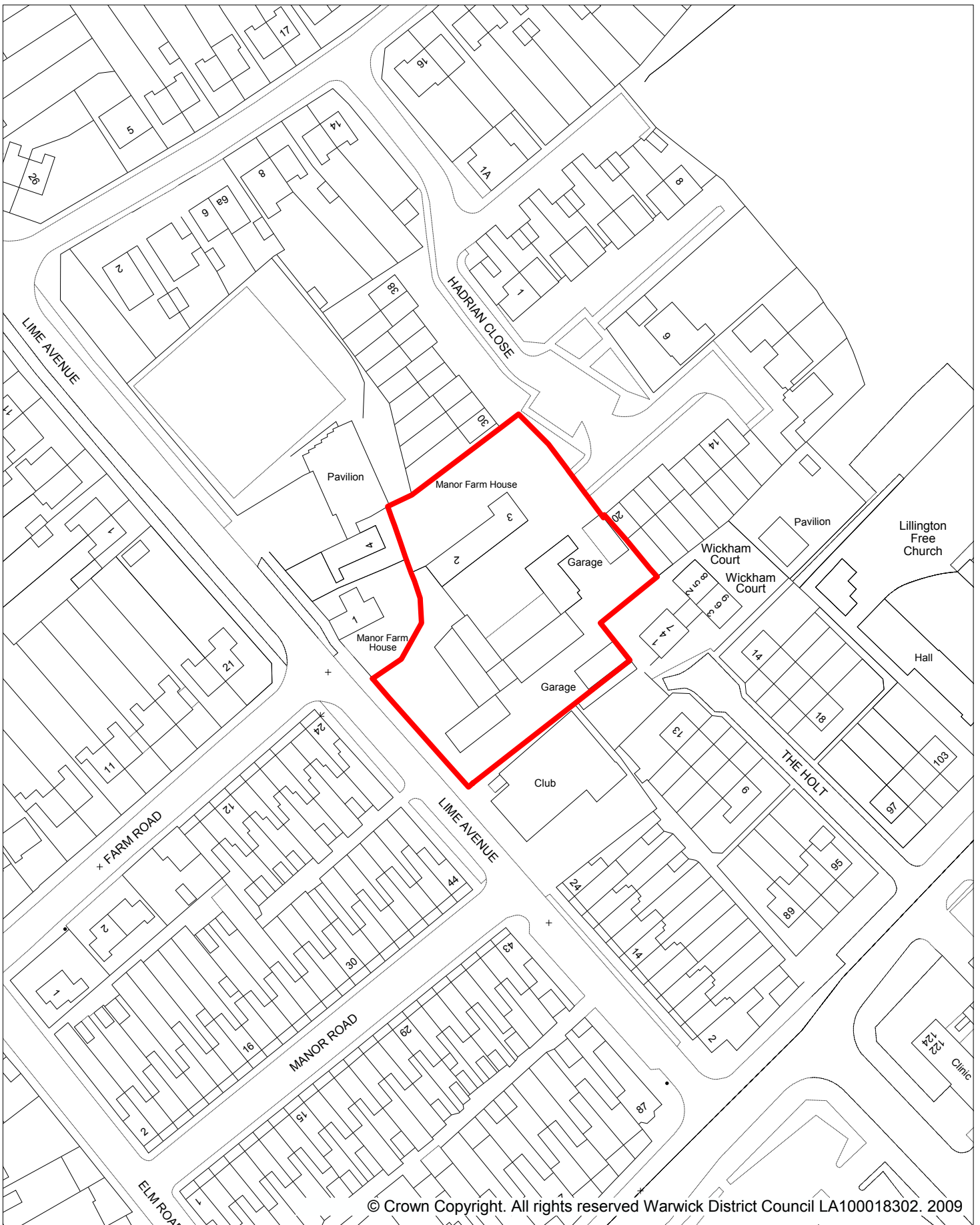


Site Ref	L01	Site Name	Lime Avenue
Site Size (Hectares)	0.37	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	None					
Potential Impacts	Adjacent to Lillington Village Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Owner has indicated that the site could become available by 2012						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	7	40dph	10	50dph	12
Timeframe (in terms of practicality only)	2011/16	10	2016/21	0	2021/26	0



L01 Lime Avenue

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

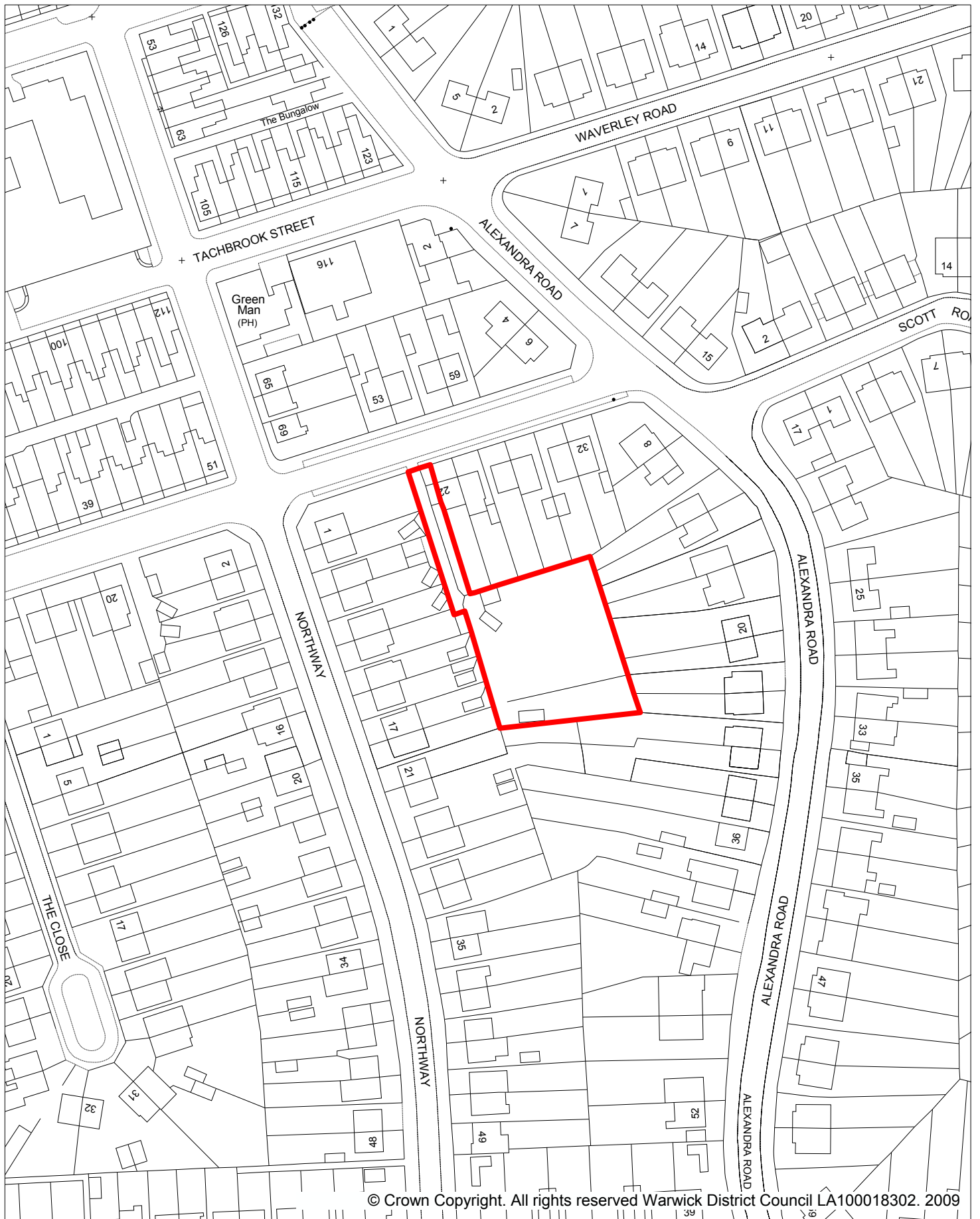
Date:
28 January 2009

Grid Reference:
432651 E, 267488 N

North:

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

Suitability for Housing						
Location	Within Leamington Spa built up area					
Policy Restrictions	None					
Physical Constraints	Proximity of neighbouring properties Number of mature trees Access depends upon removal of restrictive covenant					
Potential Impacts	Impact on ecology					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Available, subject to agreement on restrictive covenant.						
Achievability						
Achievable, subject to market and securing access.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	4	40dph	6	50dph	7
Timeframe (in terms of practicality only)	2011/16	0	2016/21	5	2021/26	0



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L02 R/O 22 Llewelyn Road, Leamington Spa.



