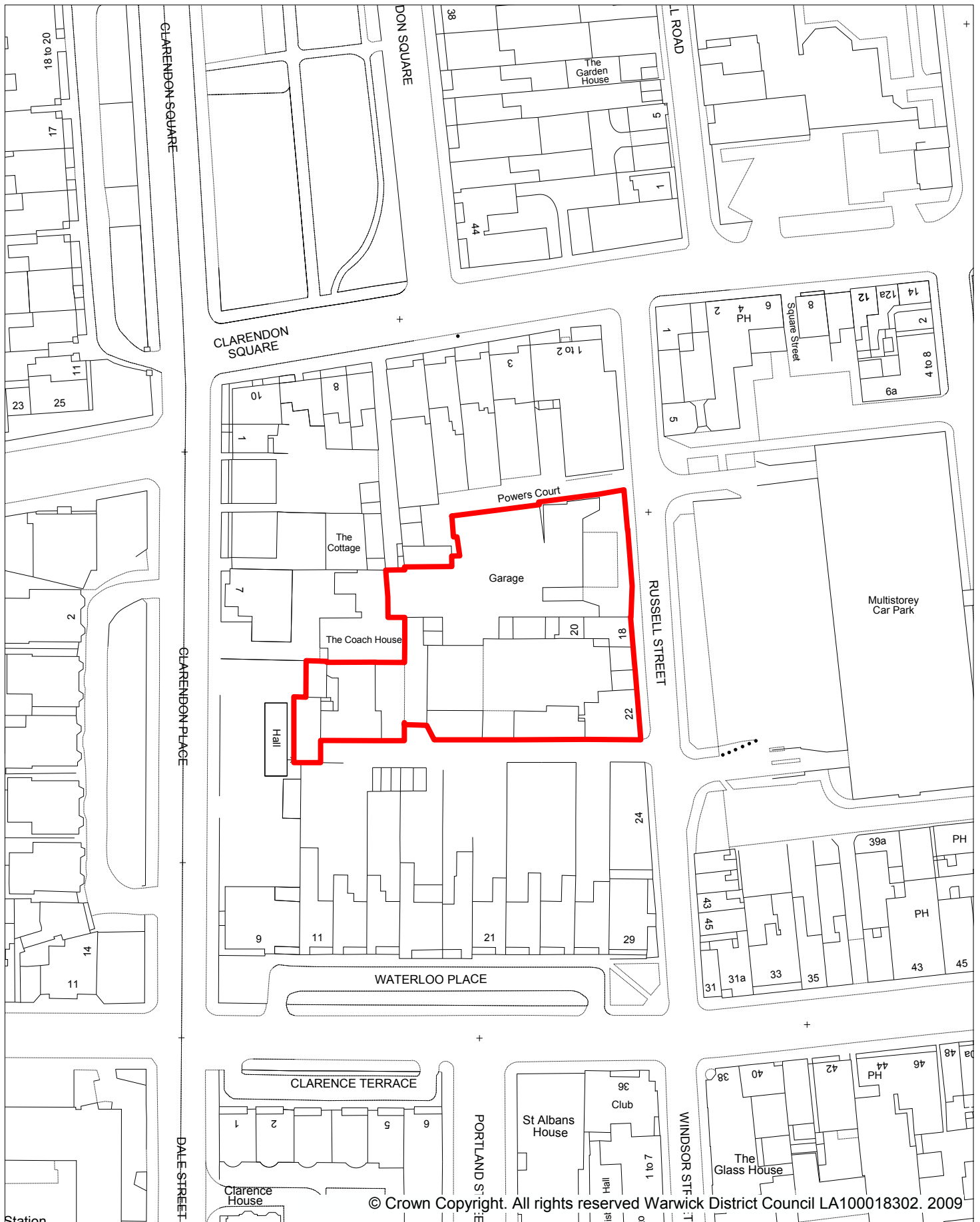
Grid Reference:  
431634 E, 265966 N

North:

<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>2011/16</b>	0	<b>2016/21</b>	0	<b>2021/26</b>	10





