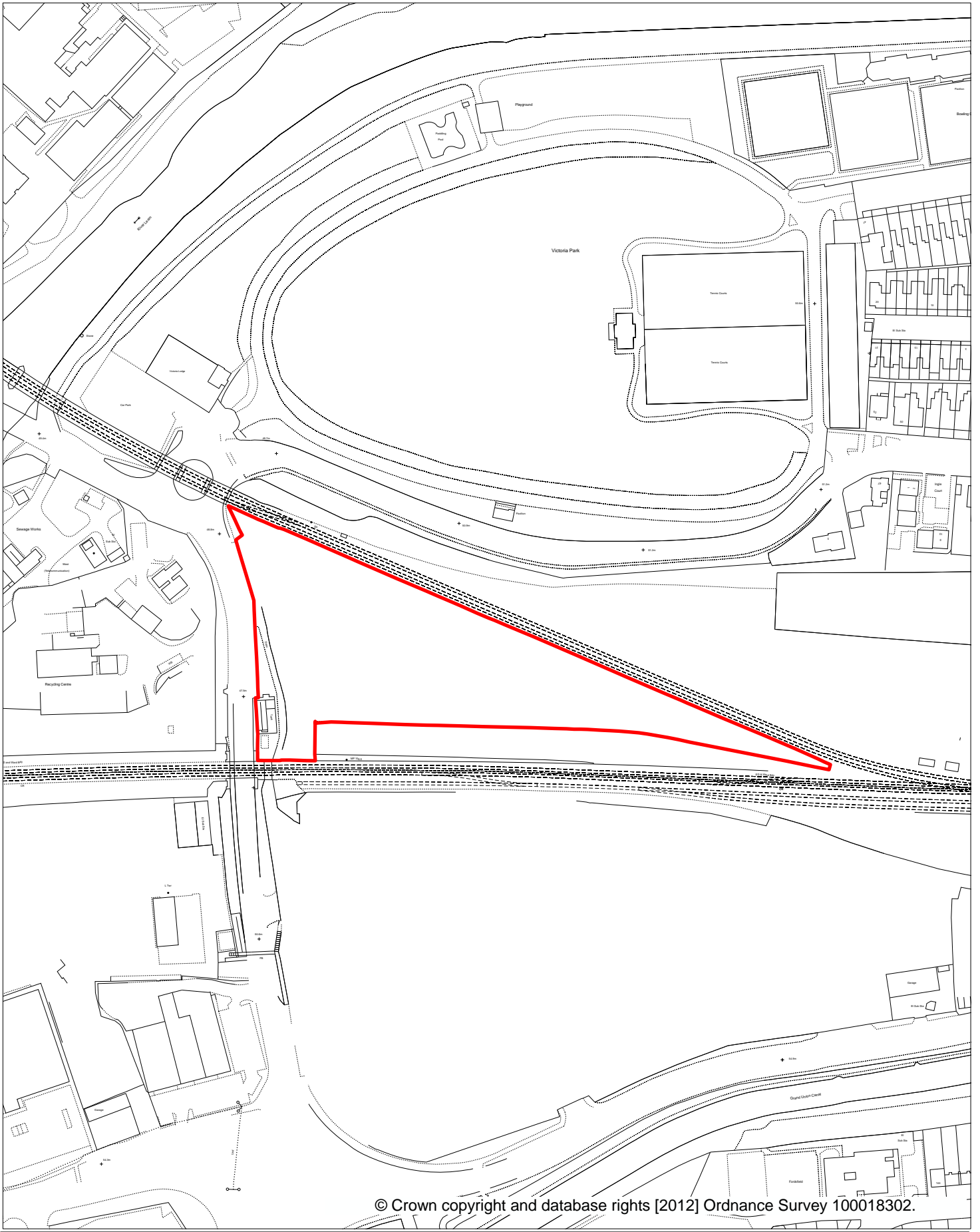


Site Ref	L28	Site Name	Land off Prince's Drive
Site Size (Hectares)	1.3	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

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



L28 Off Princes Drive,

LOCATION PLAN




Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

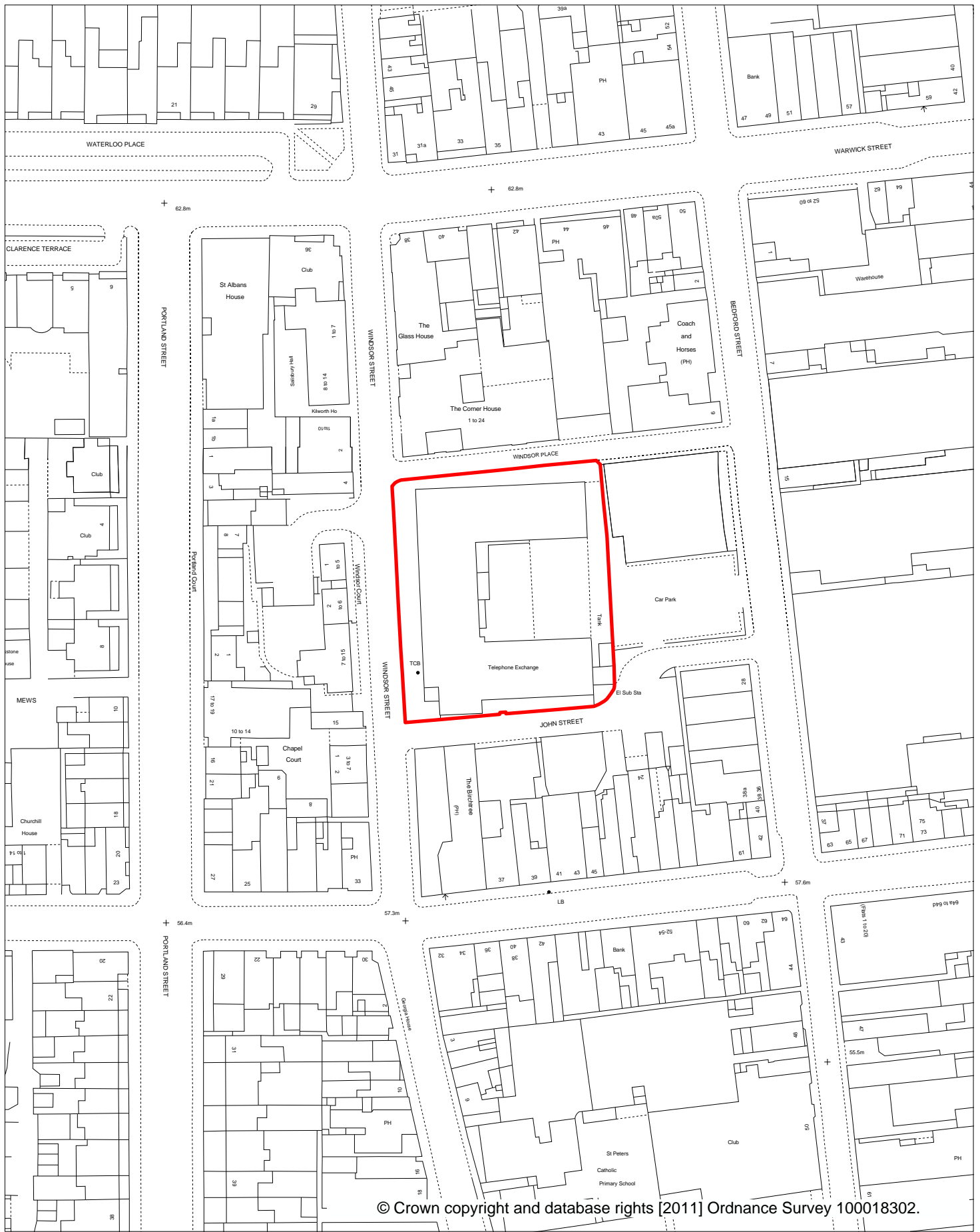
Grid Reference:
431103 E, 265364 N

North: 

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

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

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



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L30 Telephone Exchange, Windsor Street

LOCATION PLAN



Scale:
1:1250

Drawn By:
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Date:
21 October 2011