LOCATION PLAN

Scale:
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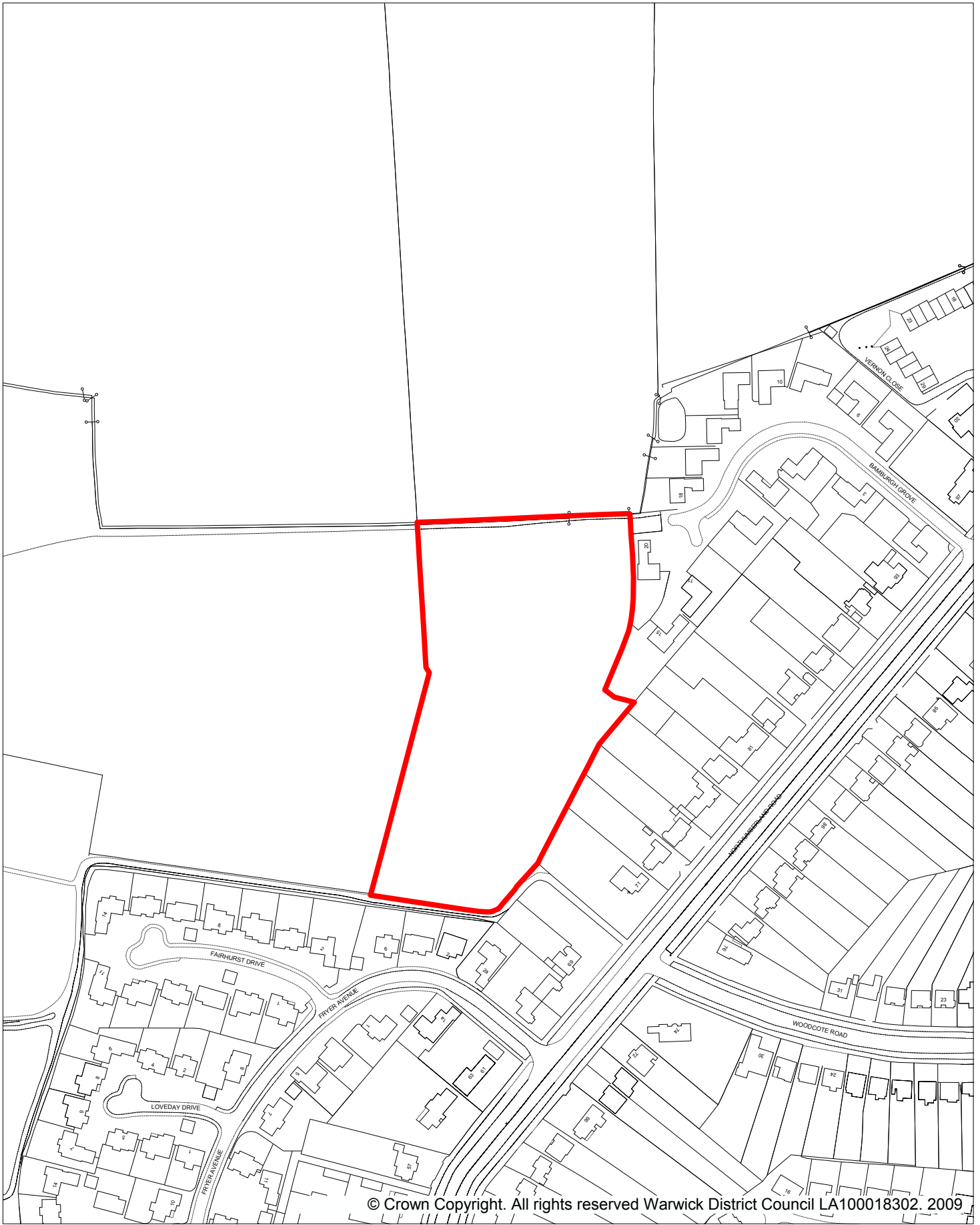
Date:
28 January 2009

Grid Reference:
432434 E, 264535 N

North:

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

Suitability for Housing						
Location	Adjacent to Leamington Spa Urban Area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependent upon third party agreement. Footpath within northern boundary					
Potential Impacts	Within an area of medium landscape value. Site borders on Leamington Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to alteration of Green Belt boundary and third party agreement on access					
Availability						
Owner willing to release site for development						
Achievability						
Potentially achievable in medium term subject to ability to secure suitable access to the site						
Housing Capacity						
Development Mix	Housing	67%	Other Uses			
Potential Capacity	30dph	36	40dph	48	50dph	59
Timeframe (in terms of practicality only)	2011/16	0	2016/21	35	2021/26	0



L03 Northumberland Road / Bamburgh Grove

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

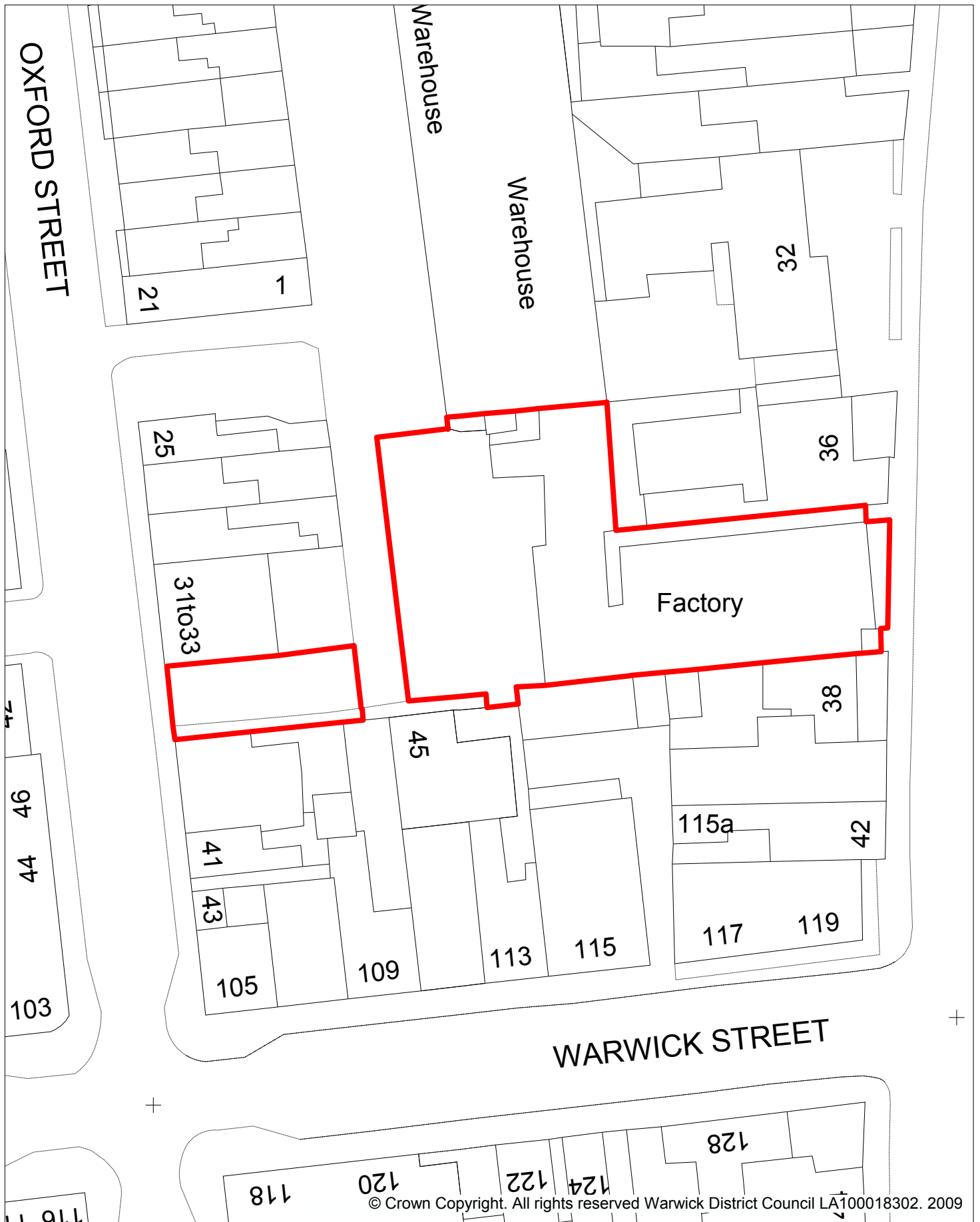
Date:
28 January 2009

Grid Reference:
431263 E, 267238 N

North: 

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

Suitability for Housing						
Location	Town Centre					
Policy Restrictions	Existing Protected Employment Land					
Physical Constraints	Possible ground contamination.					
Potential Impacts	Within Leamington Spa Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to the site not being required to be retained as employment land.					
Availability						
Owner willing to release site for development in 2009						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	3	40dph	5	50dph	6
Timeframe (in terms of practicality only)	2011/16	5	2016/21	0	2021/26	0



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L04 Former Factory, Clarendon Street