L31 Garage Site, Russell Street

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DR

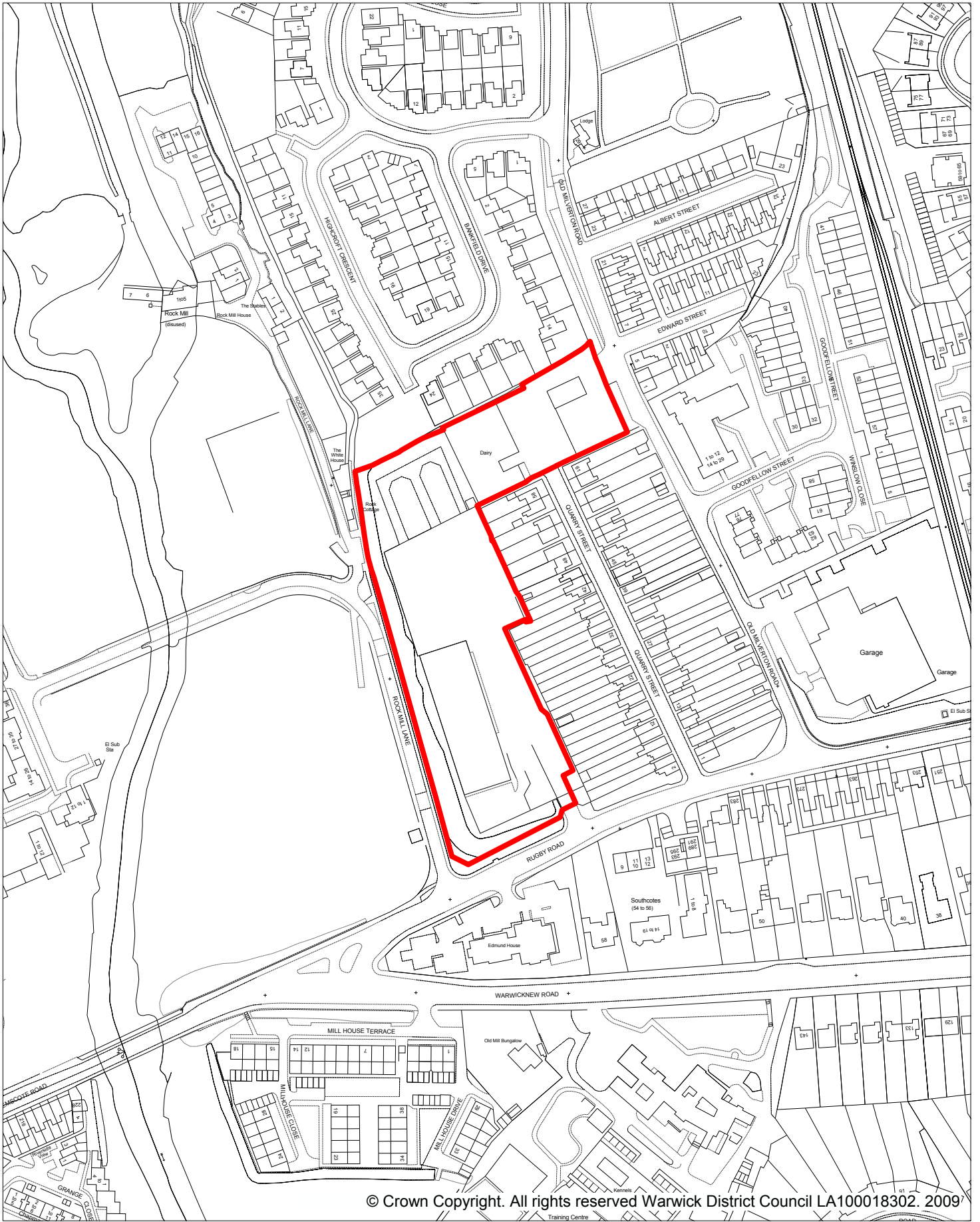
Date:  
28 January 2009

Grid Reference:  
431549 E, 266170 N

North:

<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>2011/16</b>	0	<b>2016/21</b>	0	<b>2021/26</b>	40