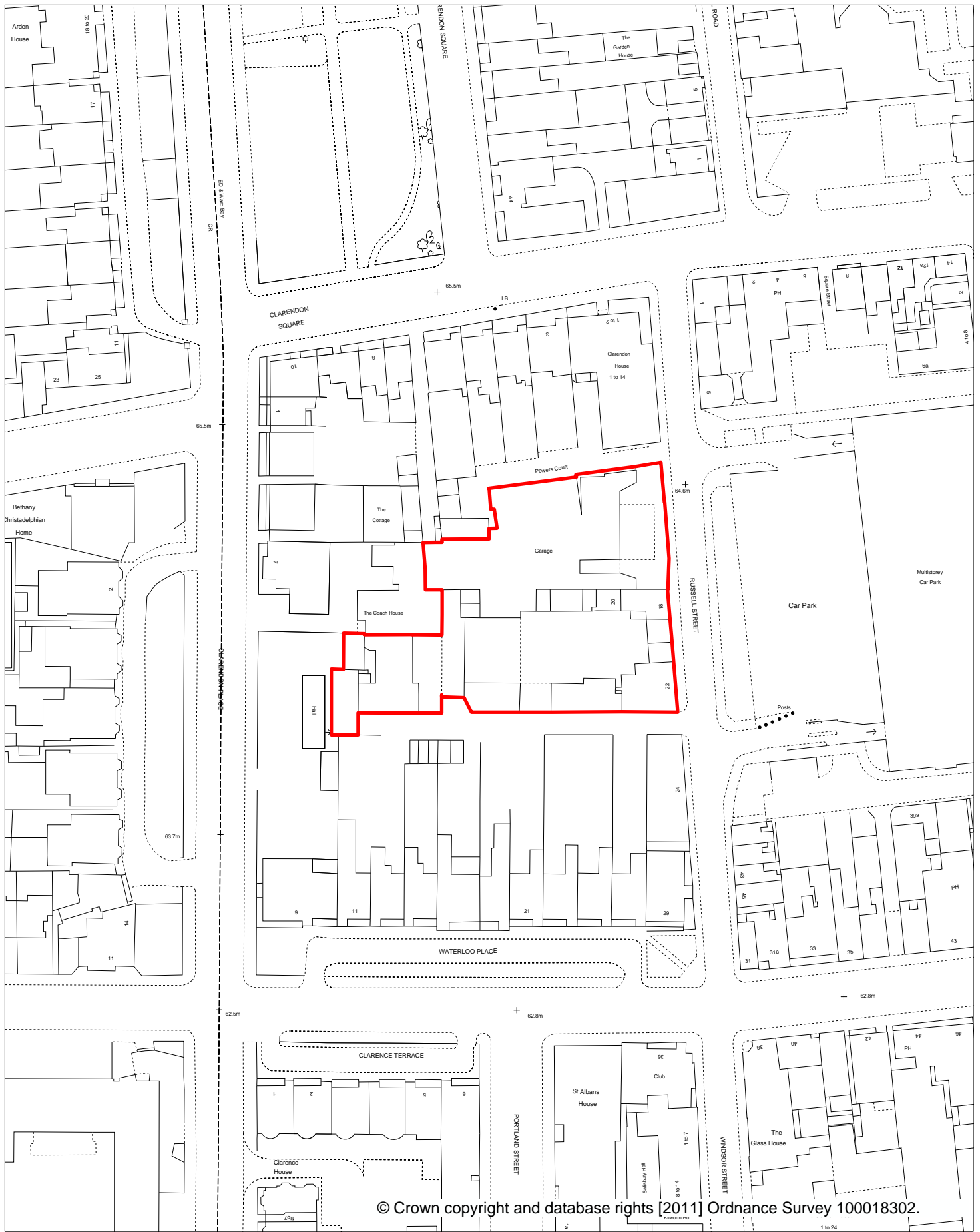
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431628 E, 265961 N

North: 

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

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

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



L31 Garage Site, Russell Street


LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
431540 E, 266162 N

North: 

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

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

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



L32 Jewsons & Quarry Street Dairy


LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
24 May 2012

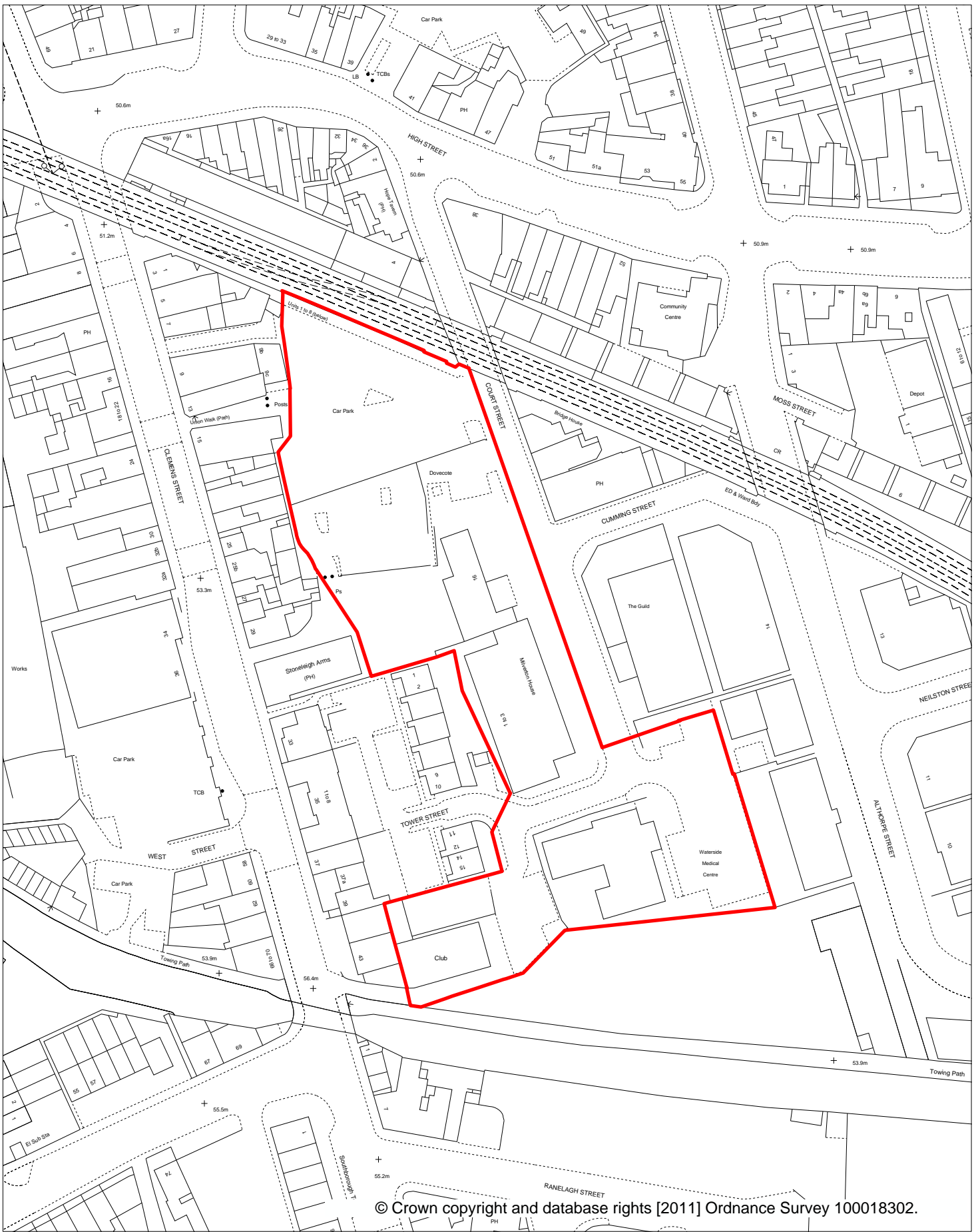
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430277 E, 265986 N

North: 