LOCATION PLAN

Scale:
1:500

Drawn By:
DR

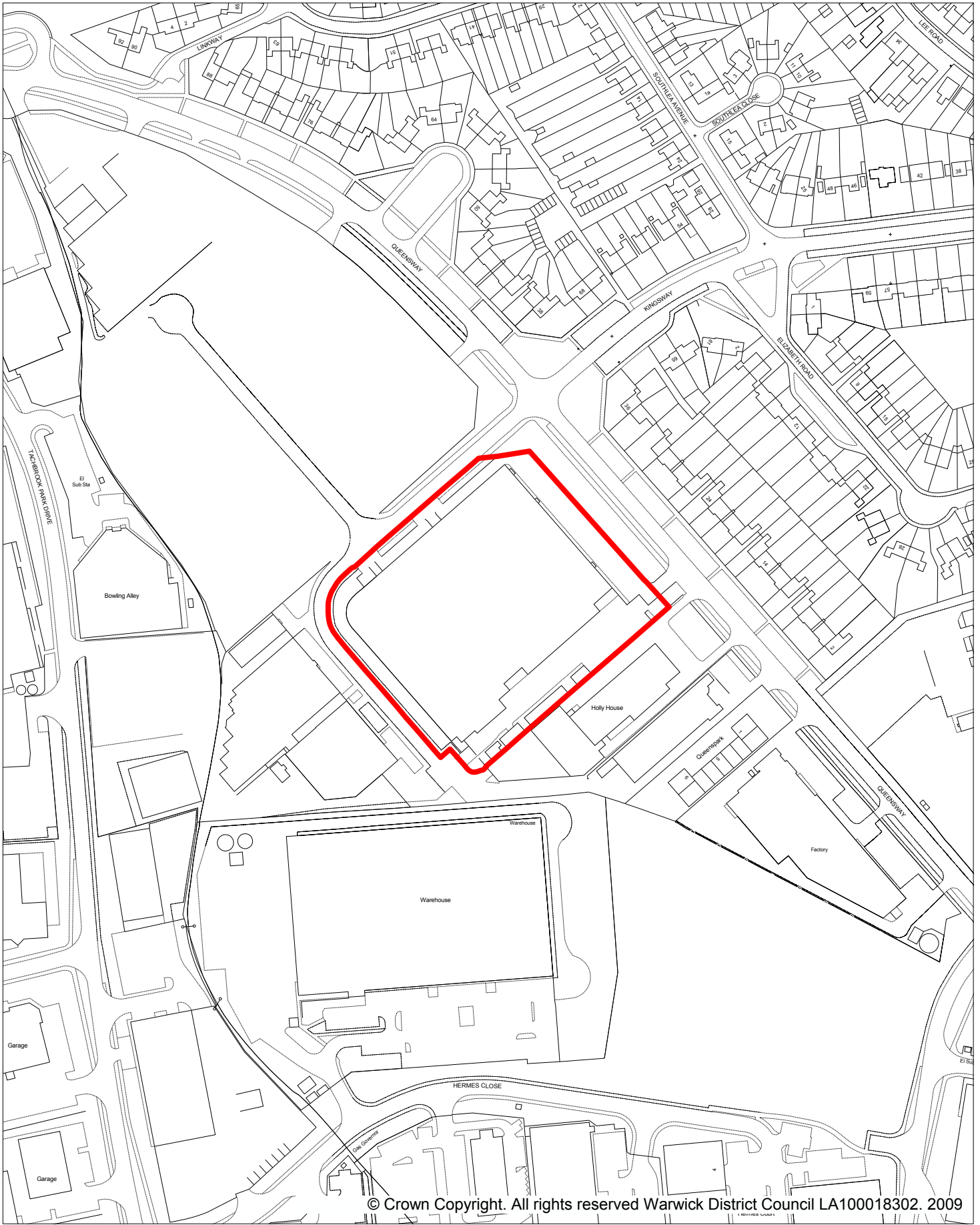
Date:
28 January 2009

Grid Reference:
432003 E, 266155 N

North:

Site Ref	L05	Site Name	Trinity Storage Site, Queensway
Site Size (Hectares)	1.53	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Existing Protected Employment Land					
Physical Constraints	Possible ground contamination					
Potential Impacts	Impact on operations on adjoining employment uses					
Environmental Conditions	Noise and air pollution from neighbouring employment uses.					
Overall Suitability	Not suitable due to environmental conditions of location within employment area					
Availability						
Owner willing to release site for development in 2009						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	




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L05 Trinity Storage Site, Queensway, Leamington Spa.



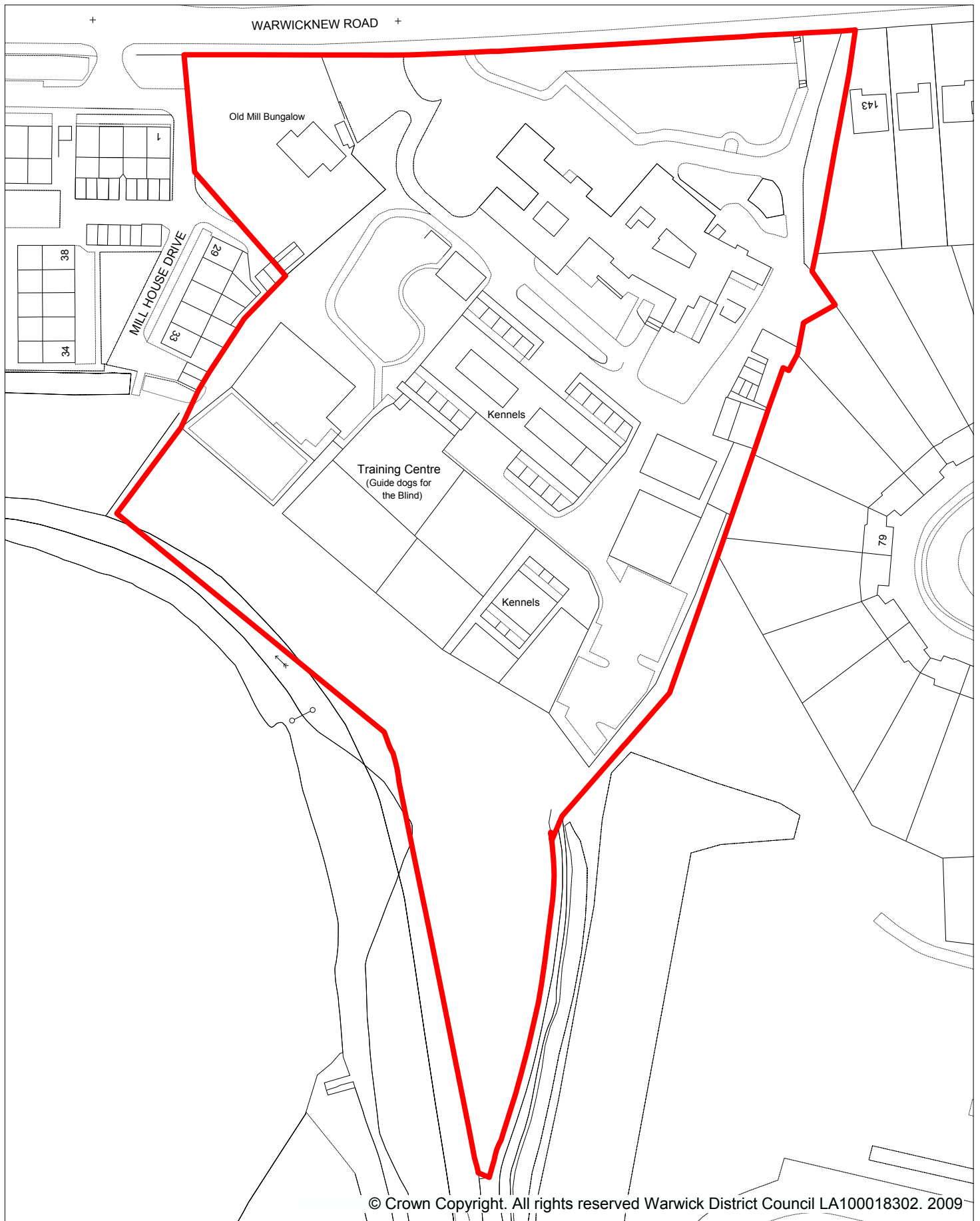
LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 13 February 2009	Grid Reference: 431309 E, 264605 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.