## L32 Jewsons & Quarry Street Dairy

### LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

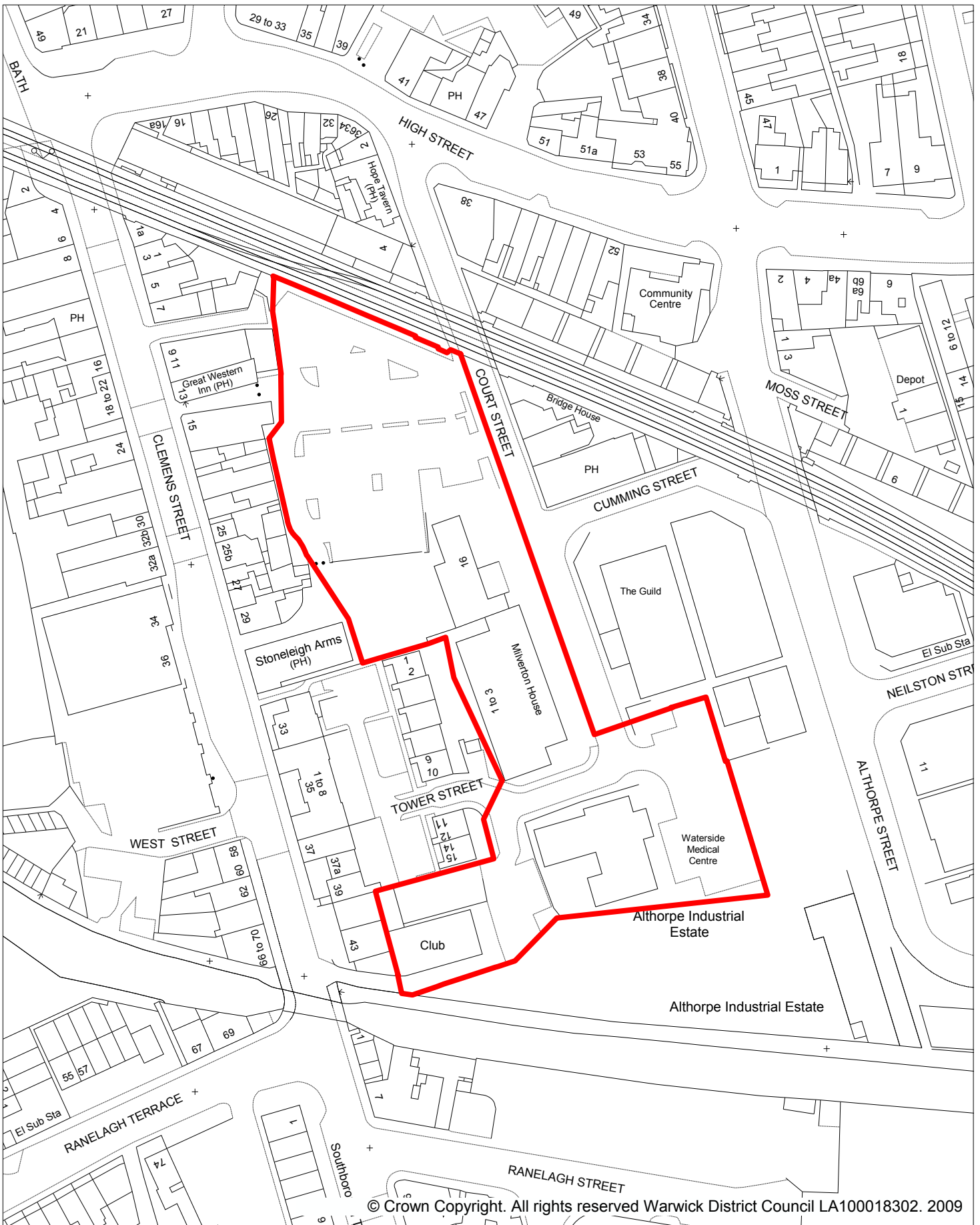
Date:  
28 January 2009

Grid Reference:  
430282 E, 265983 N

North: 

<b>Site Ref</b>	L33	<b>Site Name</b>	Court Street Area Opportunity Site
<b>Site Size (Hectares)</b>	0.86	<b>Settlement</b>	Leamington Spa
<b>Source</b>	WDLP	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>	L15 Court Street/ Cumming Street		