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

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

Suitability for Housing						
Location	Town Centre					
Policy Restrictions	Opportunity Site supporting mixed use development Court Street Development Brief					
Physical Constraints	Limited access					
Potential Impacts	Adjacent to Leamington Spa Conservation Area Grand Union Canal potential SINC to south					
Environmental Conditions	Noise from railway line and adjoining employment uses Adjoining an Air Quality Action Area					
Overall Suitability	Potentially suitable, as part of mixed use development					
Availability						
Not known						
Achievability						
Achievable, subject to market and securing an appropriate access.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	13	40dph	17	50dph	21
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	20



L33 Court Street Opportunity Site

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

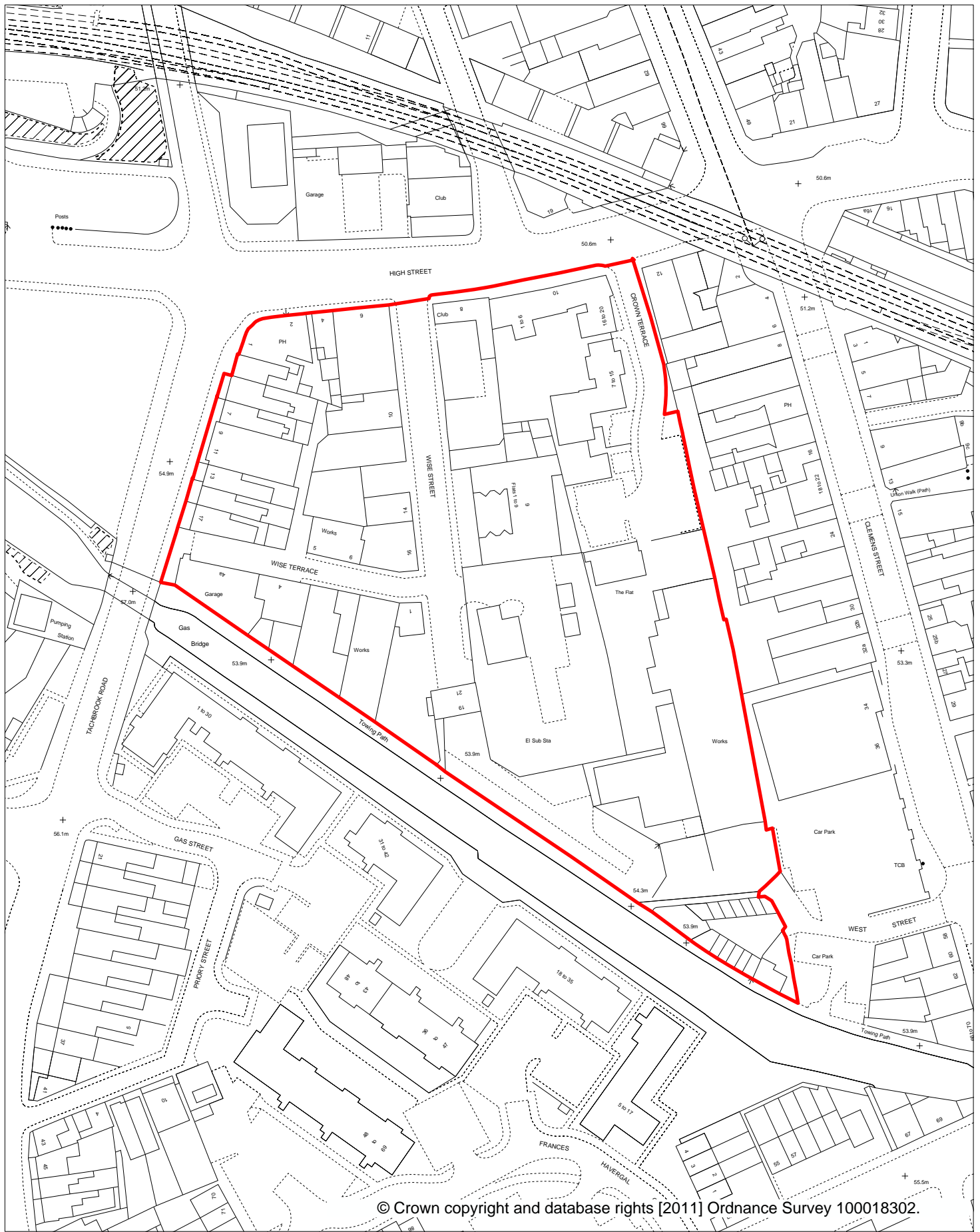
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432120 E, 265095 N

North:

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

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

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



L34 Wise Street Opportunity Site


LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

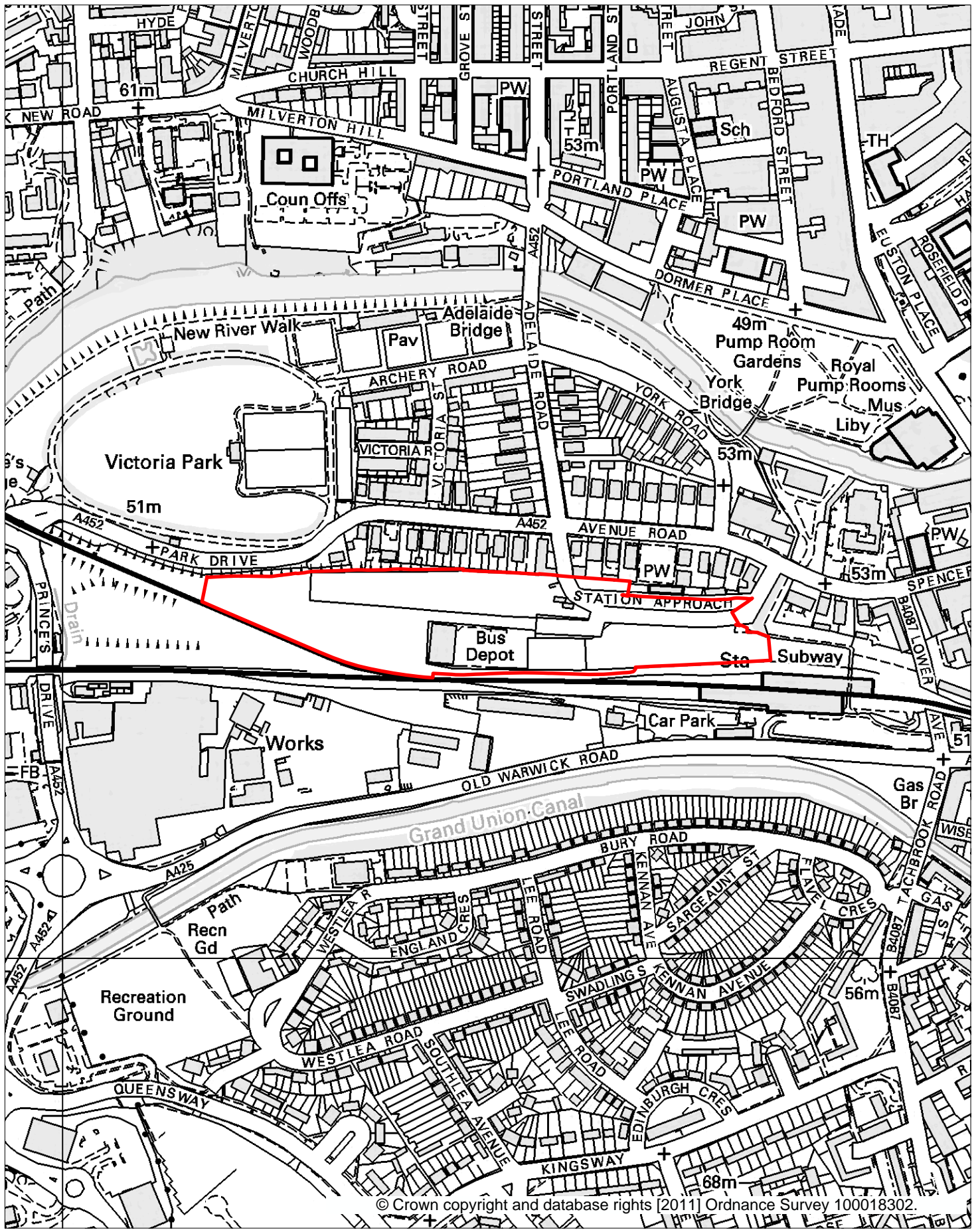
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North: 