Site Ref	L06	Site Name	Edmonscote Manor
Site Size (Hectares)	2.63	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Part of site within an Area of Restraint					
Physical Constraints	Flood Zones 2, 3A & 3B in southern part of site (overlapping with Area of Restraint)					
Potential Impacts	Adjacent to River Leam potential SINC, Leamington Spa Conservation Area.					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable only in part due to flood risk along River Leam					
Availability						
Available, subject to relocation of existing use						
Achievability						
Achievable, subject to market and viability of relocating existing use.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	53	40dph	70	50dph	88
Timeframe (in terms of practicality only)	2011/16	0	2016/21	75	2021/26	0



L06 Edmonscombe Manor

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

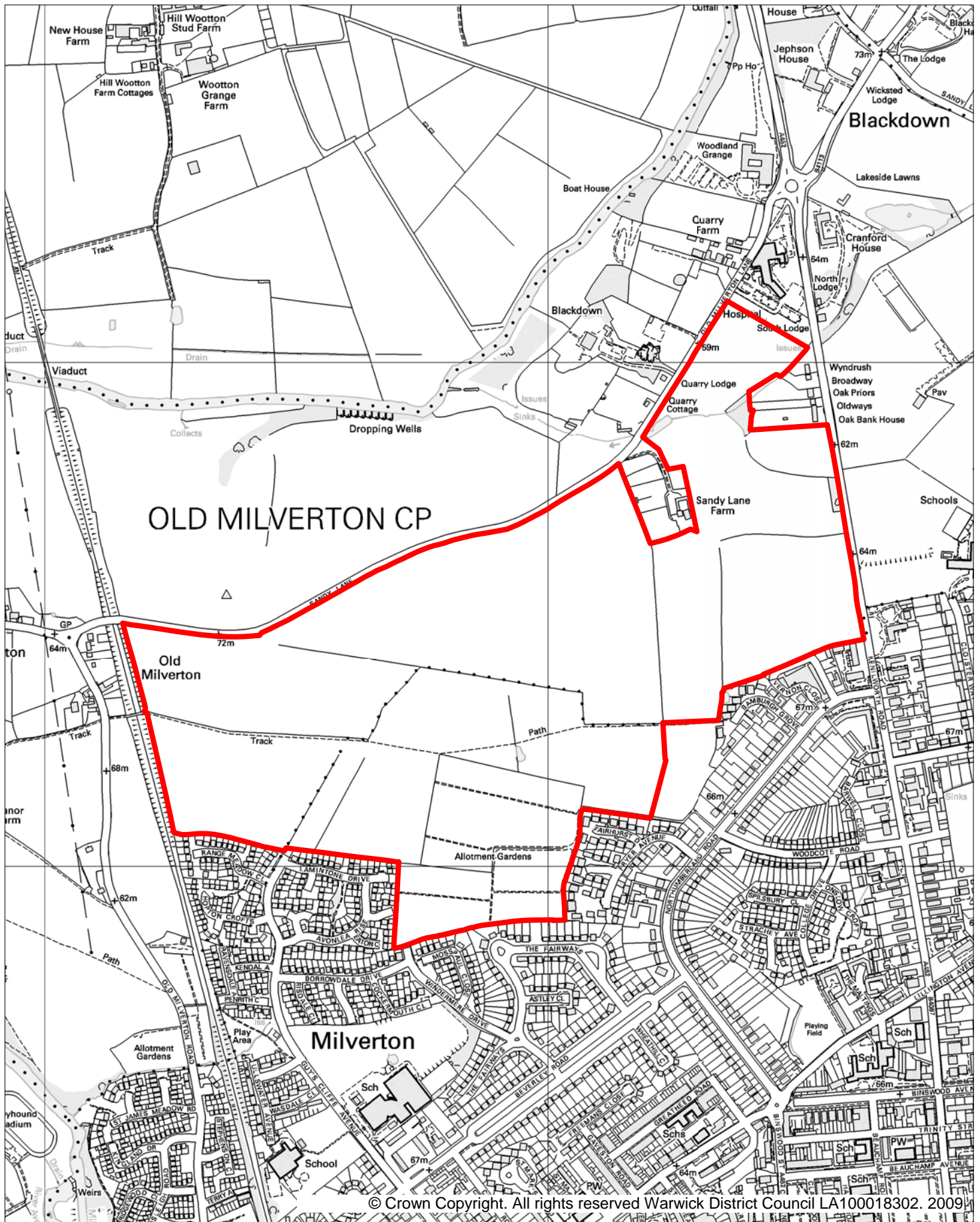
Date:
28 January 2009

Grid Reference:
430345 E, 265646 N

North: 

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

Suitability for Housing						
Location	Adjacent to Leamington Spa Urban Area					
Policy Restrictions	Green Belt Protecting recreation facilities (part allotments)					
Physical Constraints	Small part of the site to north east is within Flood Zone 3A. Footpath runs east/west through the centre of the site Small former quarry adjacent to site with landfill. The majority of the site is classified as Agricultural Land Classification Grade 2					
Potential Impacts	Within an area of medium landscape value. Part adjacent to Leamington Spa Conservation Area on southern boundary					
Environmental Conditions	Noise from railway line on western boundary					
Overall Suitability	Potentially suitable in part, subject to alteration of the Green Belt boundary. Allotment land will need to be either protected or relocated and, if protected, this would reduce the developable area by approximately 10ha.					
Availability						
Owner willing to release site for mixed use development within 2 years						
Achievability						
This site is understood to be achievable, subject to the market, although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1,099	40dph	1,466	50dph	1,832
Timeframe (in terms of practicality only)	2011/16	600	2016/21	865	2021/26	0



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L07 Land North of Milverton

LOCATION PLAN

Scale:
1:10000

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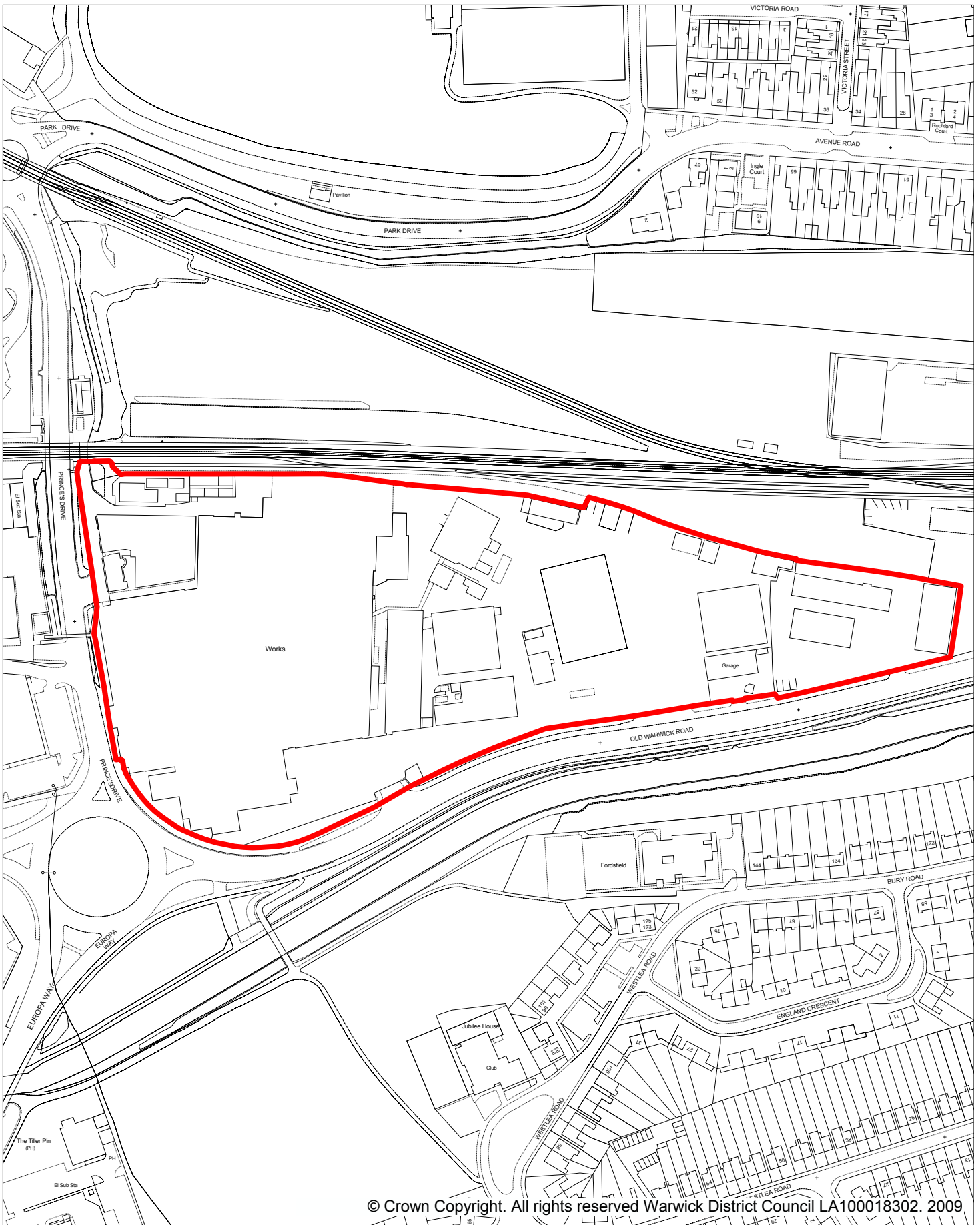
Date:
10 March 2009

Grid Reference:
430883 E, 267500 N

North:

Site Ref	L08	Site Name	Former Ford Foundry
Site Size (Hectares)	5.08	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site	L27 R/O Homebase; L28 Off Prince's Drive		

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Protecting Employment Land and Buildings. Station Area Development Brief supported limited potential for high density residential use as part of mixed use redevelopment.					
Physical Constraints	Possible ground contamination.					
Potential Impacts	Area of potential archaeological interest Impact on operations on adjoining employment uses					
Environmental Conditions	Noise from railway to north.					
Overall Suitability	Suitable, subject to being part of a high quality mixed use redevelopment as set out in the adopted development brief.					
Availability						
Site currently vacant and on the market						
Achievability						
Achievable, subject to market .						
Housing Capacity						
Development Mix	Housing	20%	Other Uses	80%		
Potential Capacity	30dph	30	40dph	60	50dph	90
Timeframe (in terms of practicality only)	2011/16	75	2016/21	0	2021/26	0