<b>Suitability for Housing</b>						
<b>Location</b>	Town Centre					
<b>Policy Restrictions</b>	Opportunity Site supporting mixed use development Court Street Development Brief					
<b>Physical Constraints</b>	Limited access					
<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 Adjoining an Air Quality Action Area					
<b>Overall Suitability</b>	Potentially suitable, as part of mixed use development					
<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>	13	<b>40dph</b>	17	<b>50dph</b>	21
<b>Timeframe (in terms of practicality only)</b>	<b>2011/16</b>	0	<b>2016/21</b>	0	<b>2021/26</b>	20



## L33 Court Street Opportunity Site

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DR

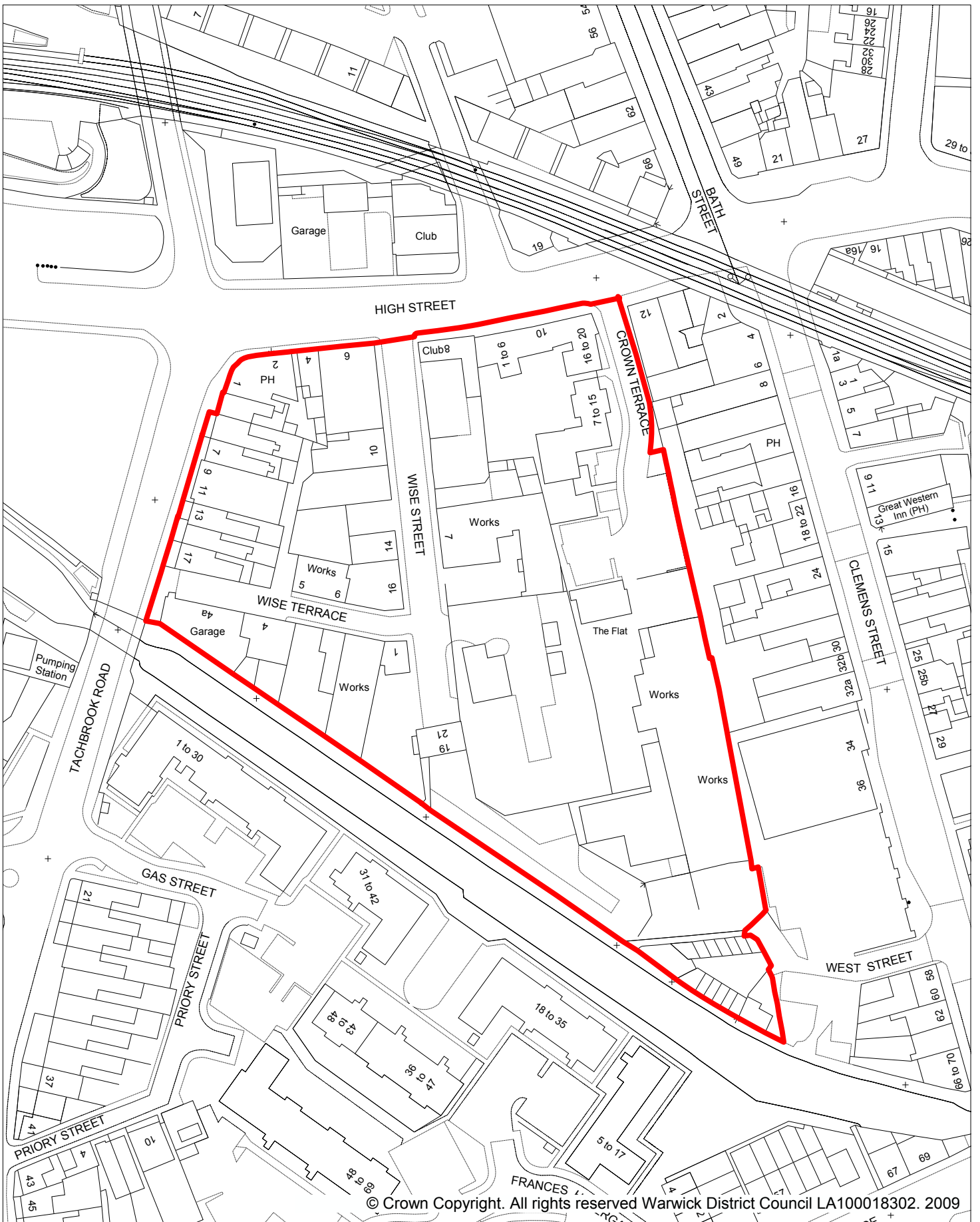
Date:  
28 January 2009

Grid Reference:  
432123 E, 265092 N

North: 