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

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

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



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L35 Land at Station Approach

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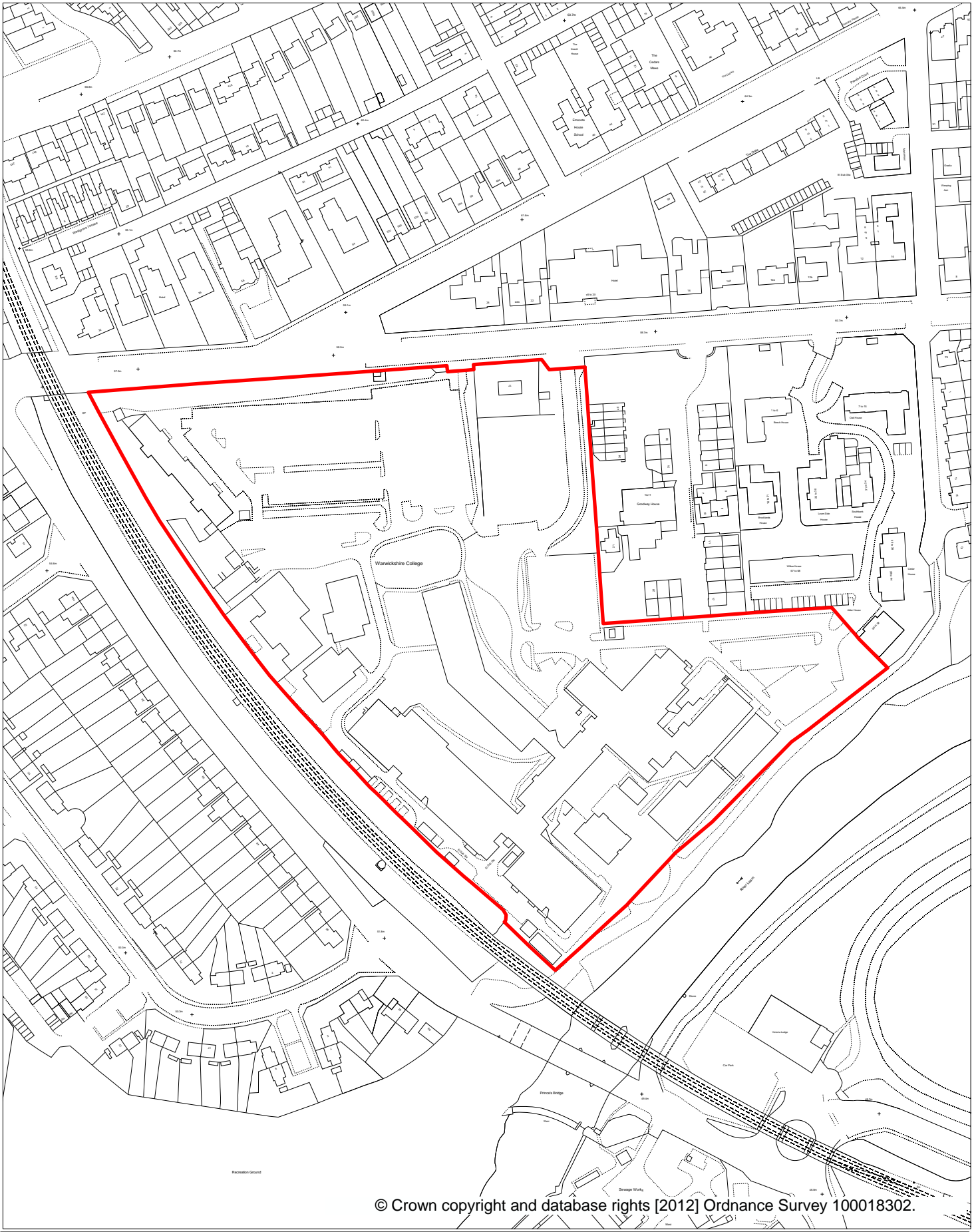
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North: 

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

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

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



L36 Warwickshire College, Warwick New Road

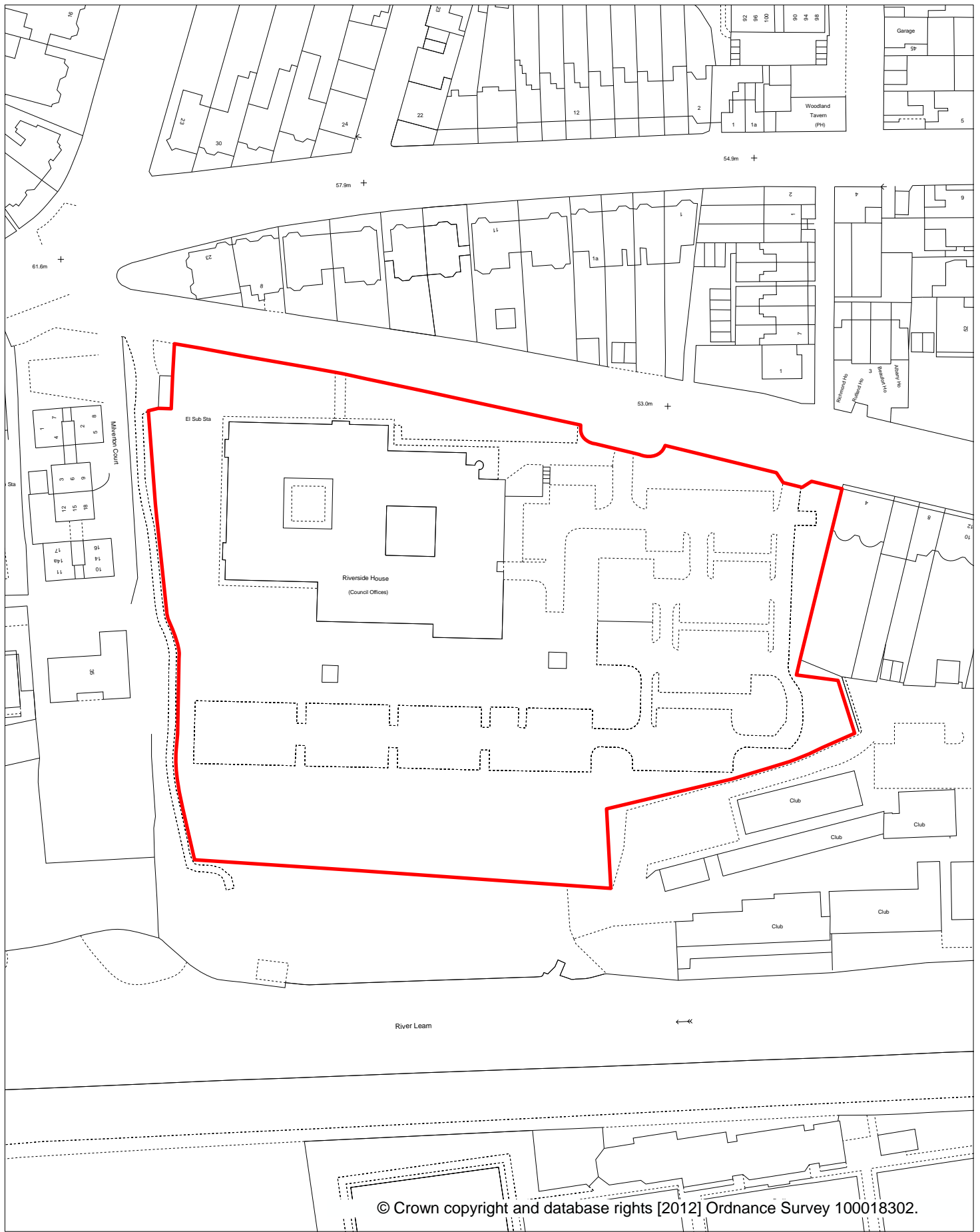
LOCATION PLAN

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

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

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Approximately 38% of site within Flood Zones 2, 3A & 3B. Protected trees throughout site					
Potential Impacts	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					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable in part (1.08 hectares)					
Availability						
Currently in use - subject to relocation of existing use						
Achievability						
Subject to relocation of existing use						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	32	40dph	43	50dph	54
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	50