L08 Former Ford Foundry

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

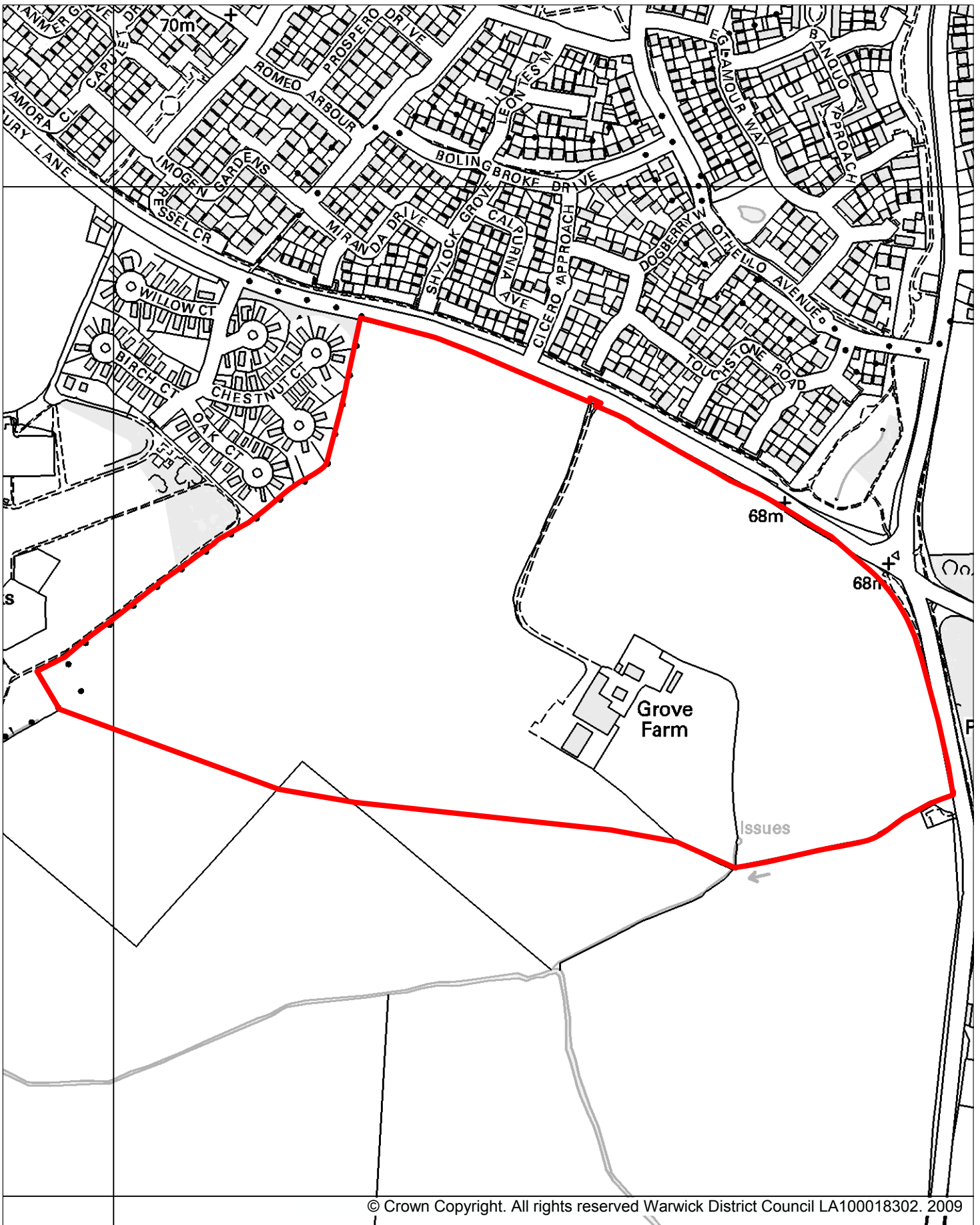
Date:
28 January 2009

Grid Reference:
431194 E, 265206 N

North: 

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

Suitability for Housing						
Location	Adjacent to Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Adjacent to former sewage works – likely to require ground remediation works.					
Potential Impacts	Impact on open countryside of medium/ high landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to amendment to open countryside designation, landscaped buffer zone north of the Tach Brook and ground remediation.					
Availability						
*Landowners have expressed willingness to release 28.29ha of land for development with a further 19.93ha for open space.						
Achievability						
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	569	40dph	758	50dph	948
Timeframe (in terms of practicality only)	2011/16	300	2016/21	450	2021/26	0



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L09 Land at Grove Farm

LOCATION PLAN



Scale:
1:5000

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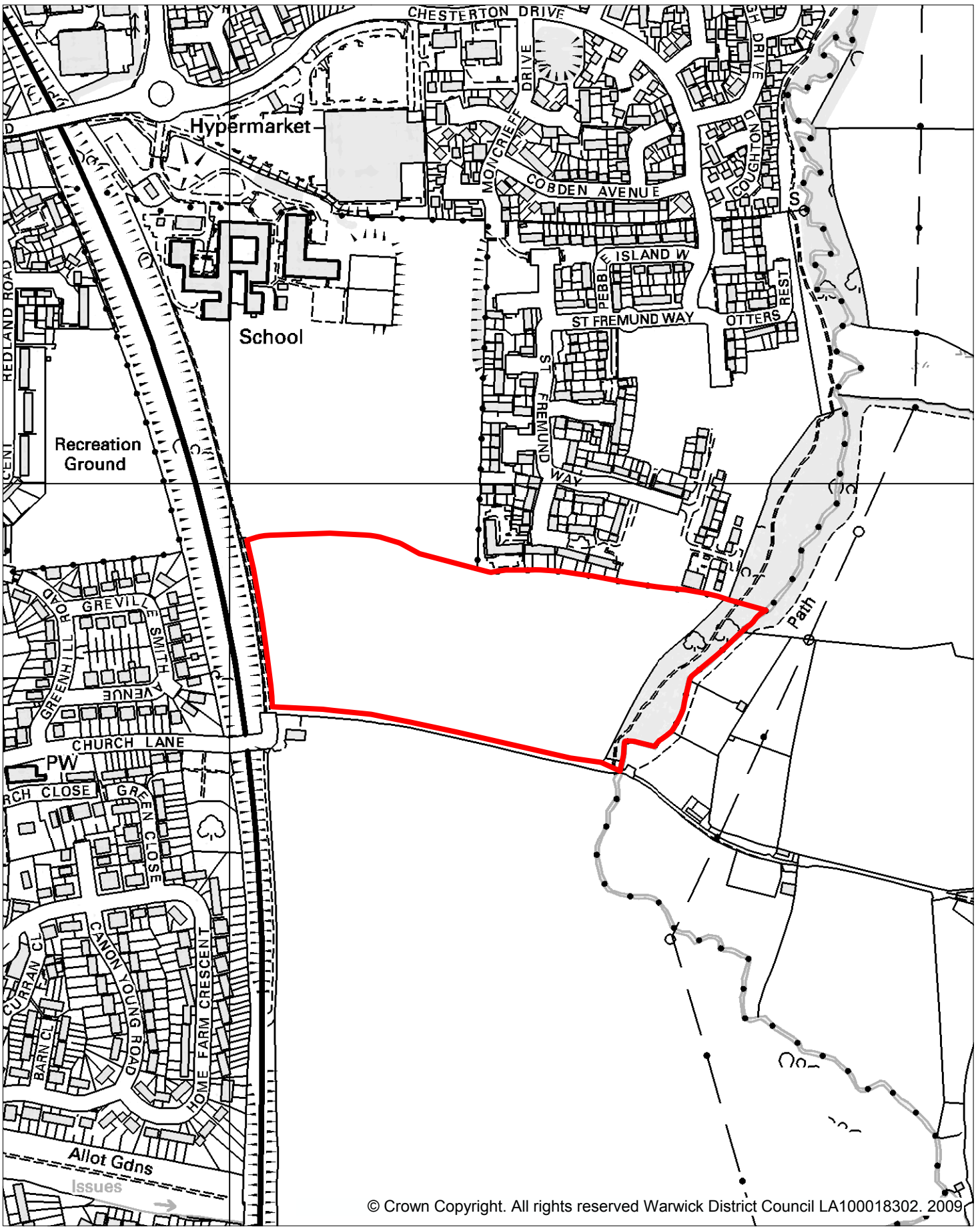
Date:
28 January 2009

Grid Reference:
431388 E, 262575 N

North:

Site Ref	L10	Site Name	Land South of Sydenham
Site Size (Hectares)	7.5ha	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Leamington Spa urban area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Eastern boundary within Flood Risk Zones 2, 3A & 3B Footpath runs east/west through northern section The western part of the site is classified as Agricultural Land Classification Grade 2					
Potential Impacts	Impact on open countryside of medium landscape value Whitnash Brook Valley Local Nature Reserve on eastern boundary.					
Environmental Conditions	Satisfactory subject to noise from adjacent railway line to west					
Overall Suitability	Potentially suitable, subject to amendment to area of restraint boundary and significant buffer to Local Nature Reserve.					
Availability						
Owner willing to release land for development						
Achievability						
Achievable, subject to market. The scale of development will require contributions towards improved infrastructure and services.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	151	40dph	201	50dph	251
Timeframe (in terms of practicality only)	2011/16	200	2016/21	0	2021/26	0