<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>2011/16</b>	0	<b>2016/21</b>	0	<b>2021/26</b>	30



## L34 Wise Street Opportunity Site

### LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DR

Date:  
28 January 2009

Grid Reference:  
431950 E, 265123 N

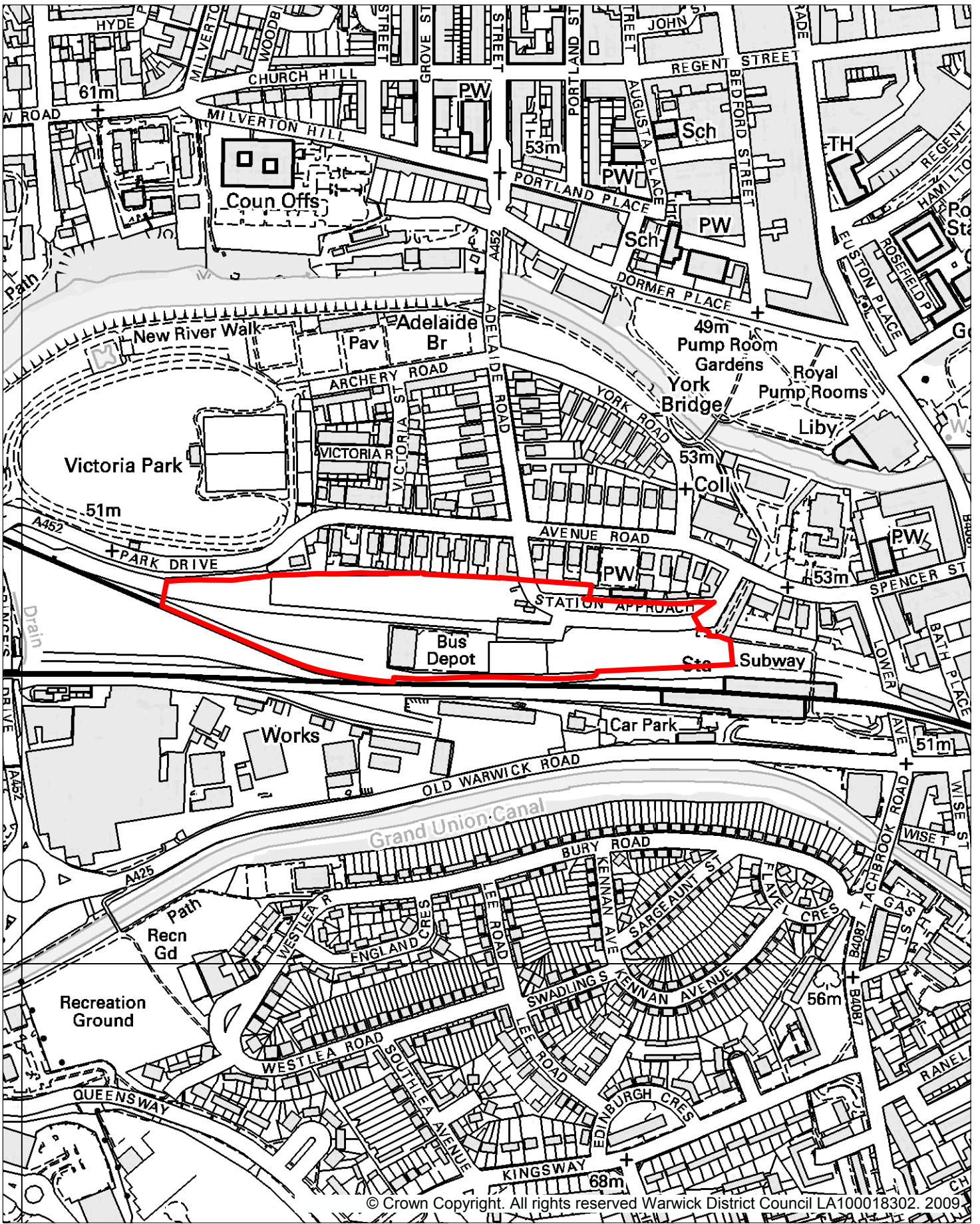
North: 