L37 Riverside House, Milverton Hill

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
24 May 2012

Grid Reference:
431265 E, 265771 N

North: 

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

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

Suitability for Housing	
--------------------------------	--

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

Availability

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

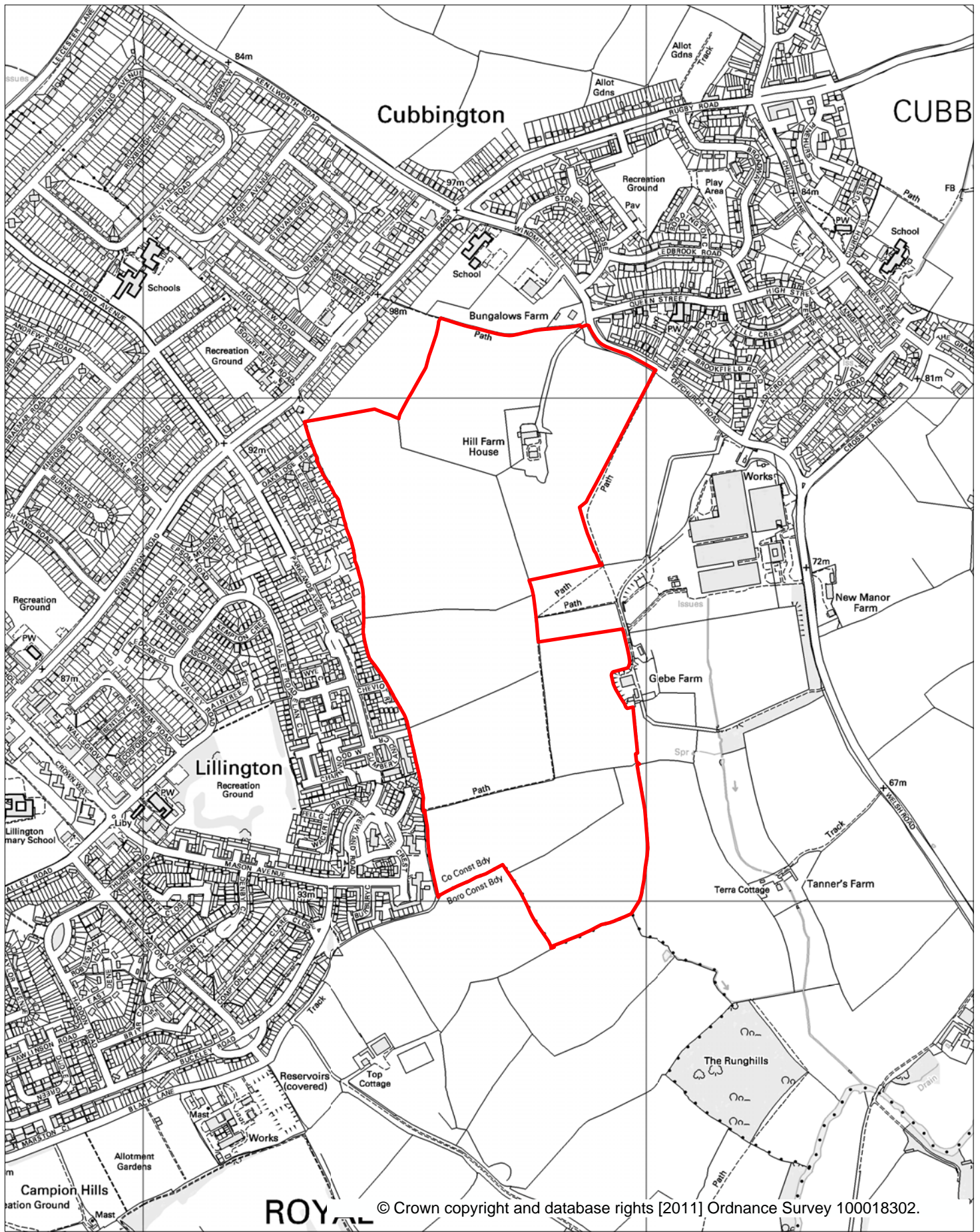
Achievability

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

LOCATION PLAN



Scale:
1:10000

Drawn By:
CP

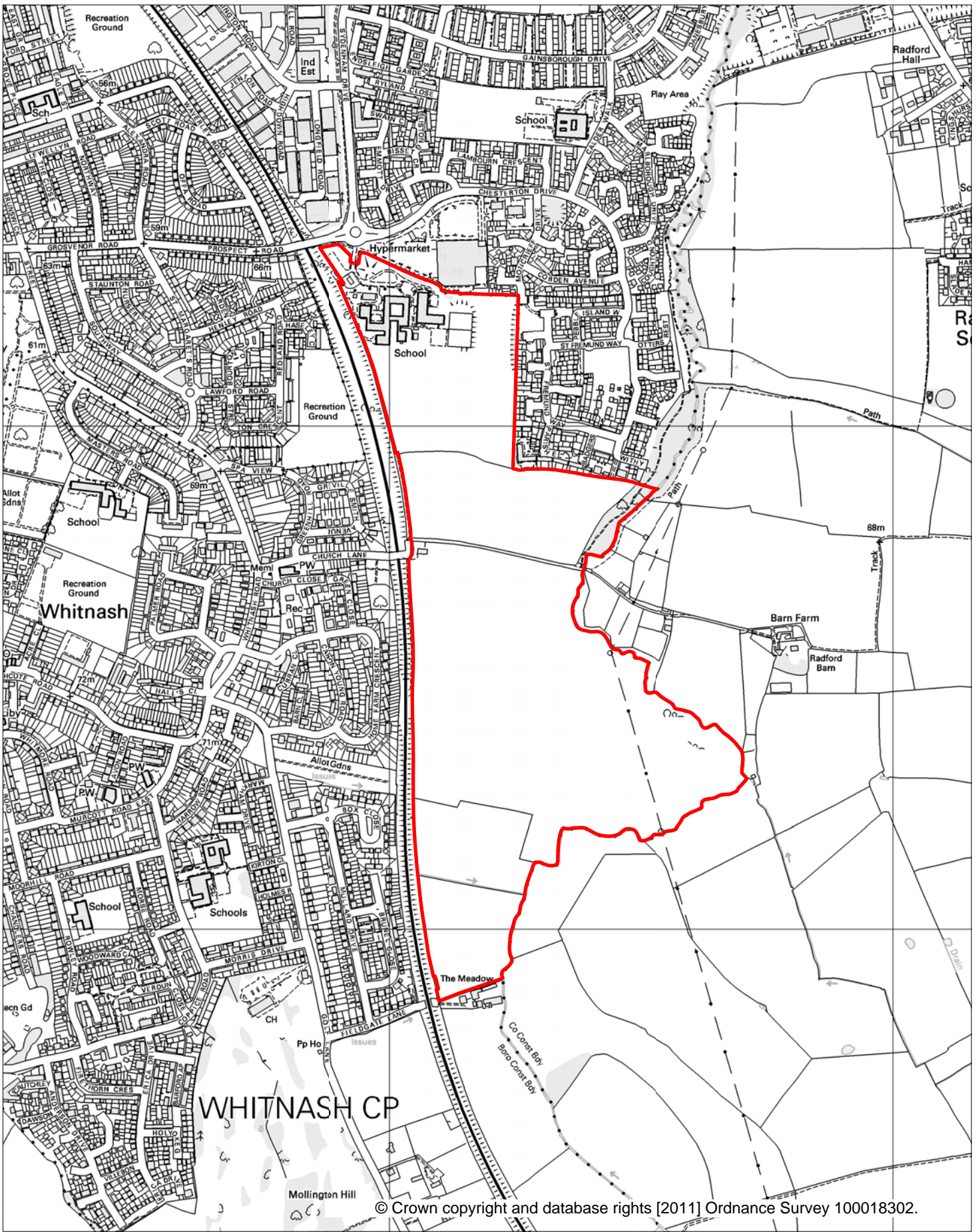
Date:
01 November 2011

Grid Reference:
433689 E, 267561 N

North:

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

Suitability for Housing						
Location	Adjacent to Leamington Spa built up area					
Policy Restrictions	Loss of Community Facilities and Open Space Part of area south of school is Area of Restraint					
Physical Constraints	Eastern boundary of site within Flood Zones 2, 3A & 3B. Transmission line runs north/ south through south eastern part of site. Public footpath traverses site west/east from Church Lane and railway bridge. Southern part of site remote from existing built up area if access is from the north.					
Potential Impacts	Whitnash Brook Valley Local Nature Reserve on NE part of boundary. Whitnash Brook to east and railway to west are potential SINCs. Landscape of medium value. Loss of some Grade 2 Agricultural Land					
Environmental Conditions	Noise and vibration from railway Southern part of site would be remote from rest of town with access points only from the north					
Overall Suitability	Potentially suitable in part (circa 37 hectares – to exclude school and provide buffer to Whitnash Brook) subject to: <ul style="list-style-type: none"> • Provision of social & community facilities • Access arrangements, • Significant buffer to protect LNR and potential SINCs; areas at risk of flood; and properties from noise and vibration from railway • Amendment to Area of Restraint boundary 					
Availability						
Most recent information suggests the site area will exclude the school (10.4 hectares)						
Achievability						
Achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education, health and parks and open spaces. This may require third party land and the agreement of statutory bodies.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	555	40dph	740	50dph	925
Timeframe (in terms of practicality only)	2014/19	0	2019/24	375	2024/29	275



L39 Land at Campion School/South of Sydenham

LOCATION PLAN

Scale:
1:10000

Drawn By:
CP

Date:
01 November 2011

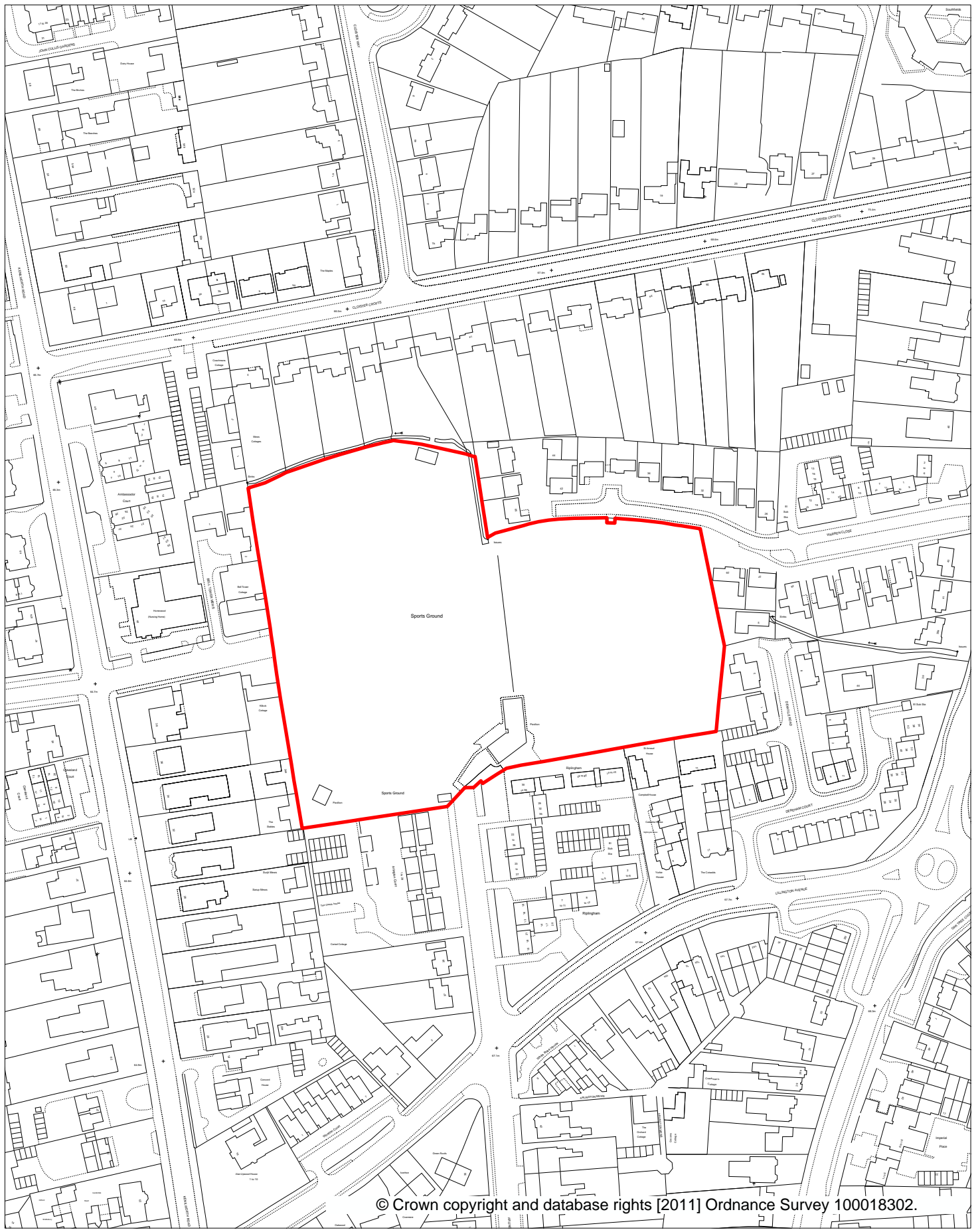
Grid Reference:
433194 E, 263617 N

North: 