L10 Land South of Sydenham

LOCATION PLAN



Scale:
1:5000

Drawn By:
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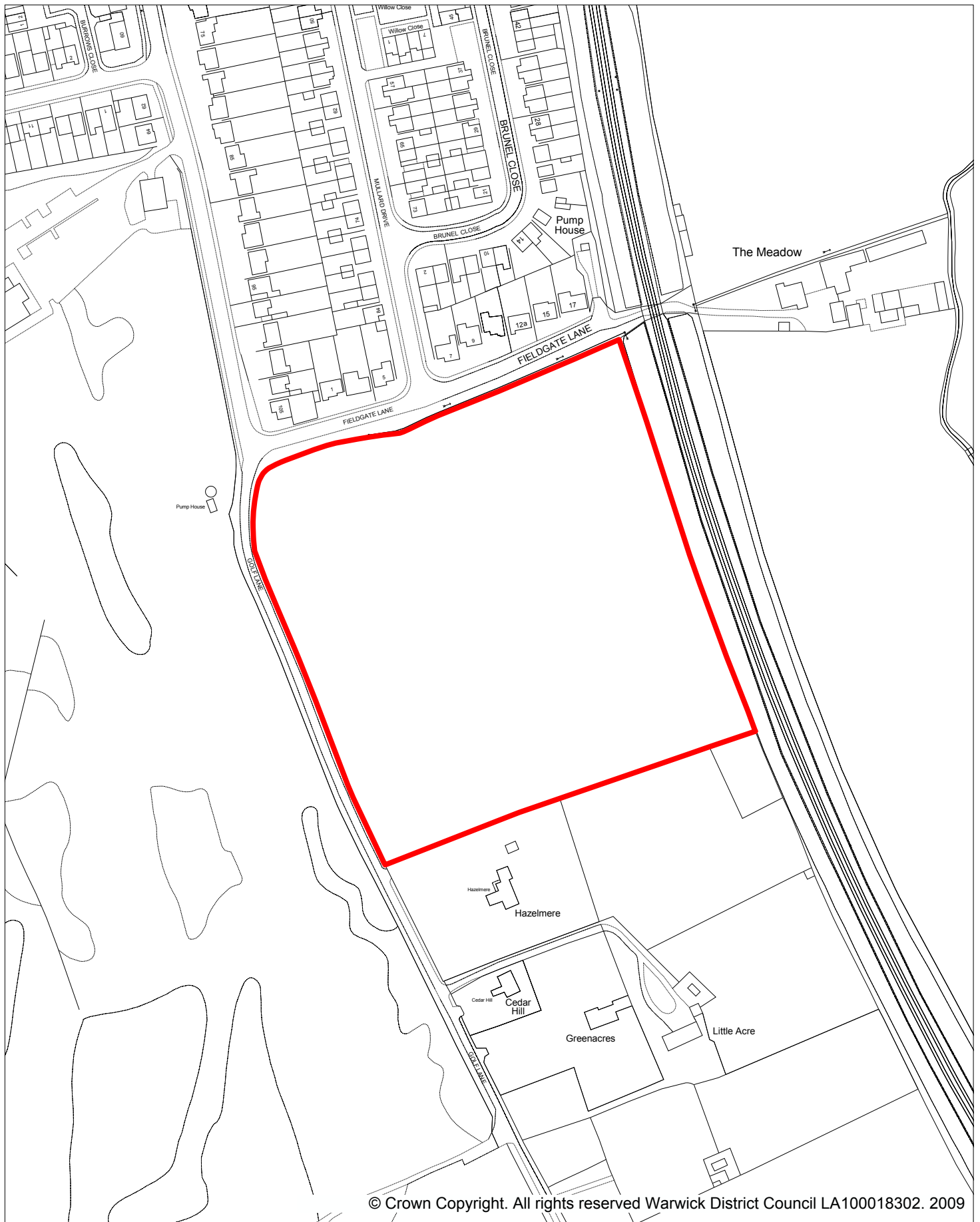
Date:
28 January 2009

Grid Reference:
433256 E, 263869 N

North: 

Site Ref	L11	Site Name	Golf Lane/Fieldgate Lane
Site Size (Hectares)	4.04	Settlement	Whitnash
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Adjacent to Whitnash urban area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Inadequacy of local highway network at junction of Golf Lane and Whitnash Road Topography - fairly steep slope to south					
Potential Impacts	Impact on open countryside of medium landscape value Mollington Hill potential SINC to west of site Likely impact of worsening highway safety at junction of Golf Lane and Whitnash Road					
Environmental Conditions	Noise from adjacent railway line					
Overall Suitability	Not suitable due to adverse impact on highway safety at junction of Golf Lane and Whitnash Road					
Availability						
Landowner is willing to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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L11 Golf Lane Fieldgate Lane

LOCATION PLAN

Scale:
1:2500

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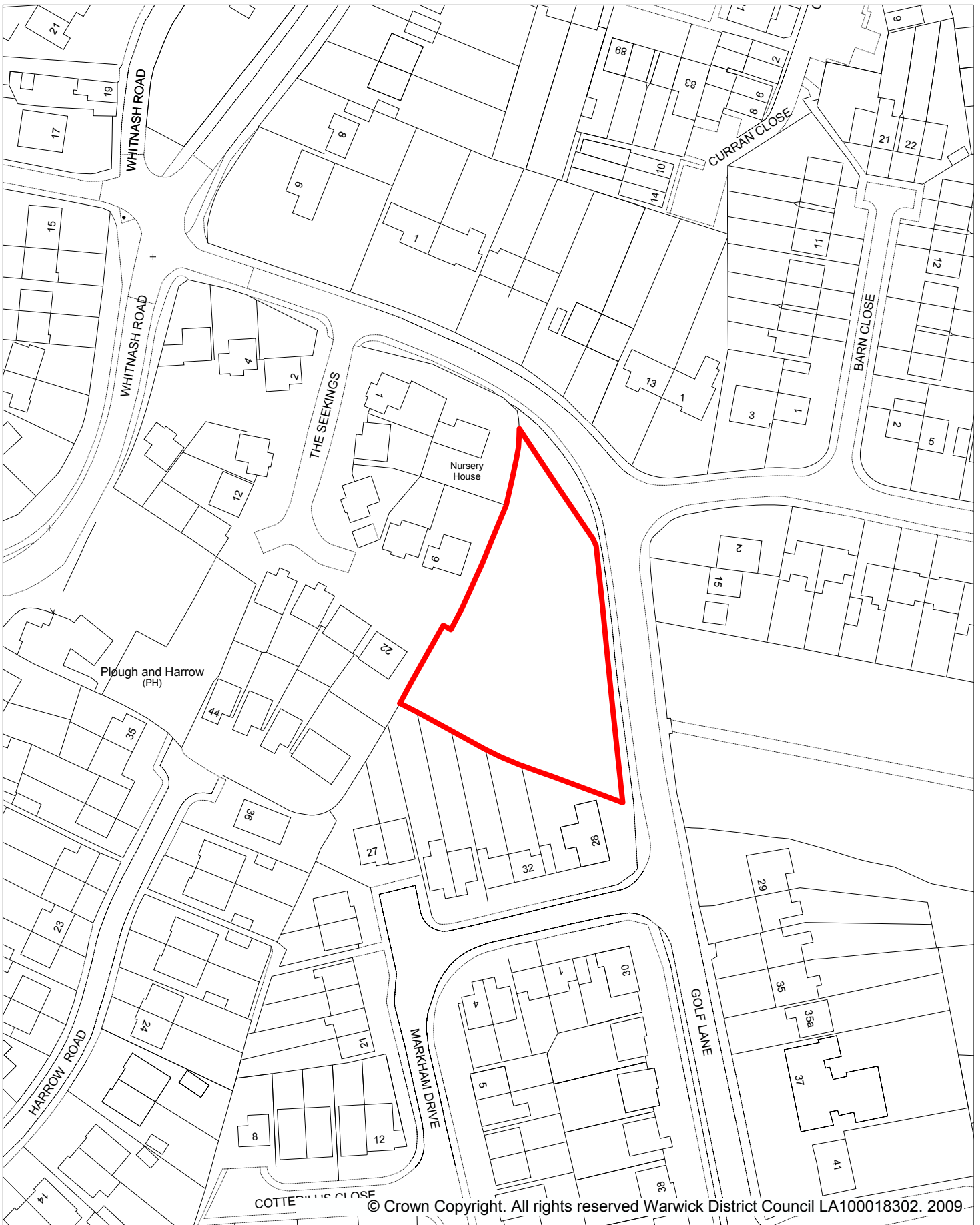
Date:
28 January 2009

Grid Reference:
432995 E, 262701 N

North:

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

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Protecting recreation facilities (former allotments)					
Physical Constraints	Site configuration Proximity of neighbouring properties					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable, unless this site is demonstrated to be no longer required to be retained as allotment land or suitable alternative provision is made elsewhere.					
Availability						
Landowner is willing to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