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning 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>2011/16</b>	0	<b>2016/21</b>	150	<b>2021/26</b>	0





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## L35 Land at Station Approach

### LOCATION PLAN



Scale:  
1:5000

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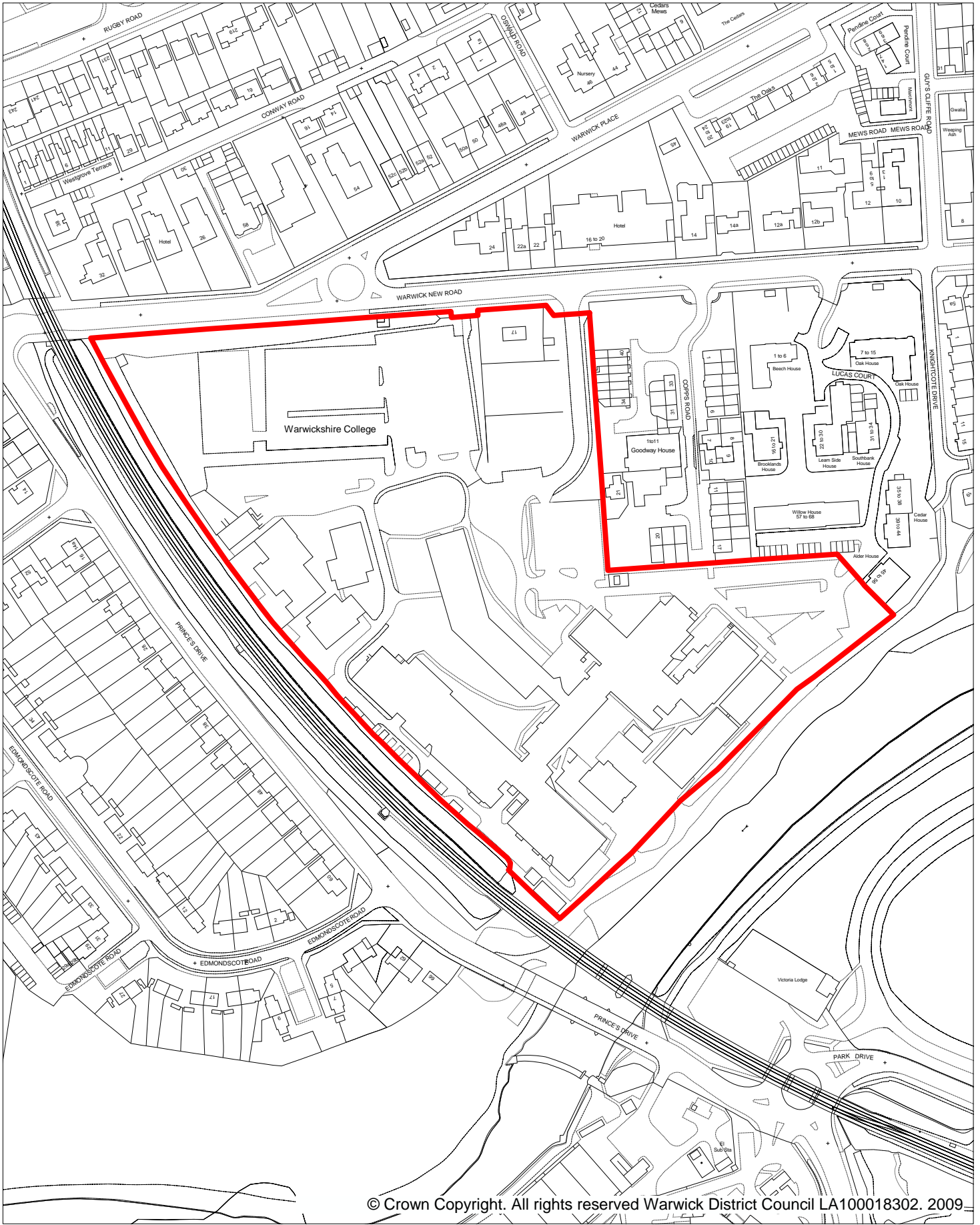
Date:  
28 January 2009

Grid Reference:  
431462 E, 265337 N

North:

<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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	300



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L36 Warwickshire College, Warwick New Road