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

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

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



L40 Leamington Cricket Club


LOCATION PLAN

Scale:
1:2500

Drawn By:
CP

Date:
01 November 2011

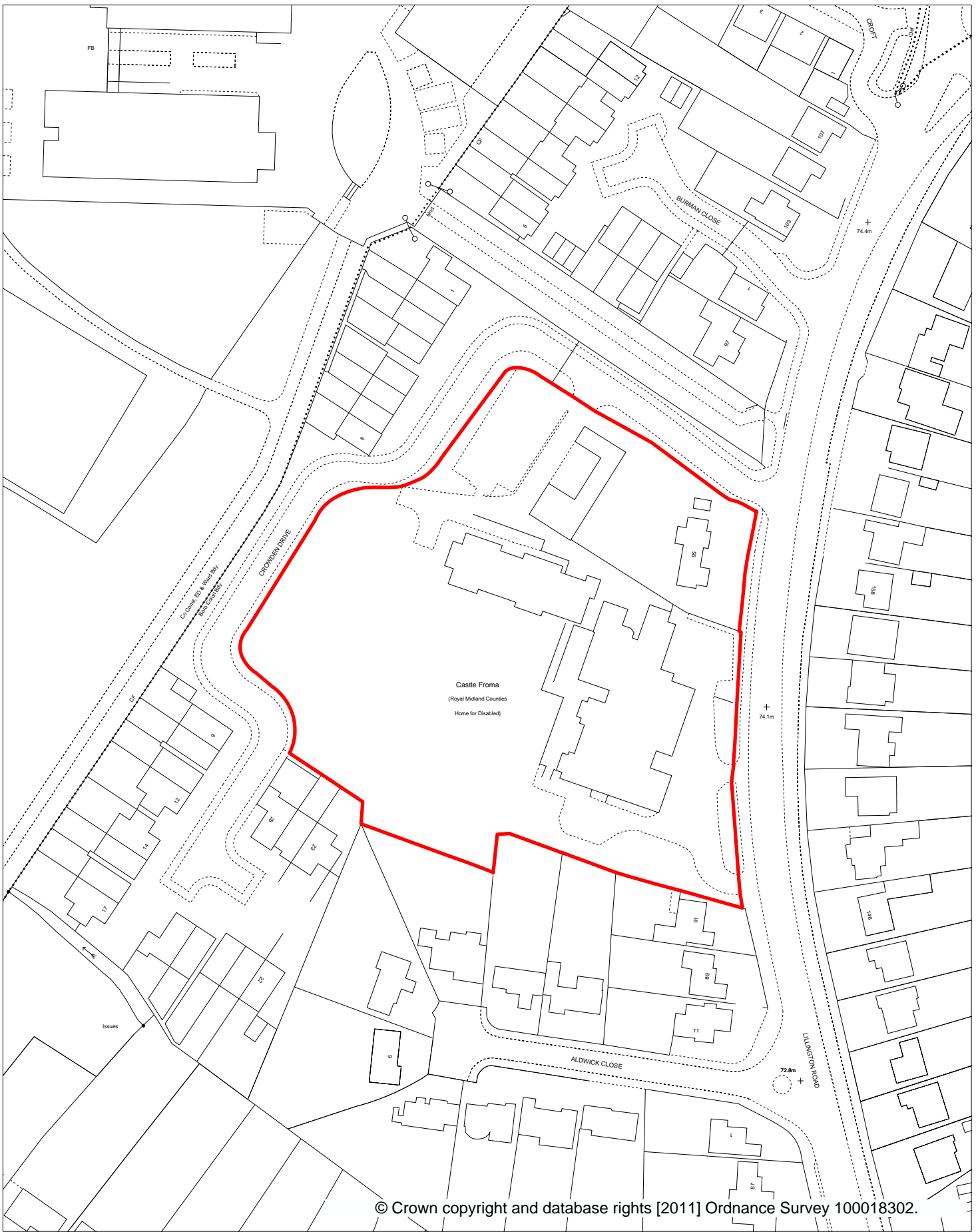
Grid Reference:
431903 E, 267082 N

North: 

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

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

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



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L41 Castel Froma


LOCATION PLAN

Scale:
1:1250

Drawn By:
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Date:
01 November 2011

Grid Reference:
432139 E, 267863 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	L43	Site Name	Waverley Equestrian Centre
Site Size (Hectares)	1.72	Settlement	Cubbington
Source	SHLAA 11	Land Type	Greenfield/Previously Developed Land
Adjacent/ Overlapping Site	L22 Coventry Road Allotments		

Suitability for Housing						
Location	Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt					
Physical Constraints	Minerals Consultation Area Access would need to be widened through adjacent allotment site					
Potential Impacts	Extending ribbon of development into open countryside within an area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact on area of high landscape value					
Availability						
Available. Owner has expressed 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	



L43 Waverley Equestrian Centre

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
18 November 2011

Grid Reference:
434389 E, 268951 N

North:

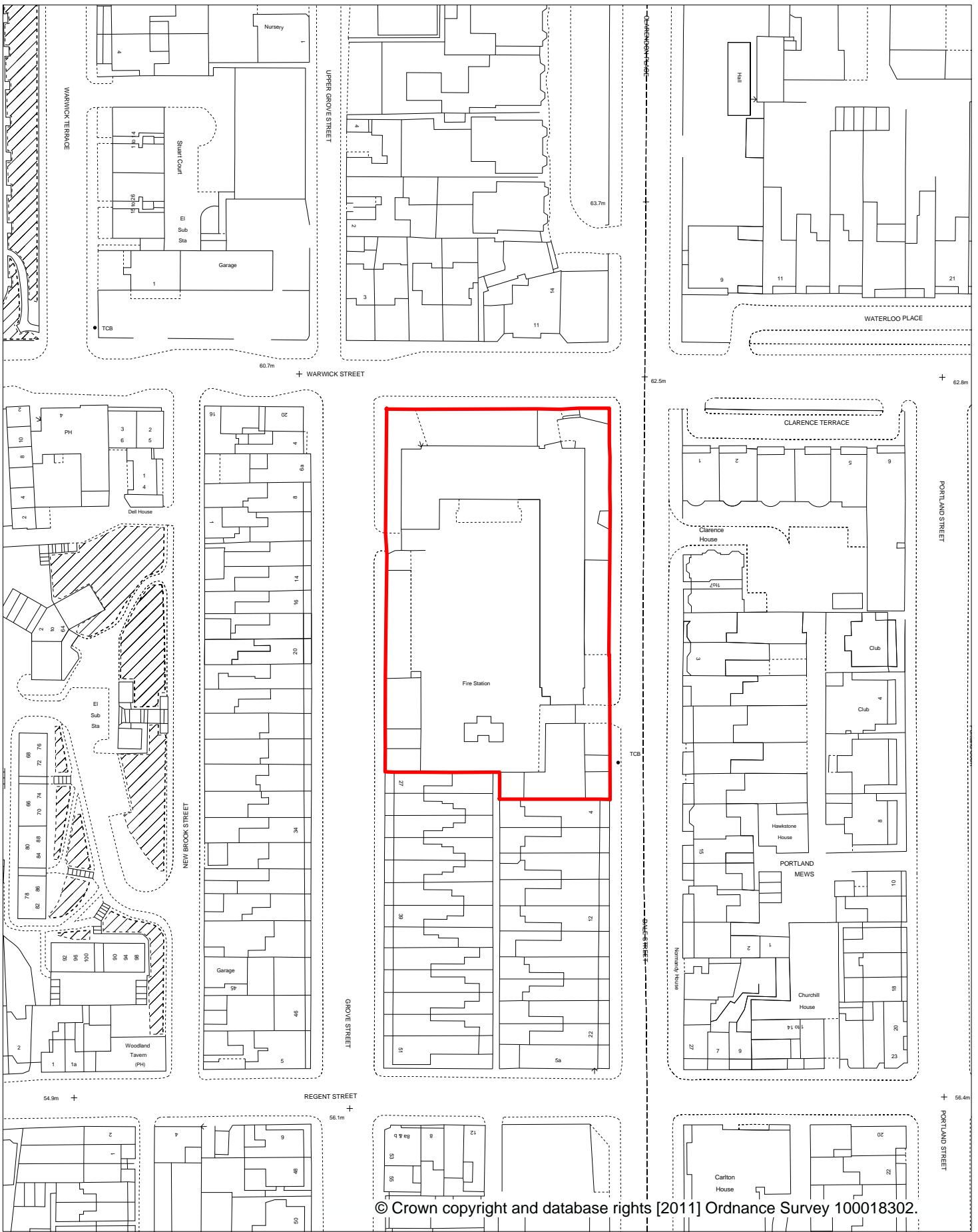


Site Ref	L44	Site Name	Confidential Site
Site Size (Hectares)	0.4	Settlement	Leamington Spa
Source	SHLAA 11	Land Type	Previously Developed
Adjacent/ Overlapping Site			

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

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

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



L45 Leamington Fire & Rescue HQ

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
431434 E, 266005 N

North: 