L12 Golf Lane, Whitnash

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

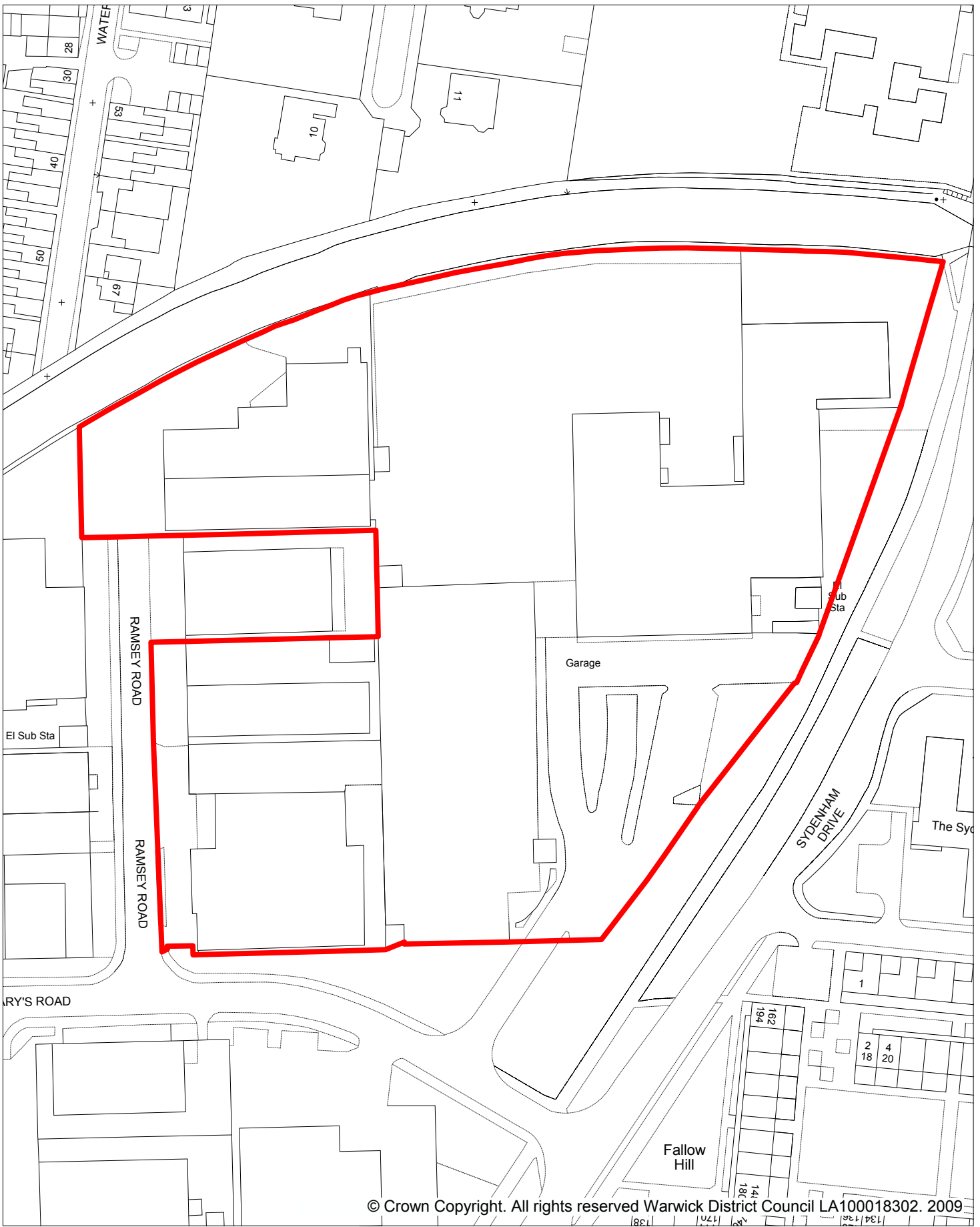
Date:
28 January 2009

Grid Reference:
432722 E, 263364 N

North:

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

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Existing Protected Employment Land					
Physical Constraints	Possible ground contamination					
Potential Impacts	Grand Union Canal potential SINC to north Impact on operations on adjoining employment uses					
Environmental Conditions	Noise and air pollution from adjoining employment uses to south and west.					
Overall Suitability	Not suitable due to environmental conditions of location within employment area					
Availability						
Owner has indicated availability within one year						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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L13 Soans Site and Land adjacent to Sydenham Industrial Estate

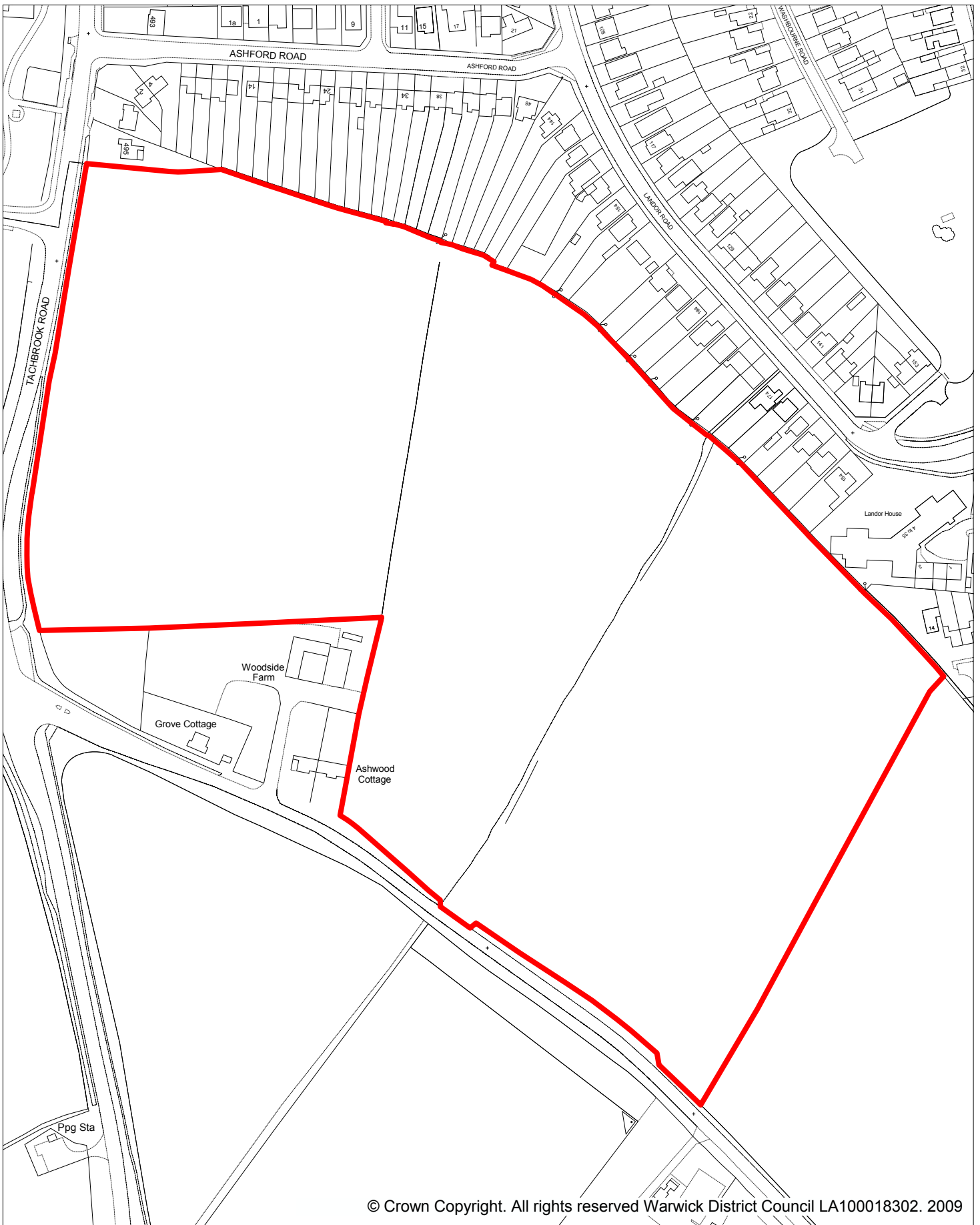
LOCATION PLAN

Scale: 1:1250 Drawn By: DR Date: 28 January 2009 Grid Reference: 432924 E, 265043 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.