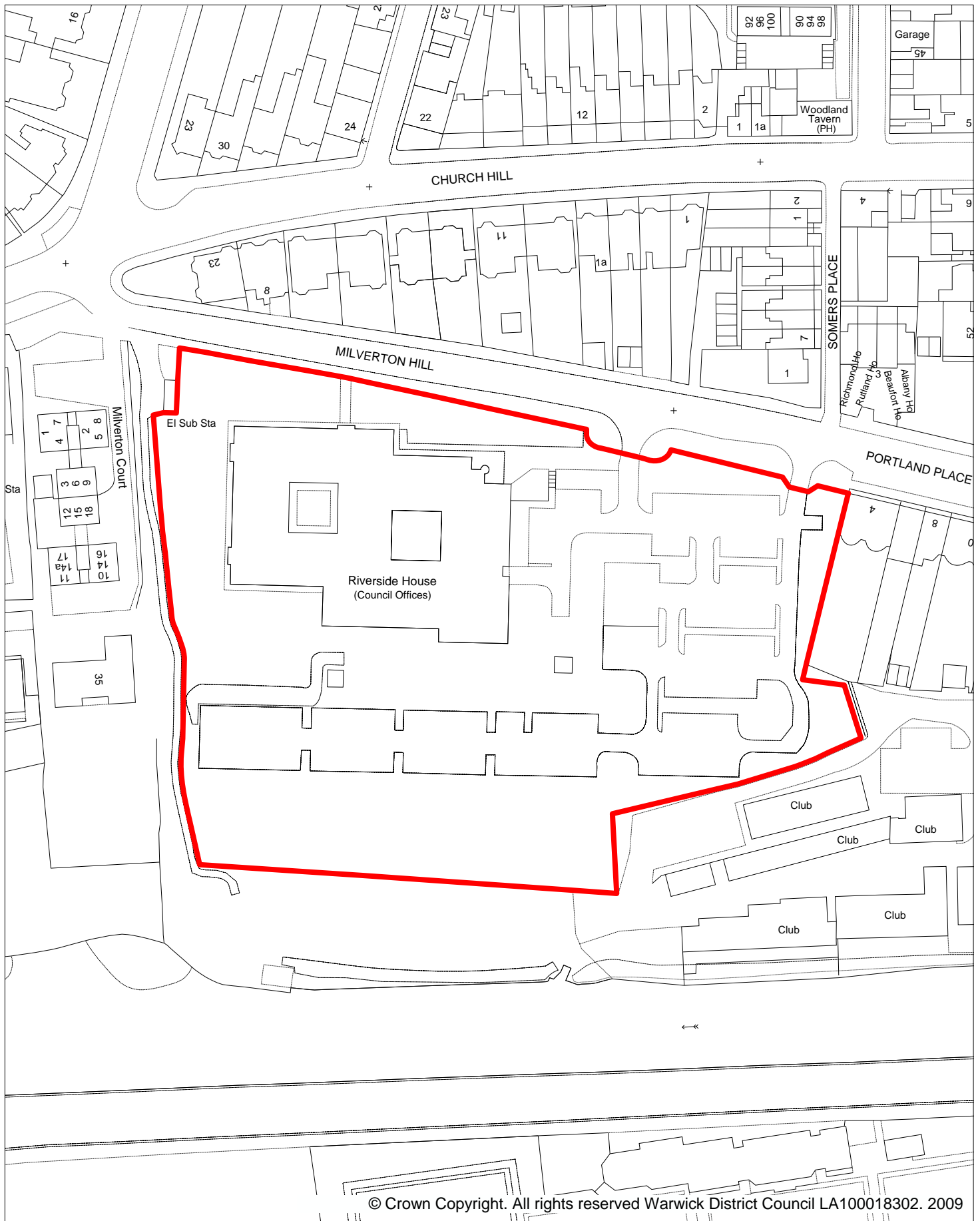
LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 05 May 2009	Grid Reference: 430801 E, 265667 N	North: 
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PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning 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>2011/16</b>		<b>2016/21</b>		<b>2021/26</b>	50



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## L37 Riverside House, Milverton Hill

### LOCATION PLAN

Scale:  
1:1250

Drawn By:  
DR

Date:  
05 May 2009

Grid Reference:  
431264 E, 265773 N

North: 