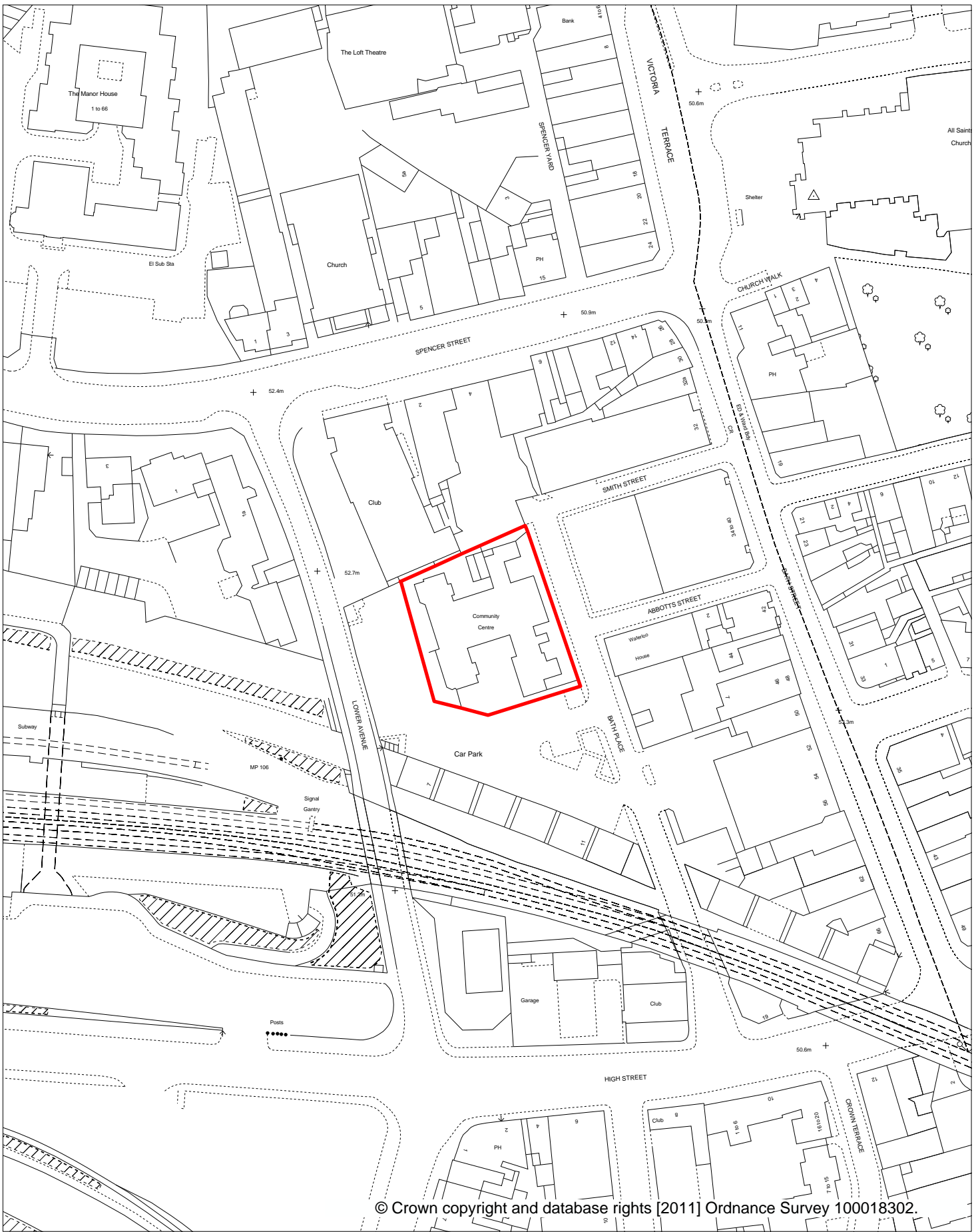
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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

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

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

Suitability for Housing						
Location	Within Leamington Spa town centre					
Policy Restrictions	Conservation Area Loss of community facilities.					
Physical Constraints	Part of building destroyed by fire. At least the front façade would need to be retained. Potential contamination arising from demolition of part of building					
Potential Impacts	Impact on Conservation Area					
Environmental Conditions	Noise from: nightclub to north; railway to south; adjacent car park which serves town centre pubs and clubs; 24 hour deliveries to Smith Street Warehouse; and early morning deliveries to Iceland On the edge of Air Quality Management Area					
Overall Suitability	Not suitable					
Availability						
Landowner has expressed 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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L47 Former Bath Place Community Venture

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
431892 E, 265313 N

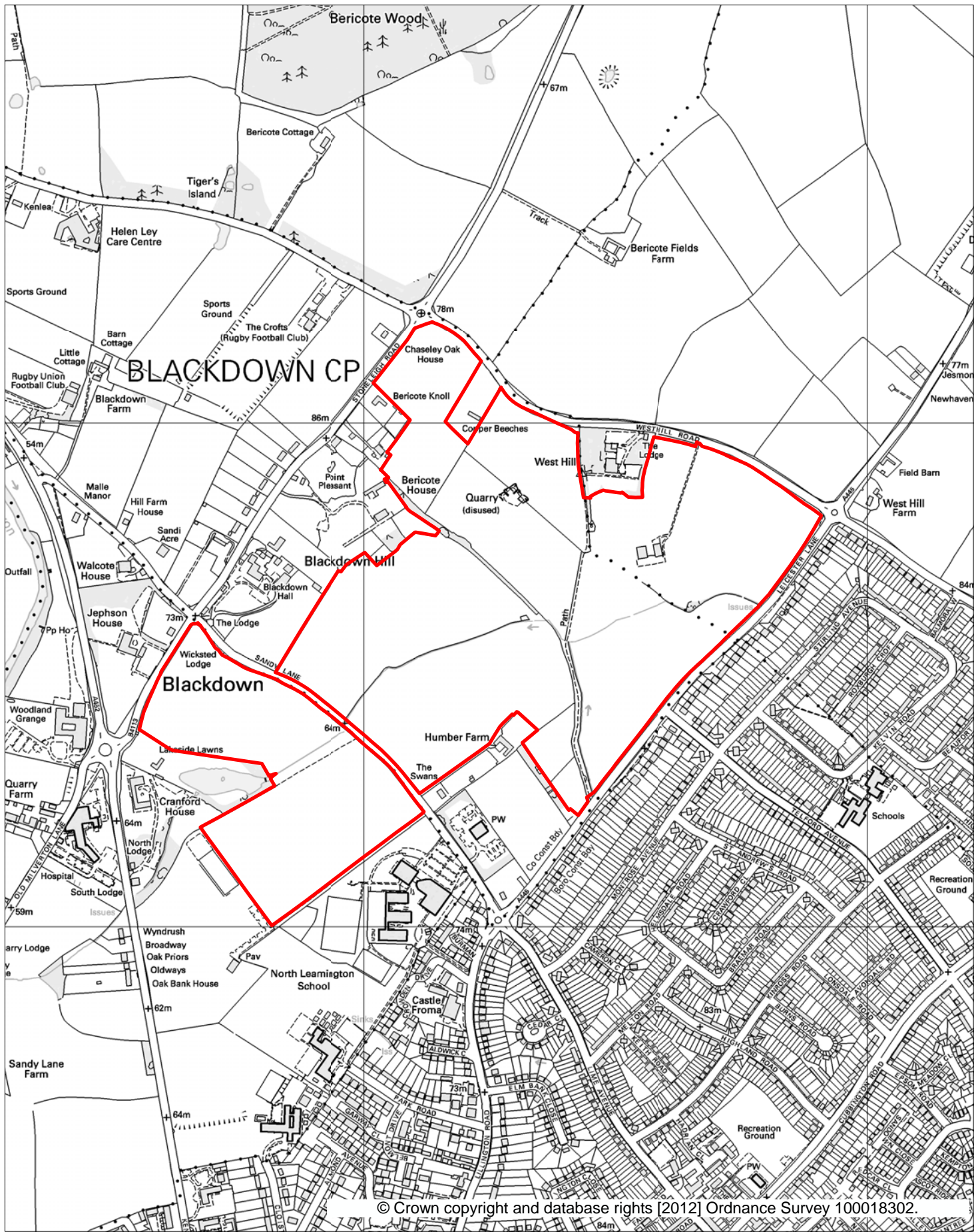
North:



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

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

Suitability for Housing						
Location	On the edge of Leamington Spa built up area					
Policy Restrictions	Green Belt					
Physical Constraints	The site is within a Water Source Protection Zone and an Area of Groundwater Vulnerability. A minor watercourse traverses the site. A public footpath traverses the site. Topography – site slopes up to north east.					
Potential Impacts	Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value No recent detailed information on bio-diversity but previous surveys suggest that none of the findings give cause for concern. Further work will be undertaken.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to alteration of Green Belt boundary.					
Availability						
Owner of large part of site has expressed willingness to make the site available						
Achievability						
Development is understood to be achievable, subject to the market, although the scale of the development will require significant contributions towards improved infrastructure and services, including transport, education, health, parks and open spaces. Employment areas may also be required to provide the opportunity for people to live and work in close proximity						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1,000	40dph	1,330	50dph	1,670
Timeframe (in terms of practicality only)	2014/19	0	2019/24	470	2024/29	700



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L48 Land at Blackdown


LOCATION PLAN

Scale: 1:10000

Drawn By: DR

Date: 17 May 2012

Grid Reference: 432248 E, 268612 N

North: 

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