Site Ref	L14	Site Name	Land at Woodside Farm
Site Size (Hectares)	10.99	Settlement	Whitnash
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Whitnash urban area					
Policy Restrictions	Area of Restraint					
Physical Constraints	Footpath runs north/south through site. Underground electricity cable hard along boundary.					
Potential Impacts	Impact on open countryside of medium landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to amendment to Area of Restraint boundary.					
Availability						
Landowner is willing to release land for development within 2 years						
Achievability						
Achievable, subject to market. The scale of development will require contributions towards improved infrastructure and services. Existing agreement allows for re-location of electricity cabling if necessary.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	221	40dph	295	50dph	368
Timeframe (in terms of practicality only)	2011/16	250	2016/21	0	2021/26	0



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L14 Woodside Farm

LOCATION PLAN

Scale:
1:2500

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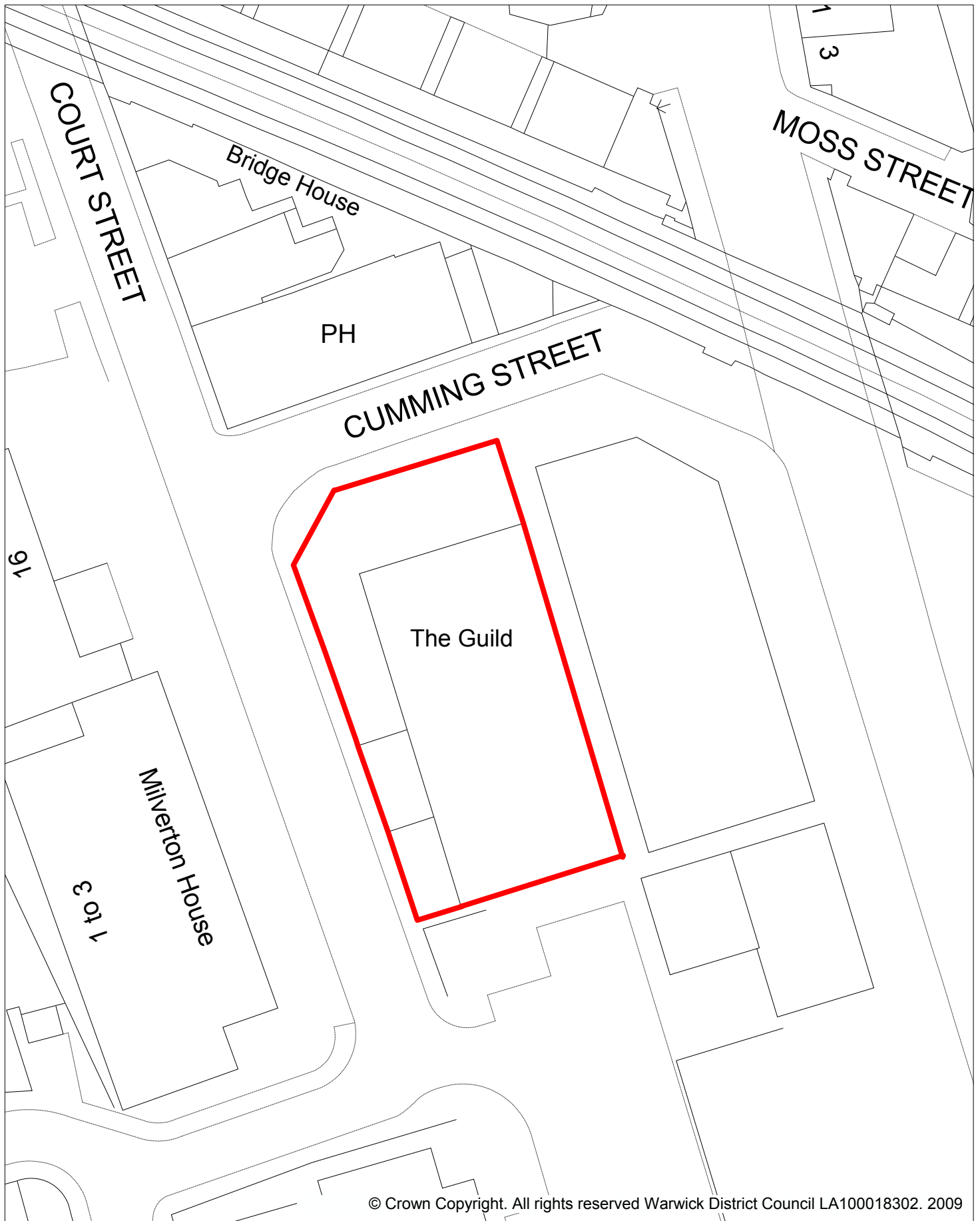
Date:
28 January 2009

Grid Reference:
432030 E, 262642 N

North:

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

Suitability for Housing						
Location	Town Centre					
Policy Restrictions	Protected Town Centre Employment Area. However, Opportunity Site C designation supports mixed uses.					
Physical Constraints	Possible ground contamination.					
Potential Impacts	Impact on operations on adjoining employment uses					
Environmental Conditions	Adjacent to potential noise and air pollution from adjacent employment uses to west. Noise from railway line.					
Overall Suitability	Not suitable due to environmental conditions of location within employment area					
Availability						
Owner willing to release land within 2 years						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



L15 Court Street / Cumming Street

LOCATION PLAN

Scale:
1:500

Drawn By:
DR

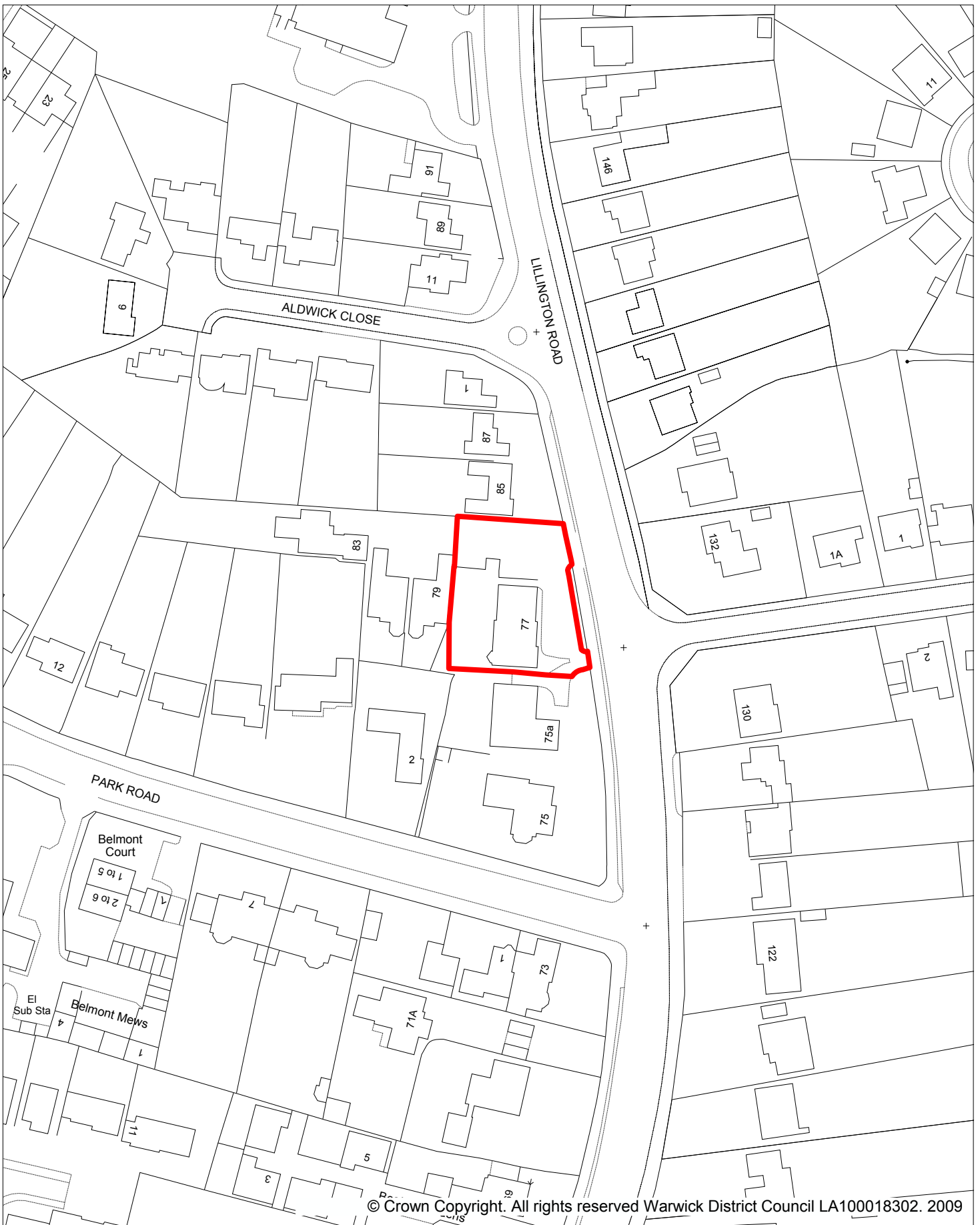
Date:
28 January 2009

Grid Reference:
432163 E, 265100 N

North:

Site Ref	L16	Site Name	77 Lillington Road		
Site Size (Hectares)	0.11	Settlement	Leamington Spa		
Source	SHLAA 08	Land Type	Previously developed		
Adjacent/ Overlapping Site					

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	None					
Potential Impacts	Within Lillington Road Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable for conversion.					
Availability						
Available and currently vacant.						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	3	40dph	4	50dph	5
Timeframe (in terms of practicality only)	2011/16	5	2016/21	0	2021/26	0



L16 77 Lillington Road

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
432205 E, 267677 N

North: