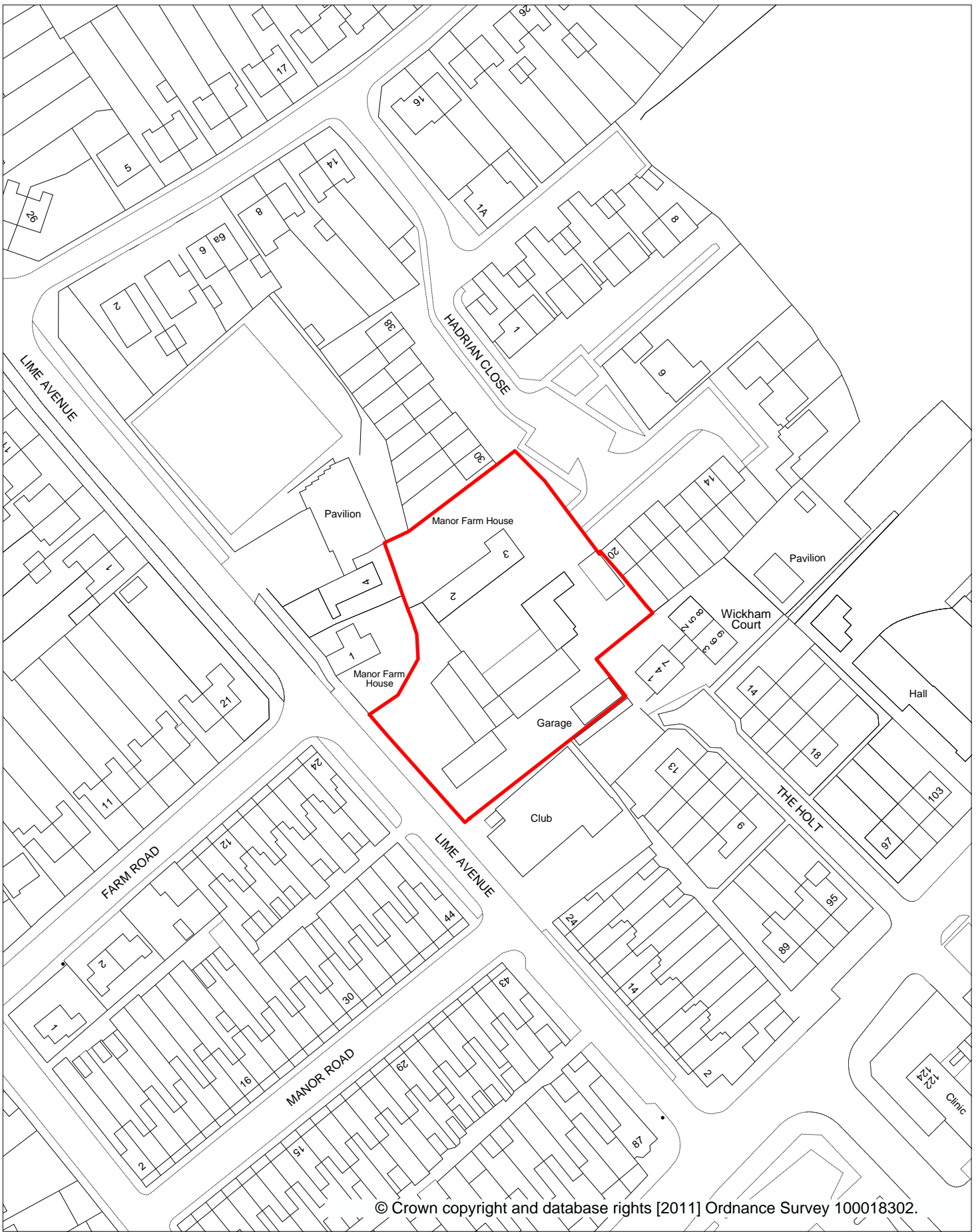


Site Ref	L01	Site Name	Lime Avenue
Site Size (Hectares)	0.37	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	Potential ground contamination					
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)	2014/19	10	2019/24	0	2024/29	0



L01 Lime Avenue

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
20 October 2011

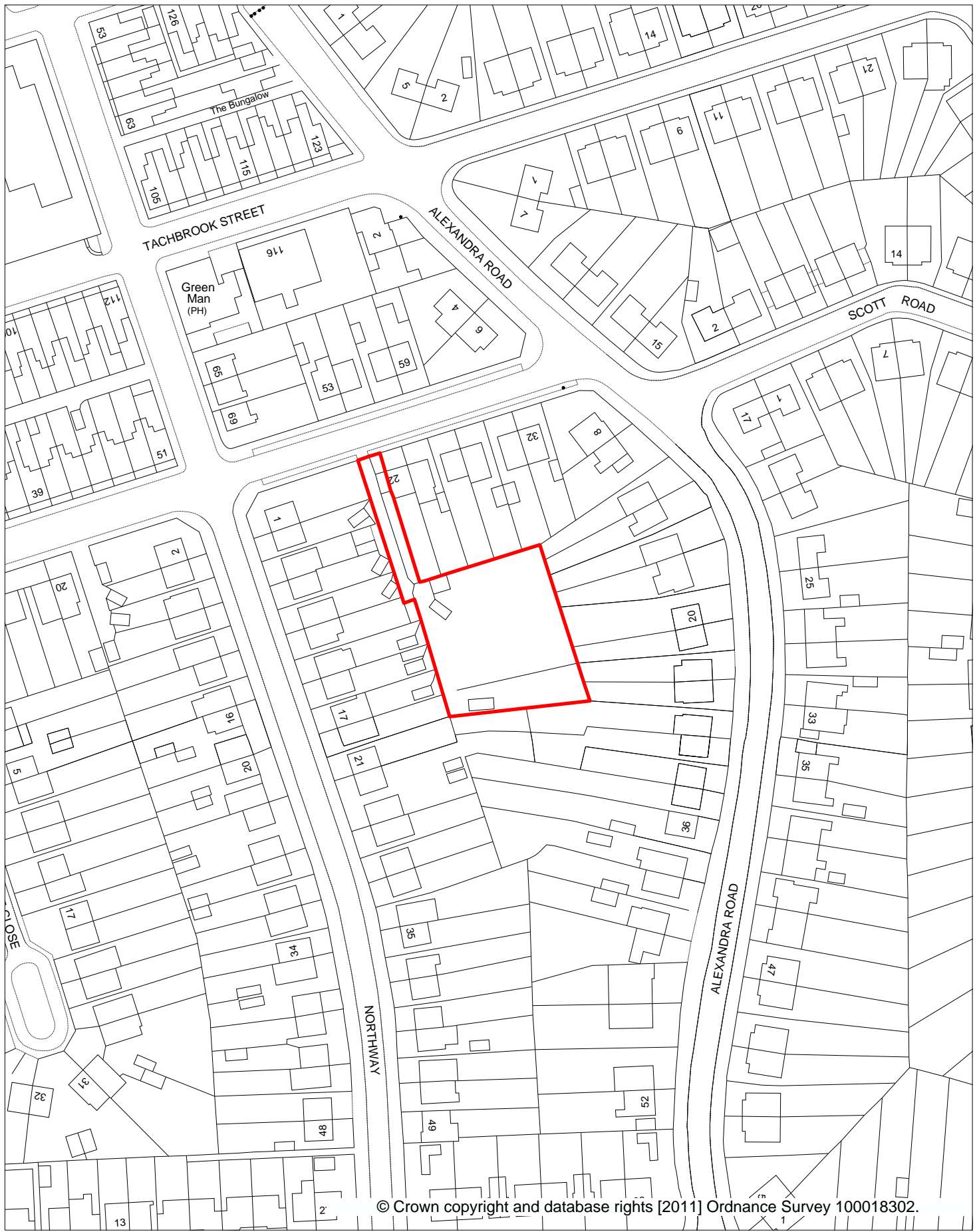
Grid Reference:
432652 E, 267497 N

North:

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

Site Ref	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)	2014/19	0	2019/24	5	2024/29	0



L02 R/O 22 Llewelyn Road, Leamington Spa.

LOCATION PLAN




Scale:
1:1250

Drawn By:
CP

Date:
20 October 2011

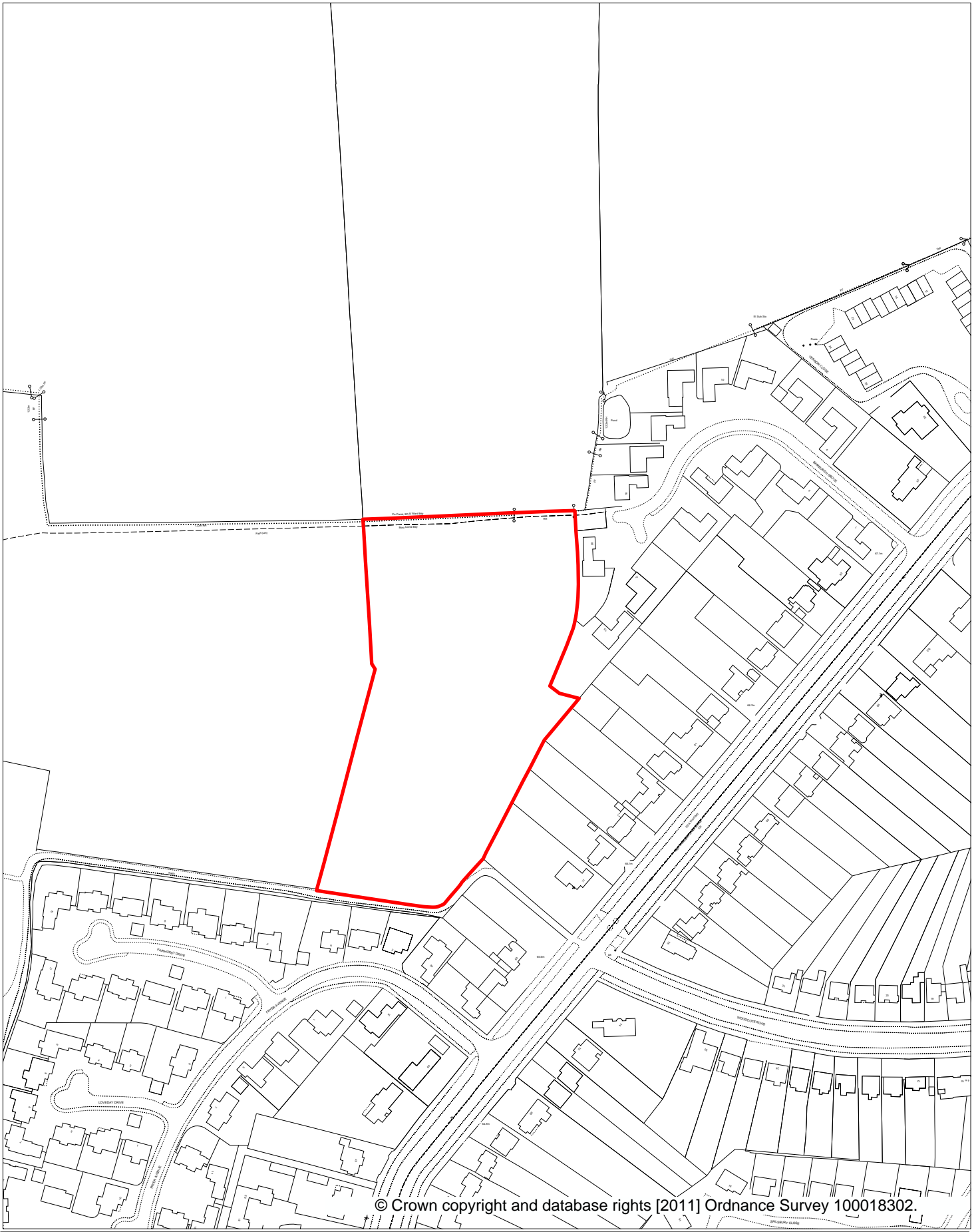
Grid Reference:
432446 E, 264531 N

North: 

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

Site Ref	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	33%		
Potential Capacity	30dph	36	40dph	48	50dph	59
Timeframe (in terms of practicality only)	2014/19	0	2019/24	35	2024/29	0



L03 Northumberland Road / Bamburgh Grove

LOCATION PLAN




Scale:
1:2500

Drawn By:
CP

Date:
20 October 2011

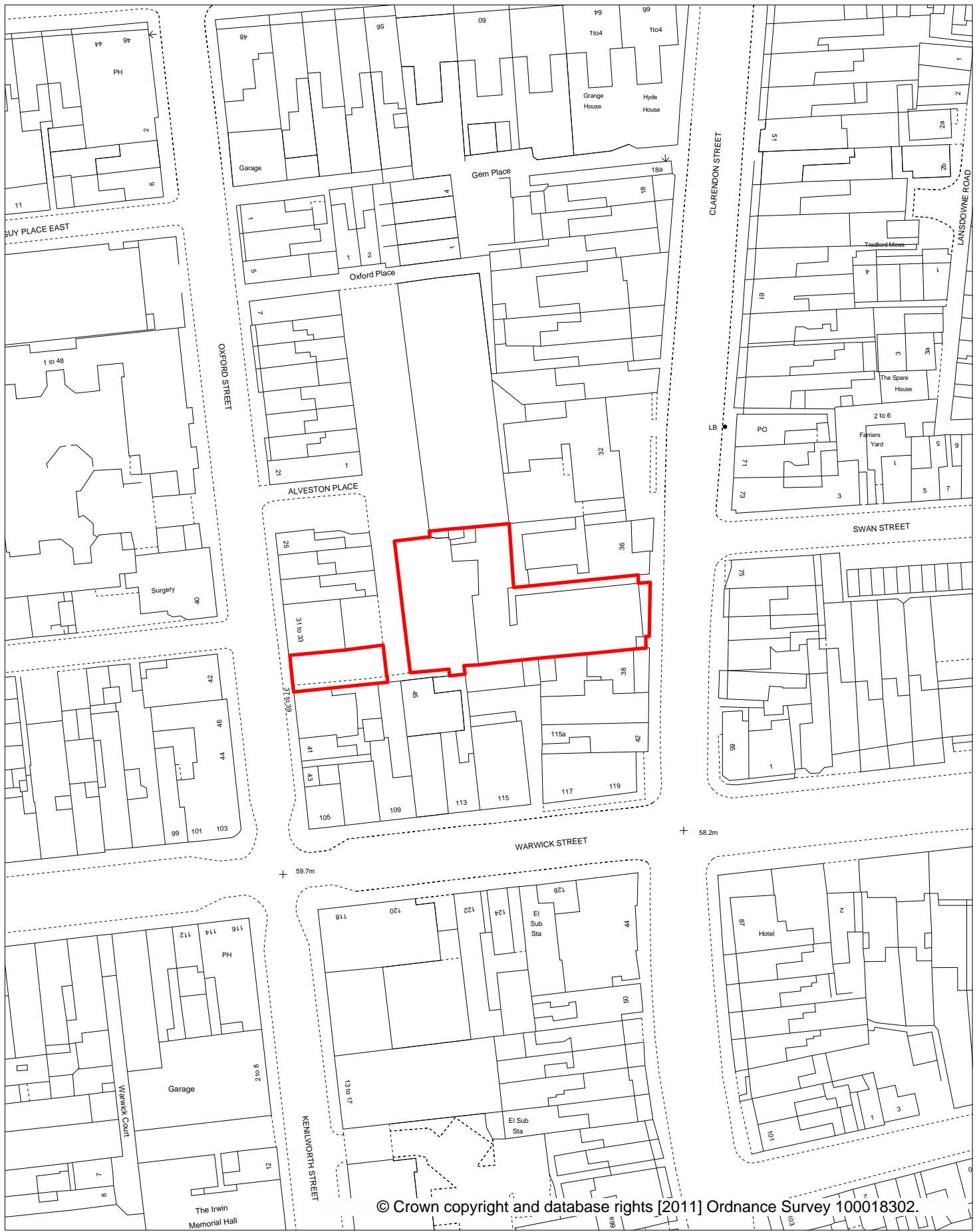
Grid Reference:
431289 E, 267235 N

North: 

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

Site Ref	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)	2014/19	5	2019/24	0	2024/29	0



L04 Former Factory, Clarendon Street

LOCATION PLAN



Scale: 1:1000

Drawn By: CP

Date: 20 October 2011

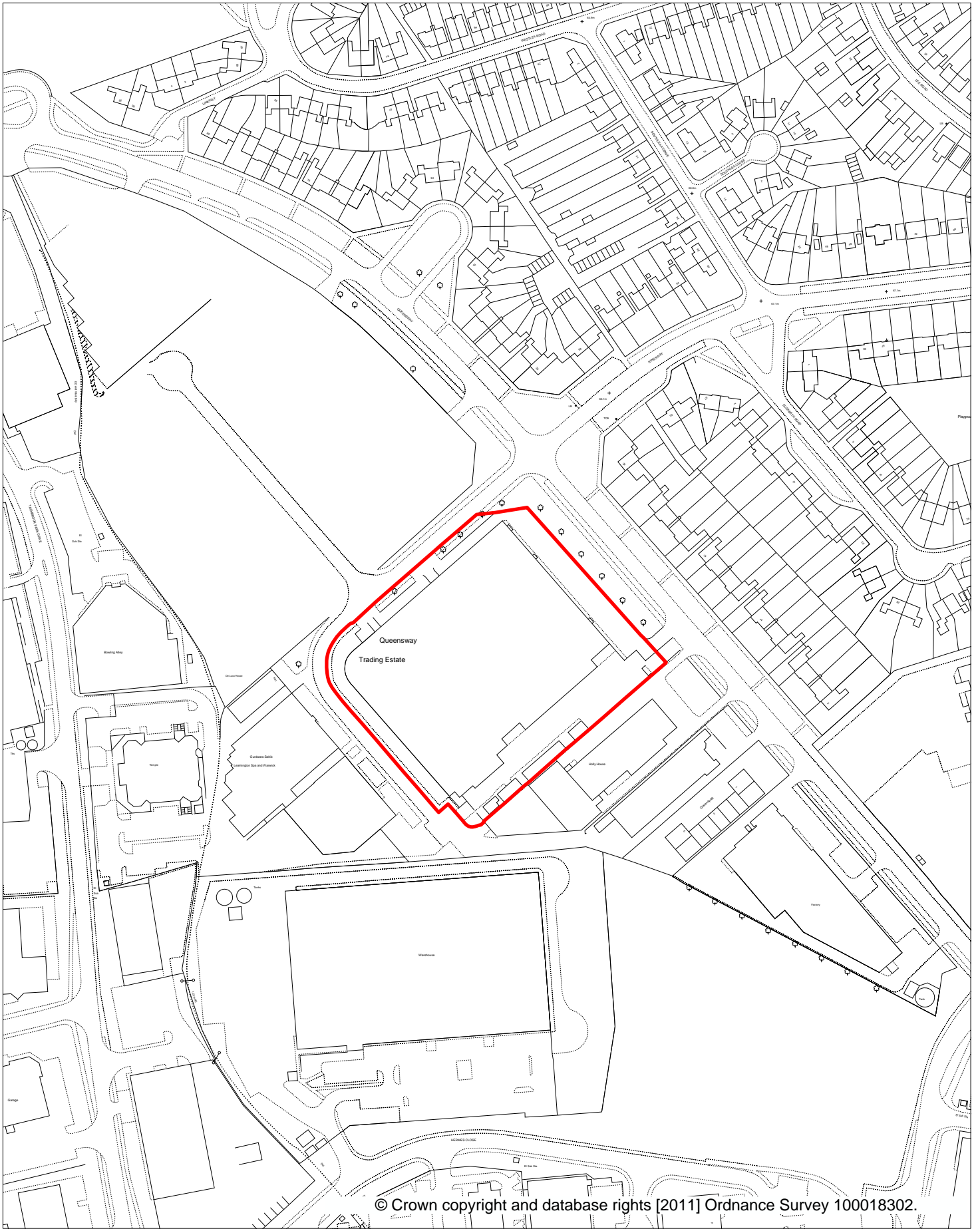
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North:

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

Site Ref	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)	2014/19		2019/24		2024/29	



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L05 Trinity Storage Site, Queensway, Leamington Spa.




LOCATION PLAN

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1:2500

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CP

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20 October 2011

Grid Reference:
431310 E, 264632 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	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. The north/north eastern part of the site is within a Water Source Protection Zone and an area of Groundwater Vulnerability. Footpath runs east/west through the centre of the site Small former quarry adjacent to site with landfill.
Potential Impacts	Within an area of medium landscape value. Part adjacent to Leamington Spa Conservation Area on southern boundary Loss of Grade 2 Agricultural Land
Environmental Conditions	Noise from railway line on western boundary
Overall Suitability	Potentially suitable in part, subject to alteration of the Green Belt boundary and consultations with the Environment Agency on groundwater protection. Allotment land will need to be either protected or relocated and, if protected, this would reduce the developable area by approximately 10ha.

Availability

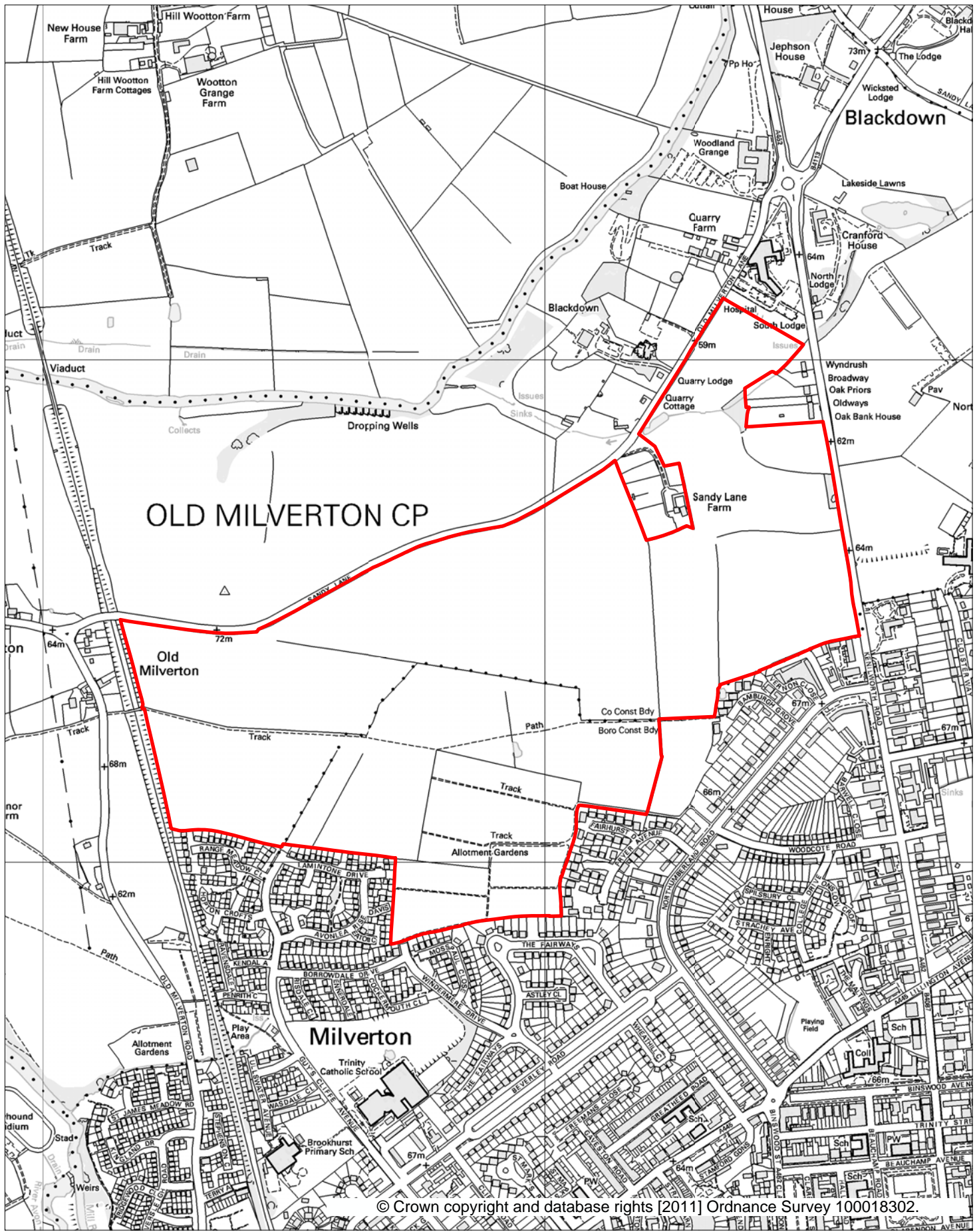
Owner willing to release site for mixed use development within 2 years
--

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						
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Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1,099	40dph	1,466	50dph	1,832
Timescale (in terms of practicality only)	2014/19	200	2019/24	750	2024/29	330



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L07 Land North of Milverton

LOCATION PLAN



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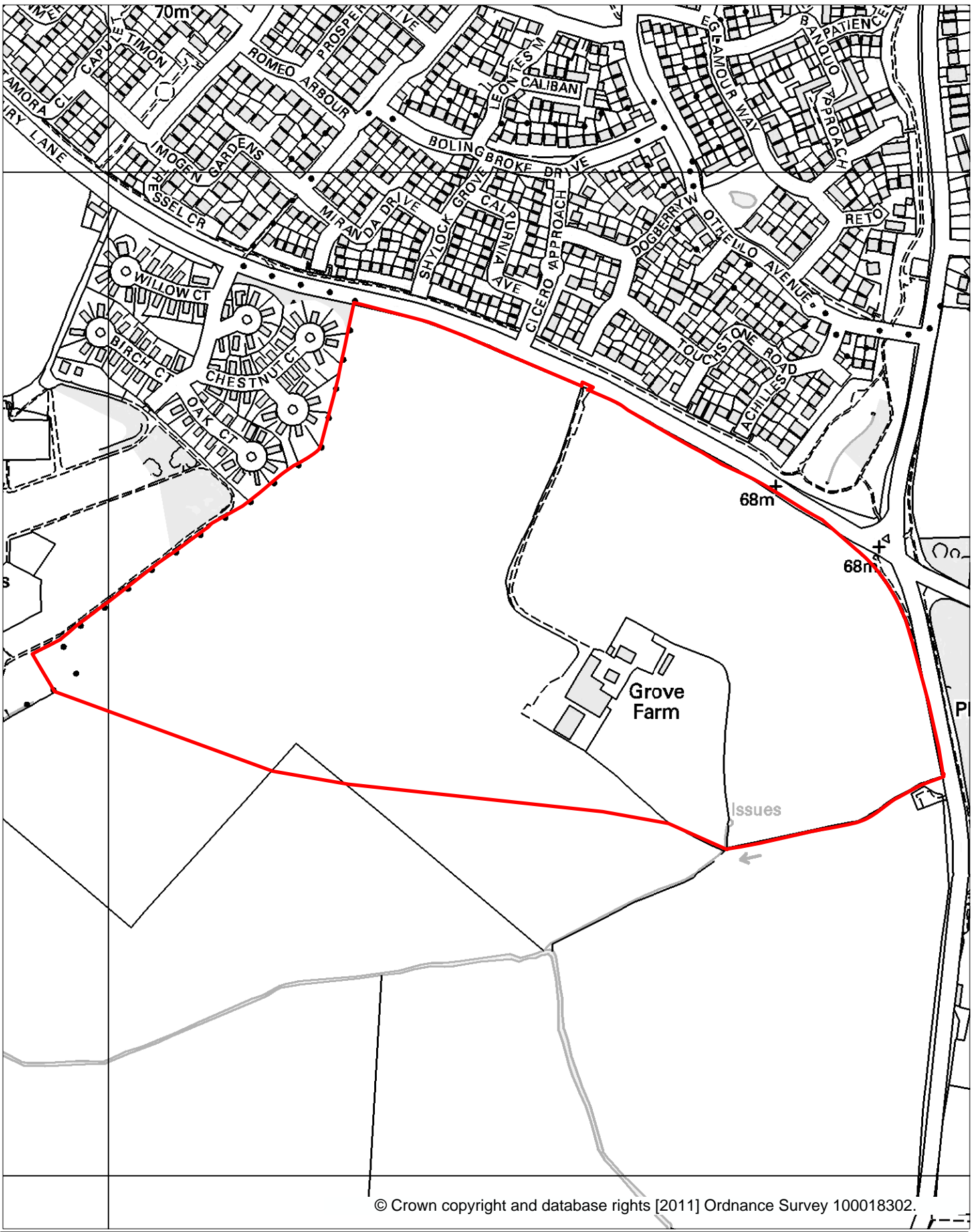
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430889 E, 267485 N

North: 

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

Site Ref	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
Timescale (in terms of practicality only)	2014/19	200	2019/24	460	2024/29	0



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L09 Land at Grove Farm

LOCATION PLAN

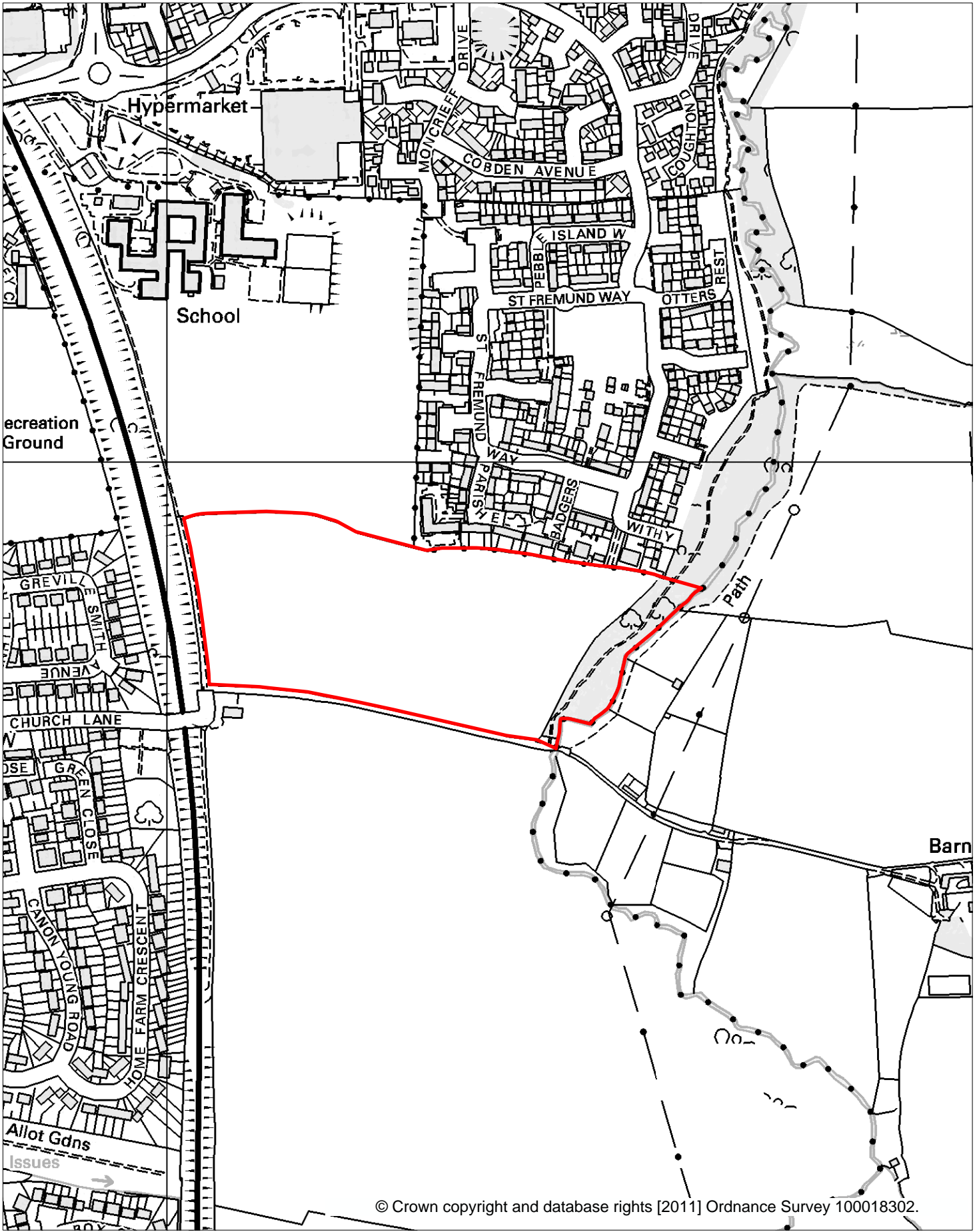


Scale: 1:5000	Drawn By: CP	Date: 20 October 2011	Grid Reference: 431376 E, 262556 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	L10	Site Name	Land South of Sydenham
Site Size (Hectares)	7.56 ha	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	L39 Campion School/ Whitnash East		

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					
Potential Impacts	Impact on open countryside of medium landscape value Whitnash Brook Valley Local Nature Reserve on eastern boundary. Loss of Grade 2 Agricultural Land					
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)	2014/19	175	2019/24	0	2024/29	0



L10 Land South of Sydenham

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

Date:
20 October 2011

Grid Reference:
433319 E, 263846 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 & potential impact on the junction of Heathcote Road and Tachbrook Road Loss of ridge and furrow.					
Environmental Conditions	Noise from adjacent railway line					
Overall Suitability	Potentially suitable dependent upon findings of a full Transport Assessment and improvements to highway network to mitigate any transport safety issues.					
Availability						
Landowner is willing to release land for development						
Achievability						
Subject to ability to satisfactorily address any issues arising from a full Transport Assessment						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	81	40dph	108	50dph	135
Timeframe (in terms of practicality only)	2014/19	95	2019/24	0	2024/29	0



L11 Golf Lane Fieldgate Lane


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

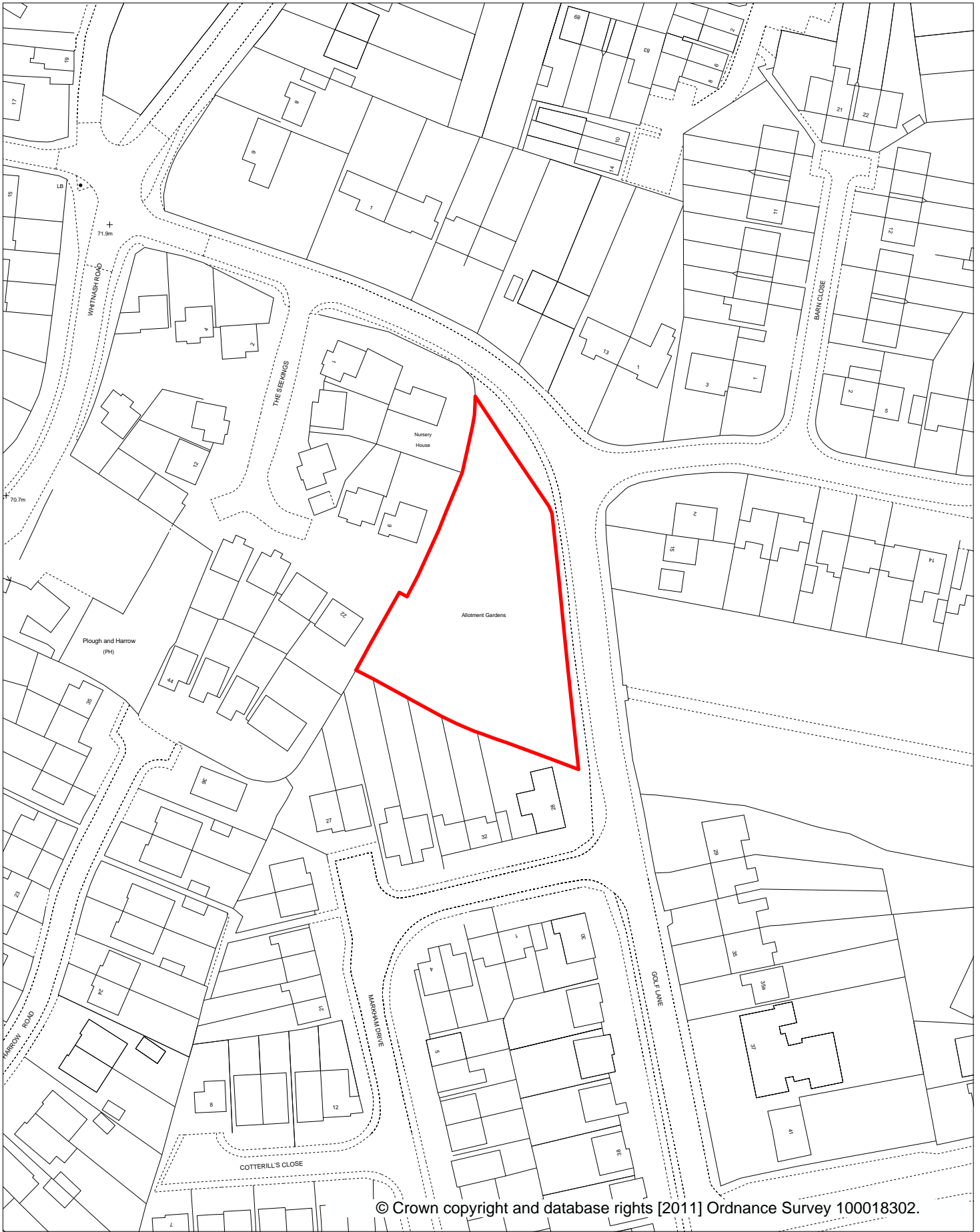
Grid Reference:
432997 E, 262713 N

North: 

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

Site Ref	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)	2014/19		2019/24		2024/29	



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L12 Golf Lane, Whitnash

LOCATION PLAN



Scale:
1:1250

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CP

Date:
21 October 2011

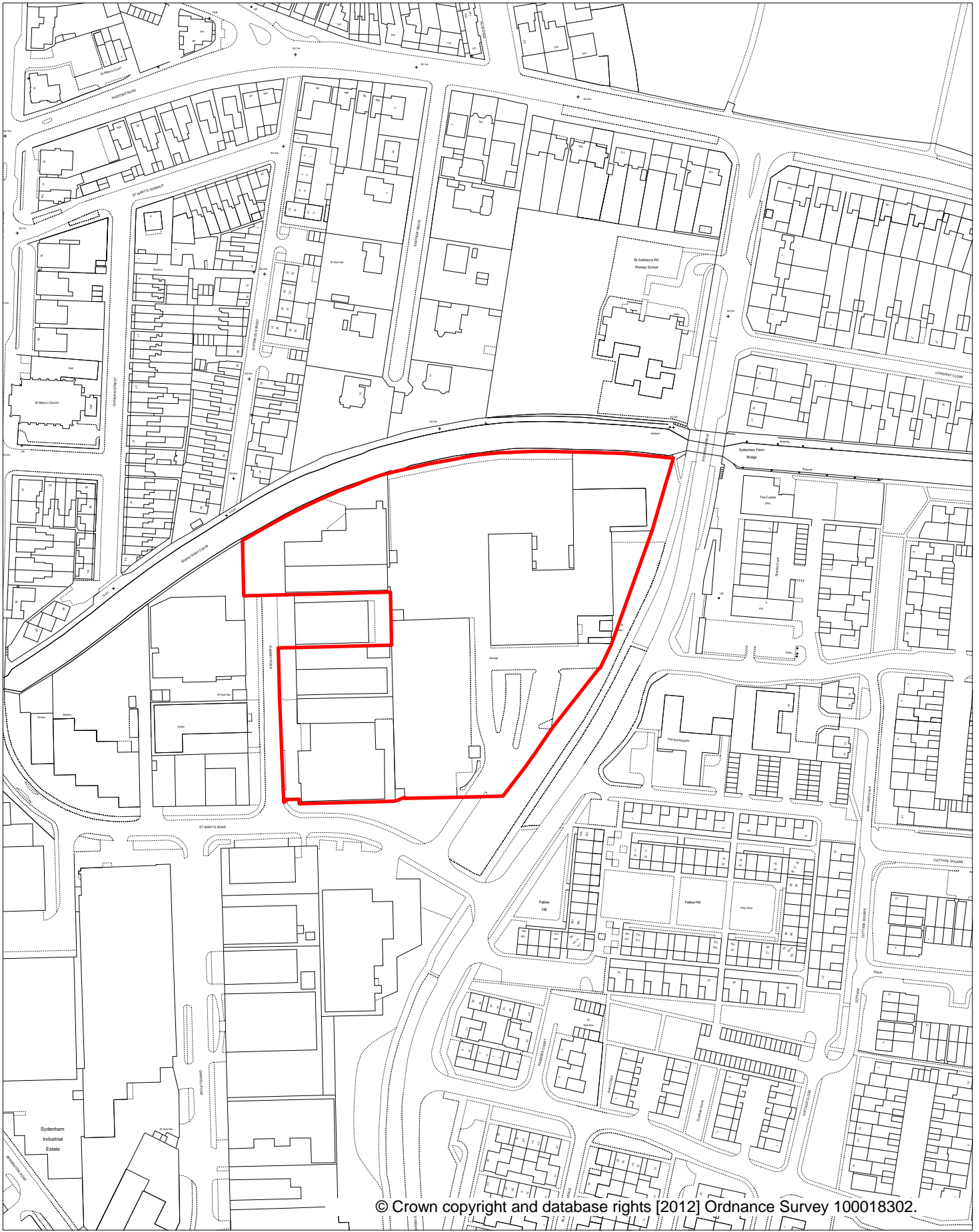
Grid Reference:
432732 E, 263356 N

North: 

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

Site Ref	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)	2014/19		2019/24		2024/29	



L13 Soans Site and Land adjacent to Sydenham Industrial Estate


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

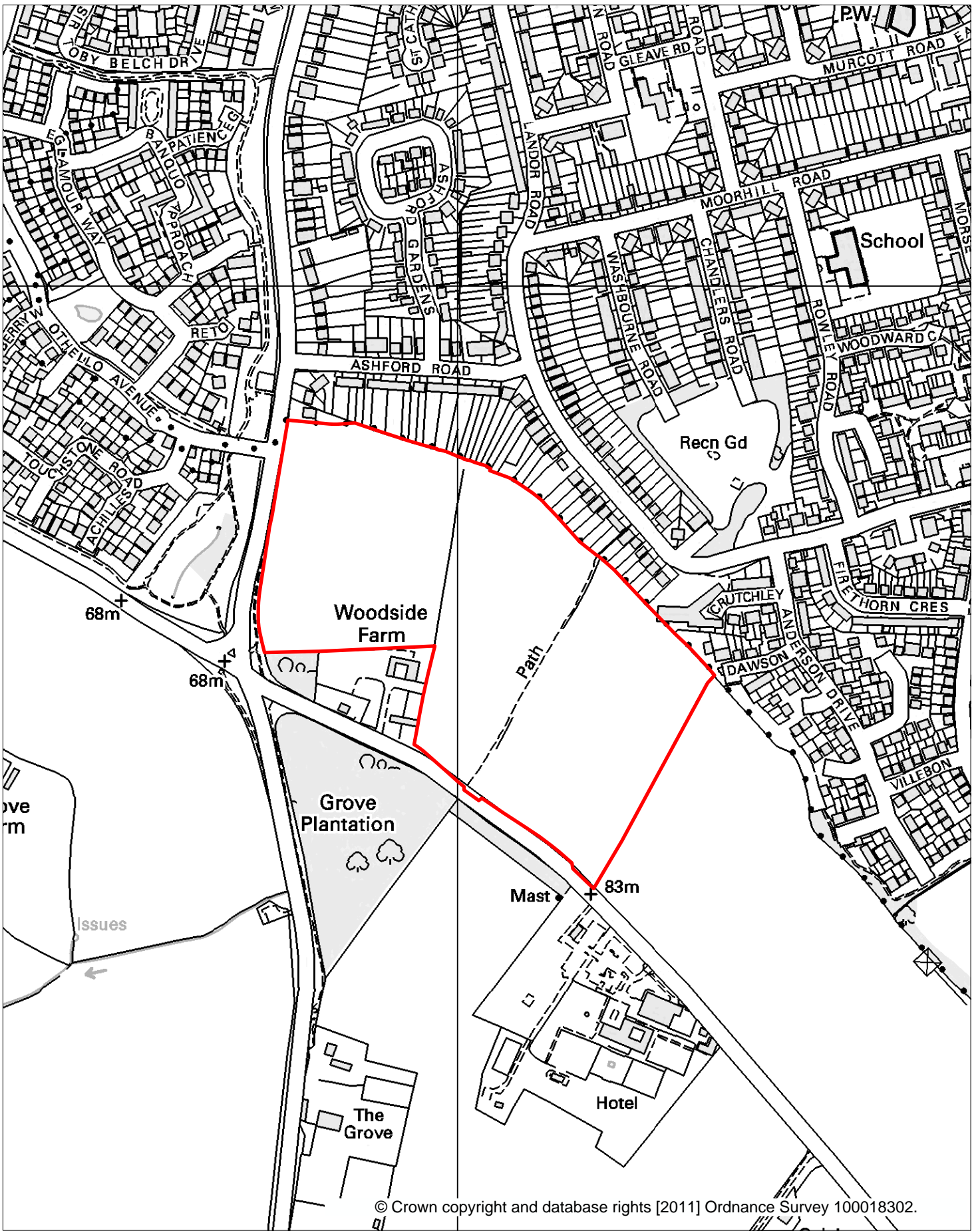
Grid Reference:
432944 E, 265052 N

North: 

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

Site Ref	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)	2014/19	250	2019/24	0	2024/29	0



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L14 Woodside Farm

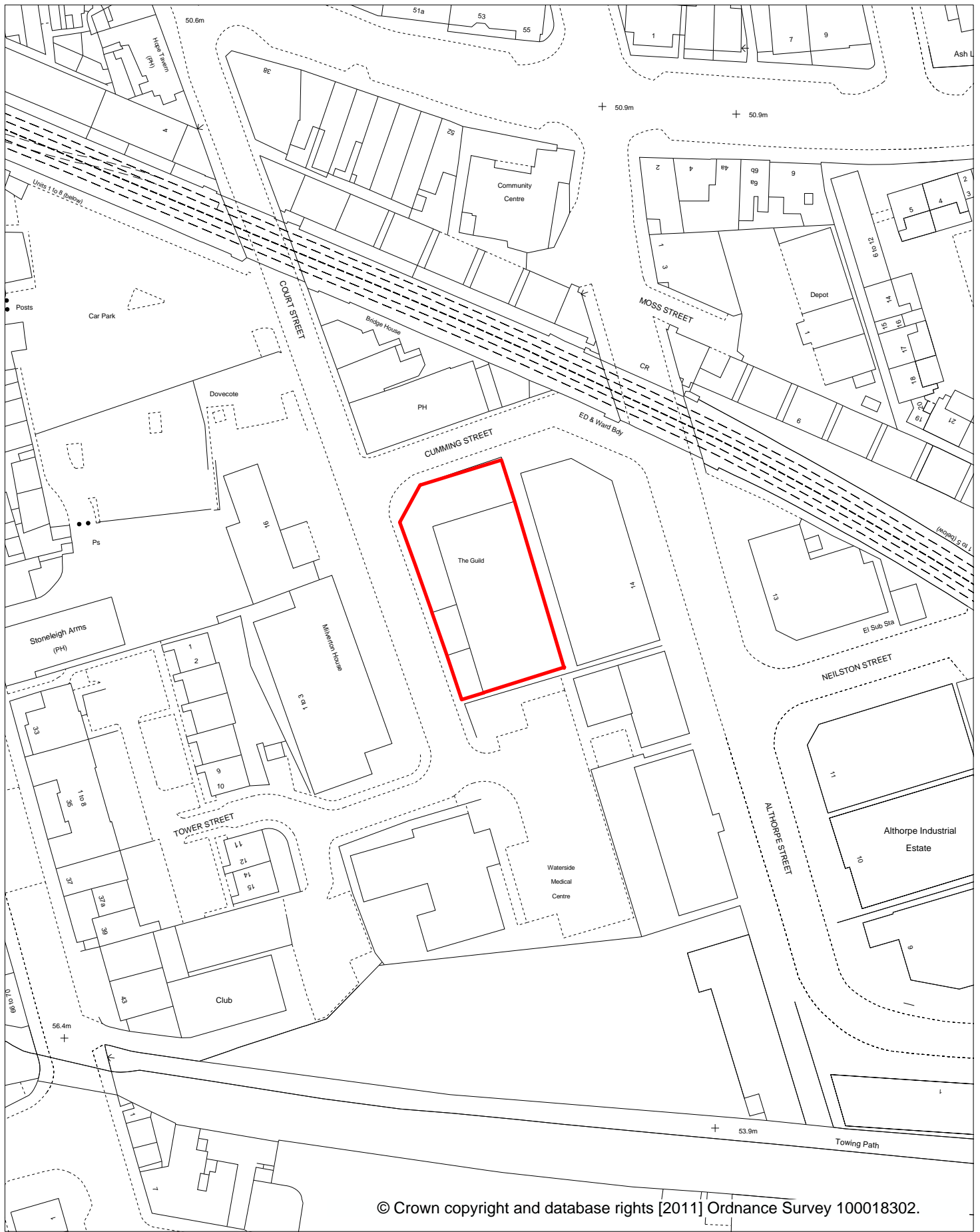
LOCATION PLAN

Scale: 1:5000	Drawn By: CP	Date: 21 October 2011	Grid Reference: 432029 E, 262669 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	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						
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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L15 Court Street / Cumming Street

LOCATION PLAN



Scale:
1:1000

Drawn By:
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Date:
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Grid Reference:
432161 E, 265086 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	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	The site is within a Water Source Protection Zone and an area of Groundwater Vulnerability.					
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)	2014/19	5	2019/24	0	2024/29	0



L16 77 Lillington Road

LOCATION PLAN

Scale: 1:1250

Drawn By: CP

Date: 21 October 2011

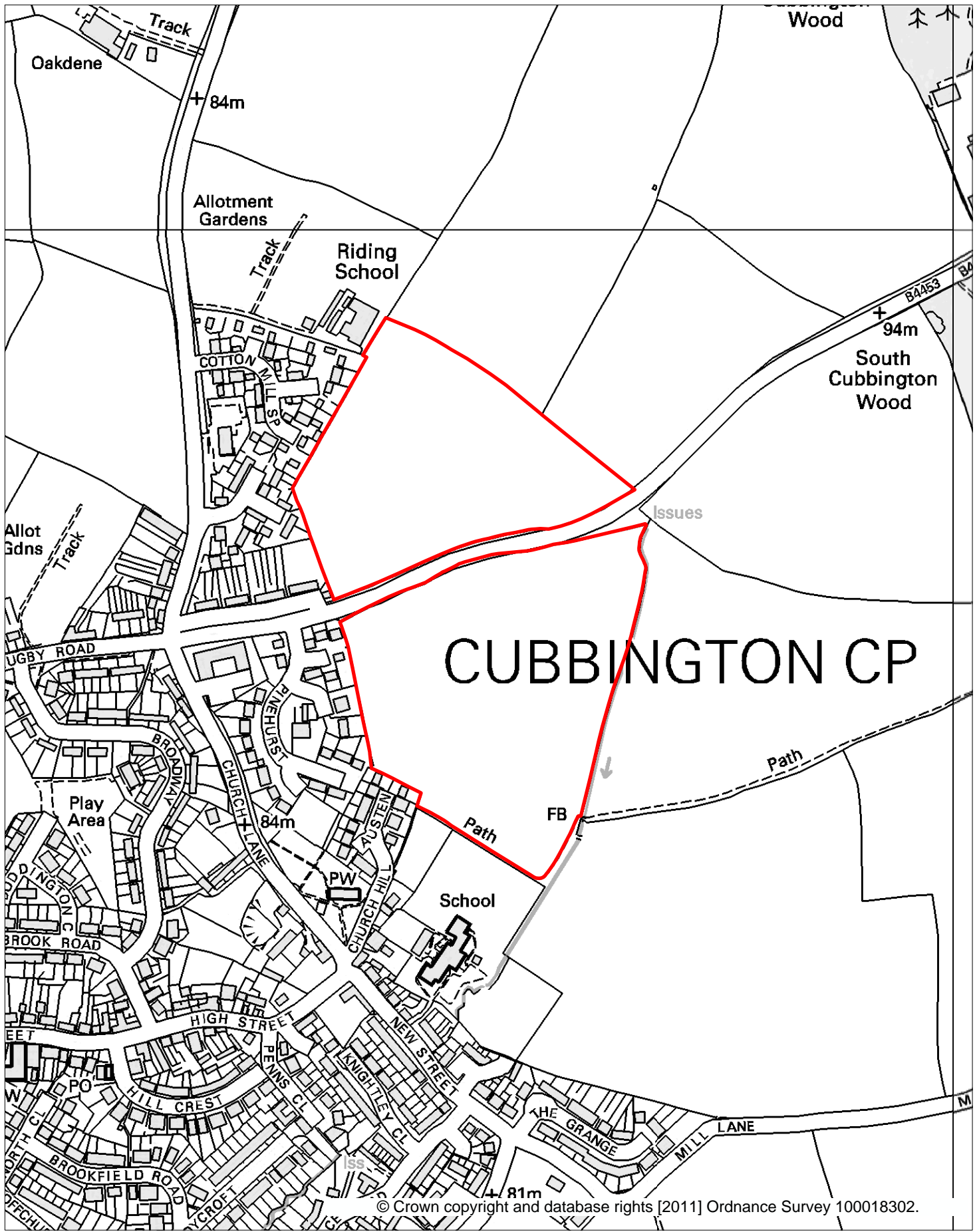
Grid Reference: 432209 E, 267678 N

North:

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

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

Suitability for Housing						
Location	Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt					
Physical Constraints	Topography and surface water drainage Footpath crosses site from village in north easterly direction.					
Potential Impacts	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.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable, due to impact on flooding in Cubbington and impact on an area of high landscape value					
Availability						
Owners have expressed willingness to release the 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	



L17 Cubbington East

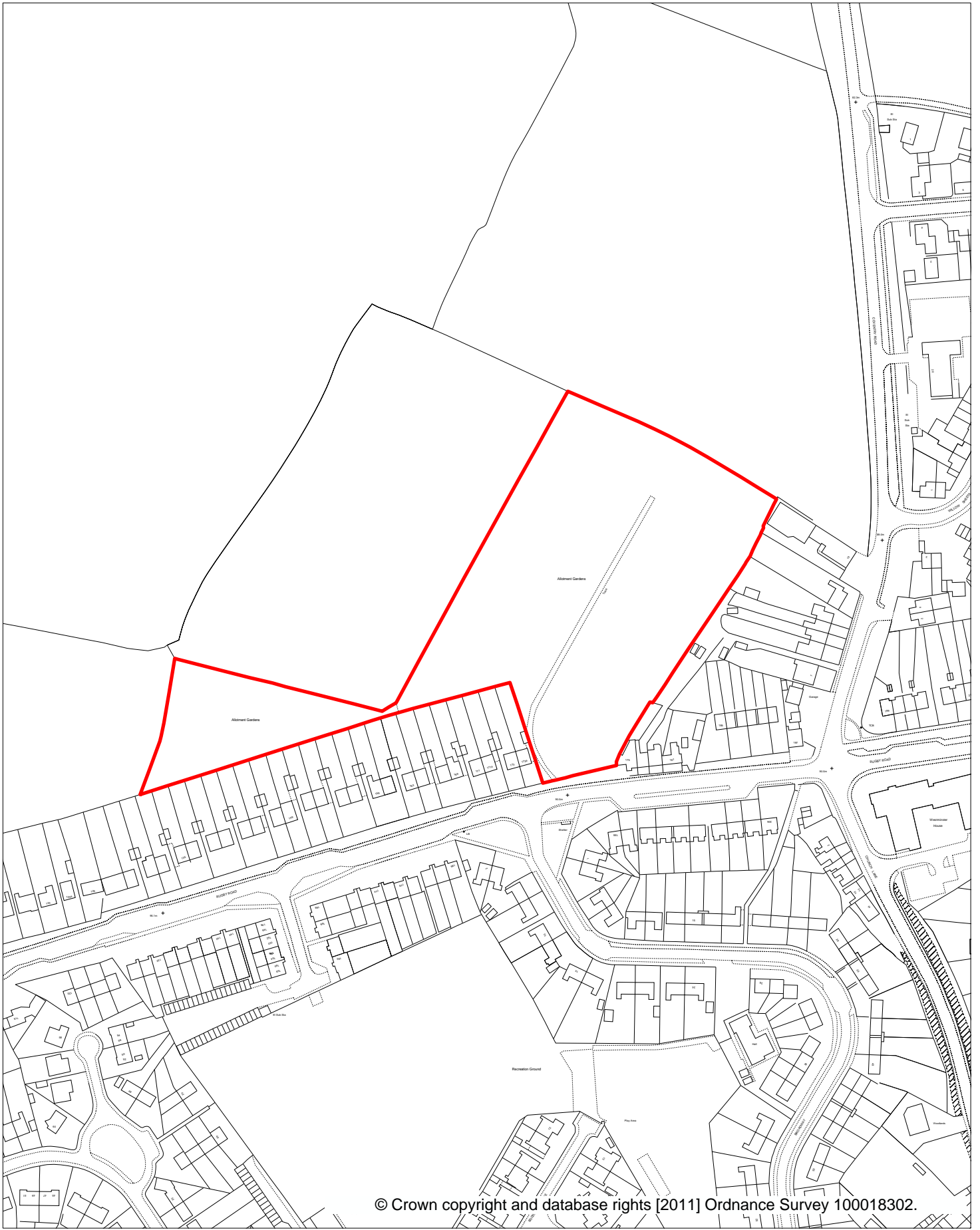
LOCATION PLAN

Scale: 1:5000	Drawn By: CP	Date: 21 October 2011	Grid Reference: 434537 E, 268613 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	L18	Site Name	Allotment Land, Rugby Road, Cubbington
Site Size (Hectares)	2.28	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	L19 Land at North Cubbington		

Suitability for Housing						
Location	Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt Protecting recreation facilities (allotments)					
Physical Constraints	Site configuration and no access to part of land					
Potential Impacts	Impact on landscape beyond ridgeline within an area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable, due to impact on an area of high landscape value					
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)	2014/19		2019/24		2024/29	



L18 Allotment Land, Rugby Road, Cubbington


LOCATION PLAN

Scale:
1:2500

Drawn By:
CP

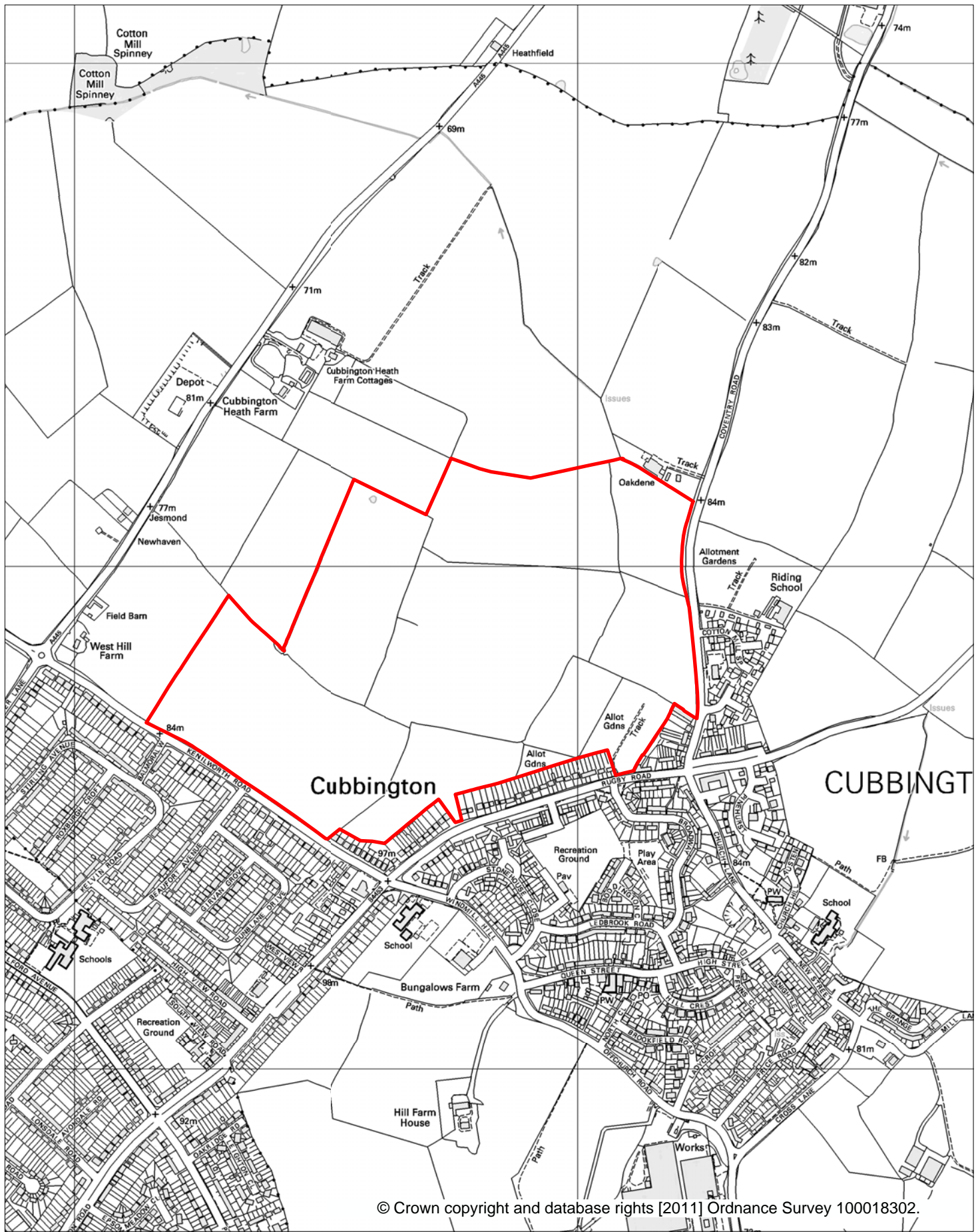
Date:
21 October 2011

Grid Reference:
434049 E, 268667 N

North: 

Site Ref	L19	Site Name	Land at North Cubbington
Site Size (Hectares)	54.06	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	L18 Land at Rugby Road Cubbington		

Suitability for Housing						
Location	Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt Protecting recreation facilities (allotments)					
Physical Constraints	The western half of the site is classified as Agricultural Land Grade 2					
Potential Impacts	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 Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	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.					
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)	2014/19		2019/24		2024/29	



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L19 Land at North Cubbington

LOCATION PLAN

Scale:
1:10000

Drawn By:
CP

Date:
21 October 2011

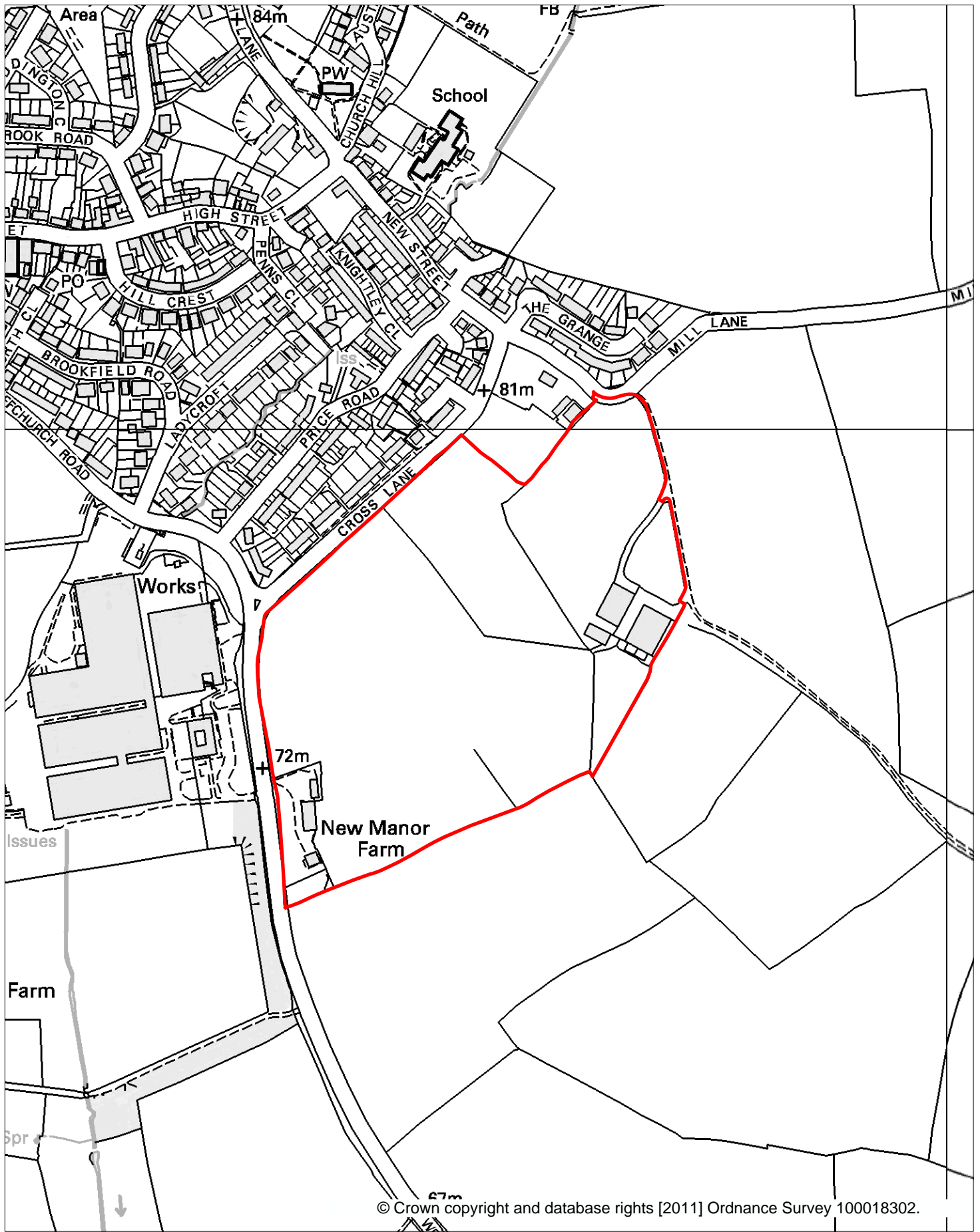
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433825 E, 268896 N

North:

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

Site Ref	L20	Site Name	Land at South Cubbington
Site Size (Hectares)	13.5	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to village to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt					
Physical Constraints	Topography - Site slopes steeply upwards in easterly direction Some protected trees on the site.					
Potential Impacts	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.					
Environmental Conditions	Satisfactory					
Overall Suitability	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					
Availability						
Owners have 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	



L20 Land at South Cubbington

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

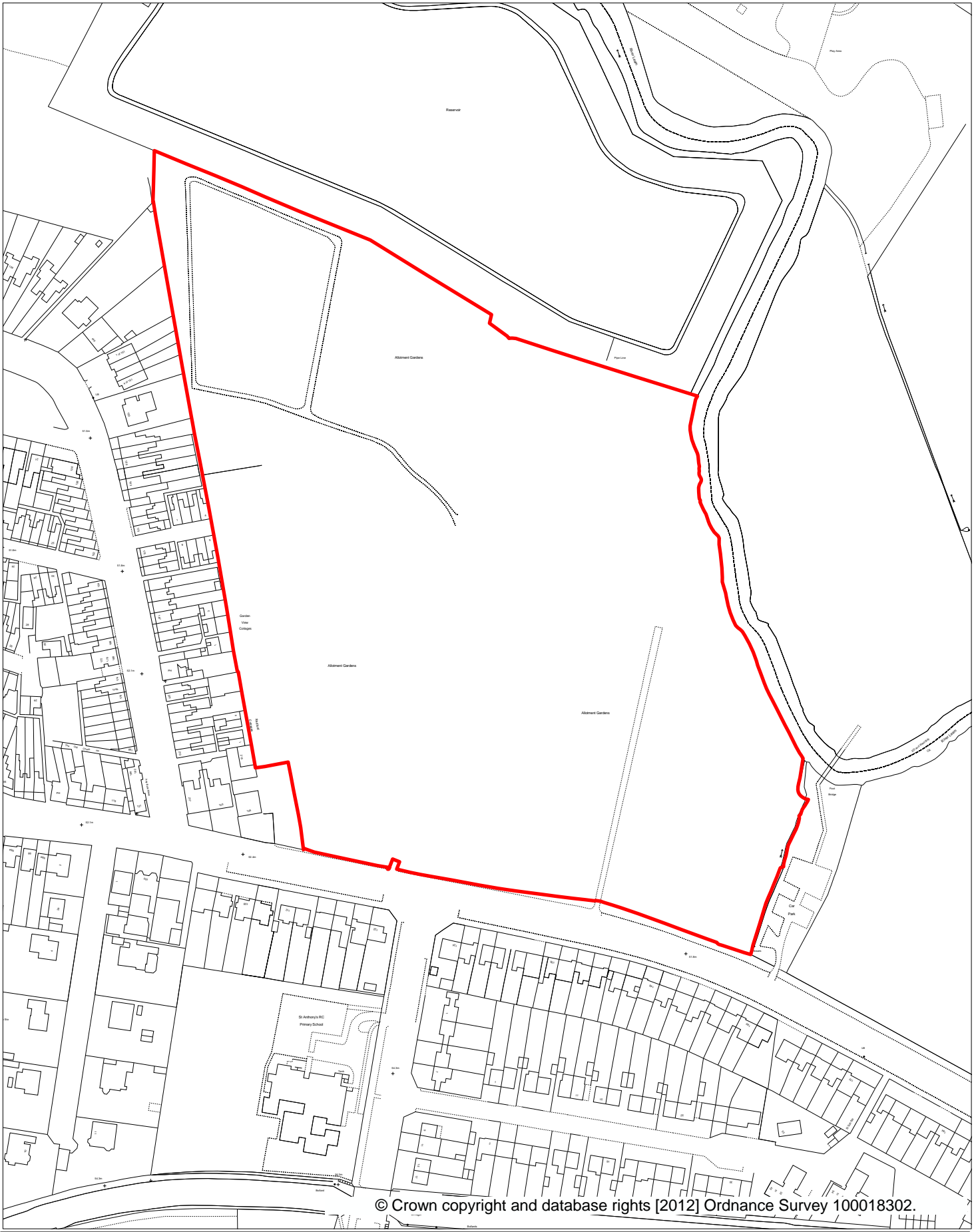
Date:
21 October 2011

Grid Reference:
434545 E, 267811 N

North: 

Site Ref	L21	Site Name	St Mary's Allotments
Site Size (Hectares)	7.78	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Leamington Spa urban area					
Policy Restrictions	Green Belt Protecting recreation facilities (allotments)					
Physical Constraints	Flood Risk Zones 2, 3A and 3B cover majority of site					
Potential Impacts	Adjacent to Leam Valley Local Nature Reserve Grade II Listed Buildings at 123 and 125 Radford Road and 217 Leam Terrace					
Environmental Conditions	Subject to flooding					
Overall Suitability	Not suitable due to flood risk					
Availability						
Owners have 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	



L21 St. Mary's Allotments, Radford Road

LOCATION PLAN




Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

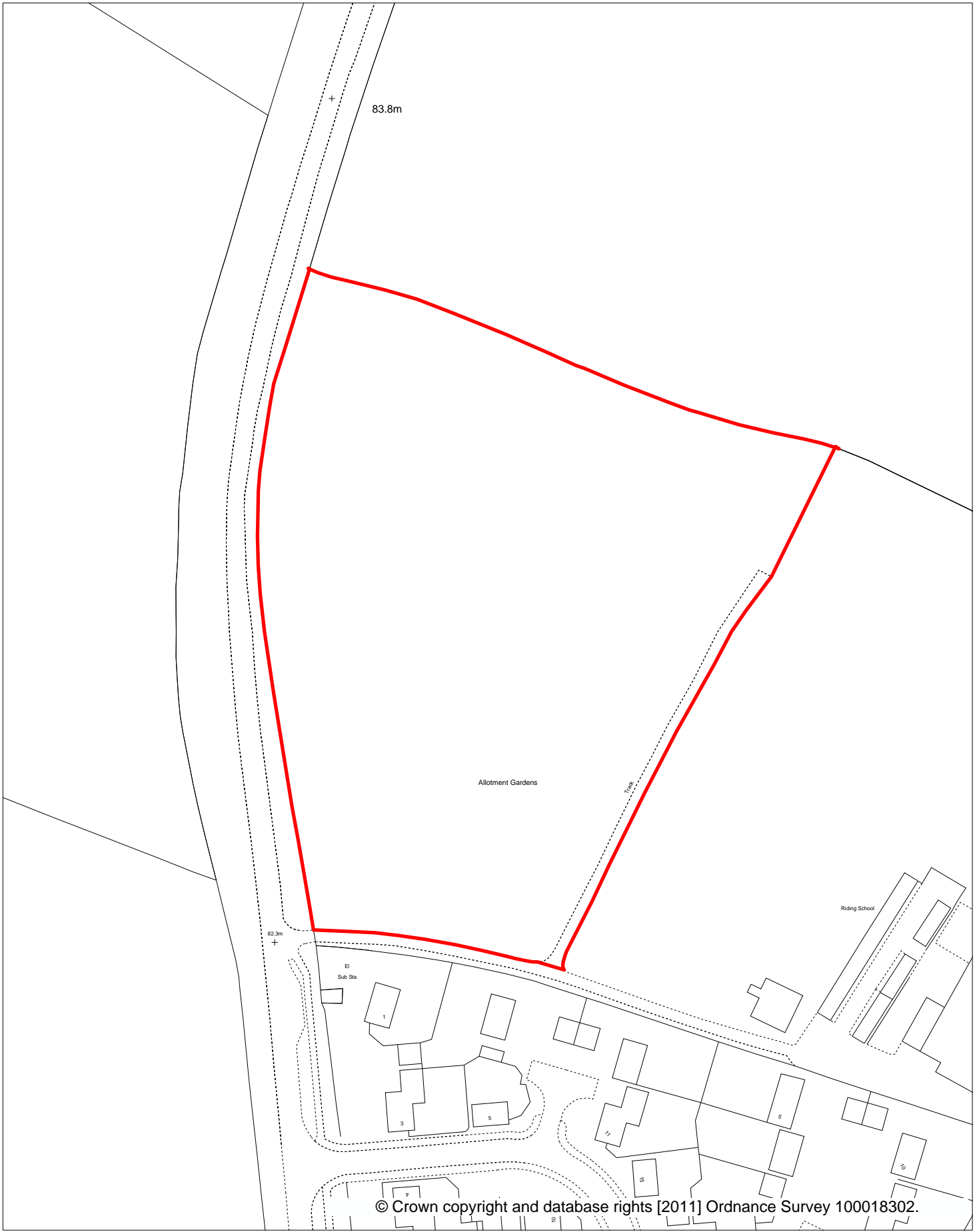
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433110 E, 265429 N

North: 

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

Site Ref	L22	Site Name	Allotment Gardens, Coventry Road, Cubbington
Site Size (Hectares)	1.6	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	L43 Waverley Equestrian Centre		

Suitability for Housing						
Location	Adjacent to village of Cubbington to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt Protecting recreation facilities (allotments) Minerals Consultation Area					
Physical Constraints	None					
Potential Impacts	Extending ribbon 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						
Owners have 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	



L22 Allotment Gardens, Coventry Road, Cubbington

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

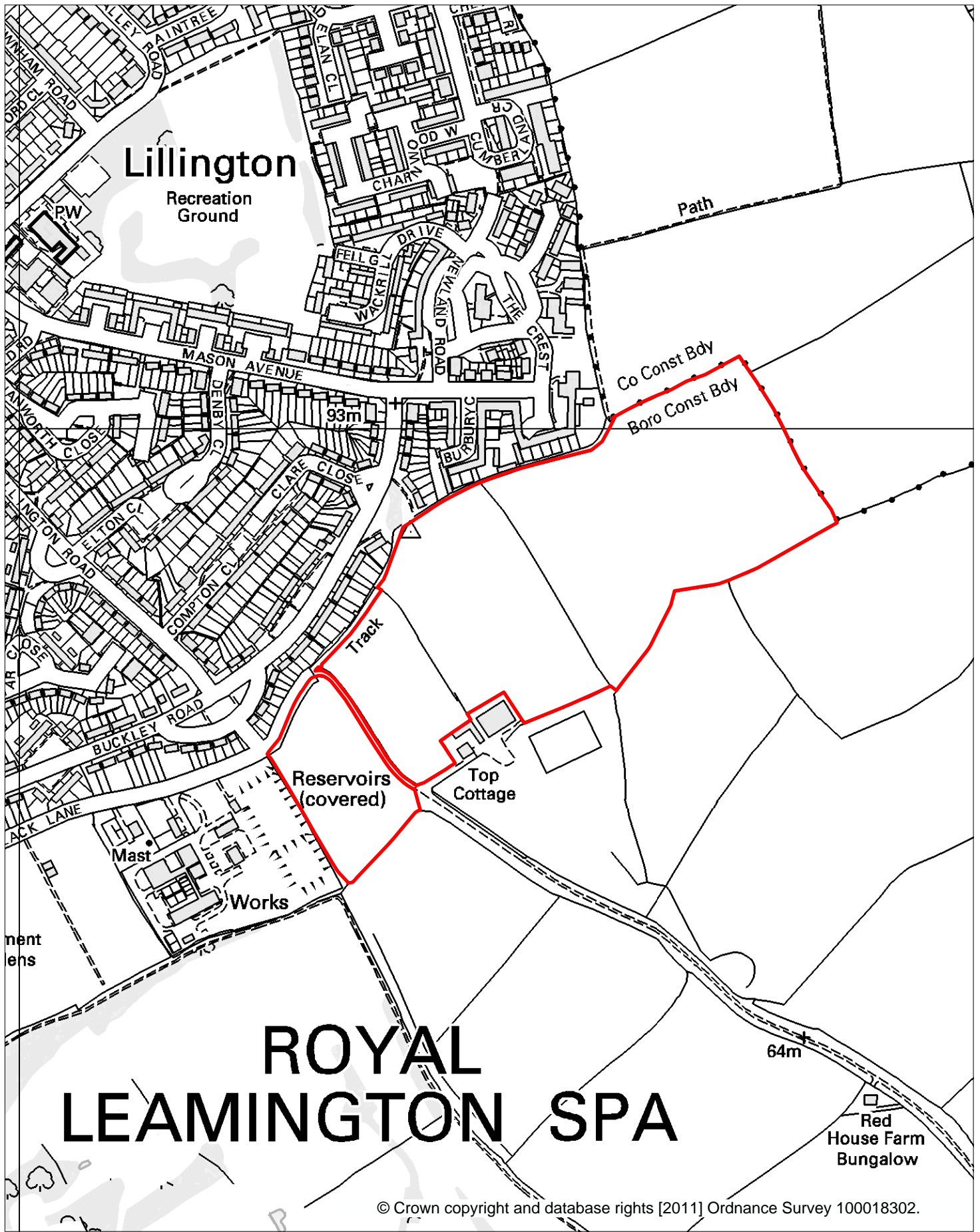
Date:
21 October 2011

Grid Reference:
434285 E, 269004 N

North:

Site Ref	L23	Site Name	Land at Red House Farm, Campion Hills
Site Size (Hectares)	11.57	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Adjacent to Leamington Spa urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependent upon agreement with third party. Topography - north eastern part of site slopes away steeply.					
Potential Impacts	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.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable in part (8.7 hectares) due to landscape impact of development on north eastern section and subject to ability to secure access.					
Availability						
Owners have expressed willingness to bring the site forward for development within 3 years						
Achievability						
Potentially achievable in medium term subject to ability to secure suitable access to the site						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	174	40dph	232	50dph	290
Timeframe (in terms of practicality only)	2014/19	200	2019/24	0	2024/29	0



L23 Land at Red House Farm, Campion Hills

LOCATION PLAN

Scale:
1:5000

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
433467 E, 266810 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	L24	Site Name	Confidential Site
Site Size (Hectares)	0.27	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	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable					
Availability						
Not currently available, but landowner has expressed interest in releasing the site for development in the period 2014/19.						
Achievability						
Achievable, subject to market and land being released						
Housing Capacity						
Development Mix	Housing	100%	Other Uses	0%		
Potential Capacity	30dph	8	40dph	11	50dph	14
Timeframe (in terms of practicality only)	2014/19	11	2019/24	0	2024/29	0

Site Ref	L25	Site Name	Confidential Site
Site Size (Hectares)	0.24	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

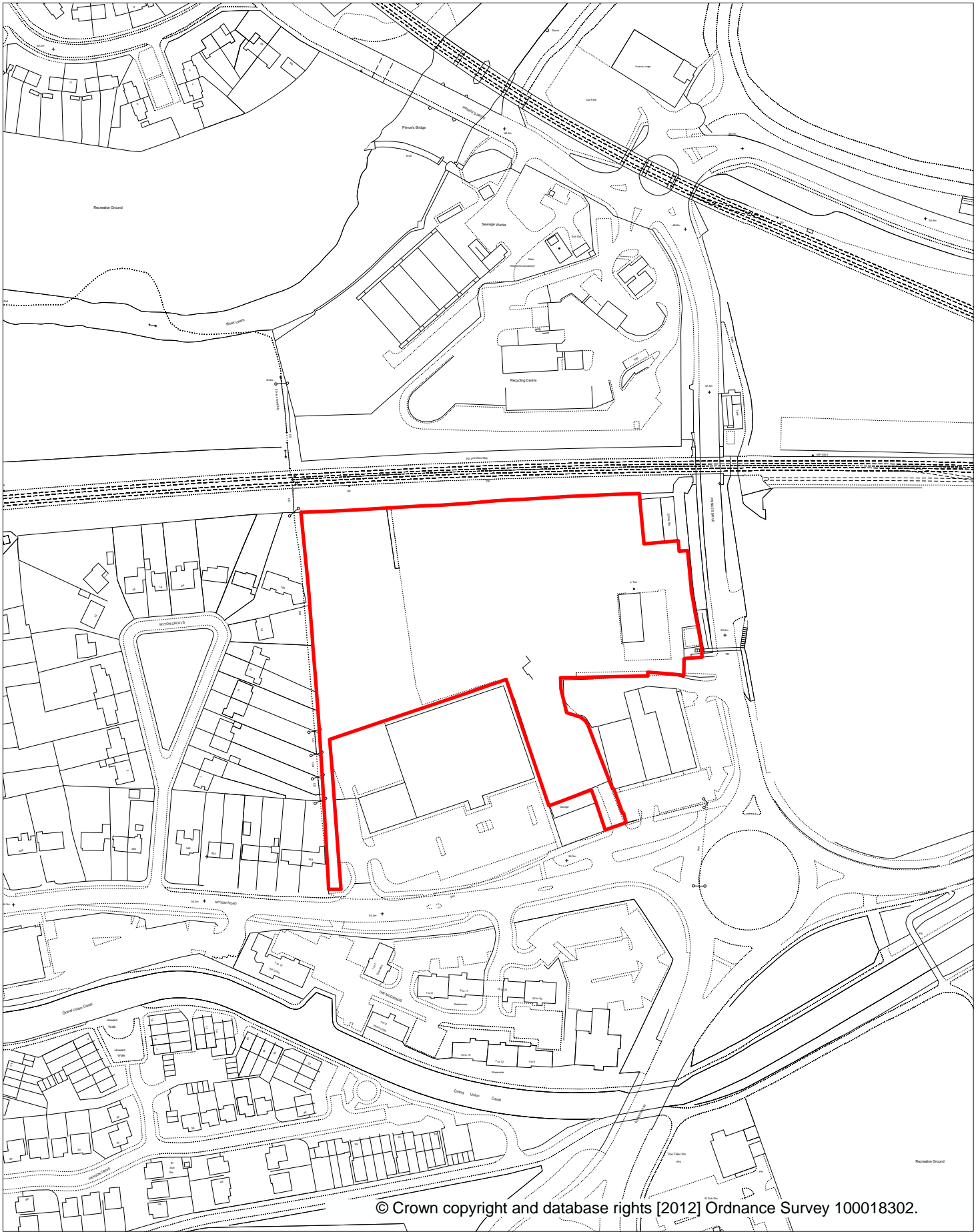
Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	None					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable					
Availability						
Not currently available, but landowner has expressed interest in releasing the site for development in the period 2014/19						
Achievability						
Achievable, subject to market and land being released						
Housing Capacity						
Development Mix	Housing	100%	Other Uses	0%		
Potential Capacity	30dph	7	40dph	10	50dph	12
Timeframe (in terms of practicality only)	2014/19	10	2019/24	0	2024/29	0

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

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Protection of Open Spaces (part of site)					
Physical Constraints	Currently occupied					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to retaining or providing alternative open space.					
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	10	40dph	13	50dph	17
Timeframe (in terms of practicality only)	2014/19	0	2019/24	15	2024/29	0

Site Ref	L27	Site Name	Land R/O Homebase
Site Size (Hectares)	2.00	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	Allocated Employment Land					
Physical Constraints	Limited access from Prince's Drive					
Potential Impacts	None					
Environmental Conditions	Not satisfactory due to noise from railway from north and commercial units to south.					
Overall Suitability	Not suitable, due to environmental conditions within this location which is bounded by railway, busy road and rear of commercial units.					
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	



L27 R/O Homebase, Myton Road

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

Grid Reference:
430872 E, 265212 N

North:

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Telephone: (01926) 450000. Facsimile: (01926) 456542.