

Strategic Housing Land Availability Assessment

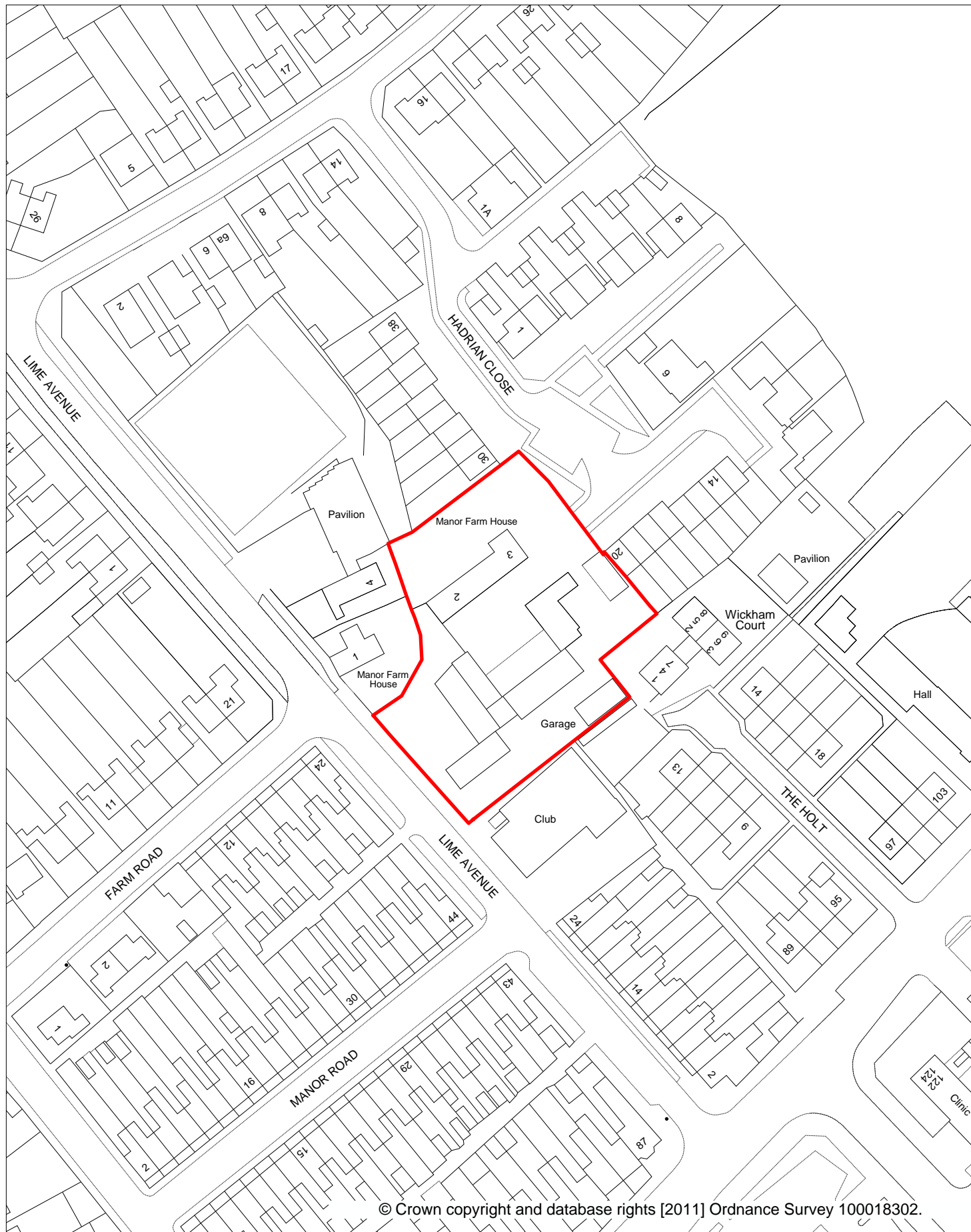
Site Assessments: Leamington & Whitnash

May 2014



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

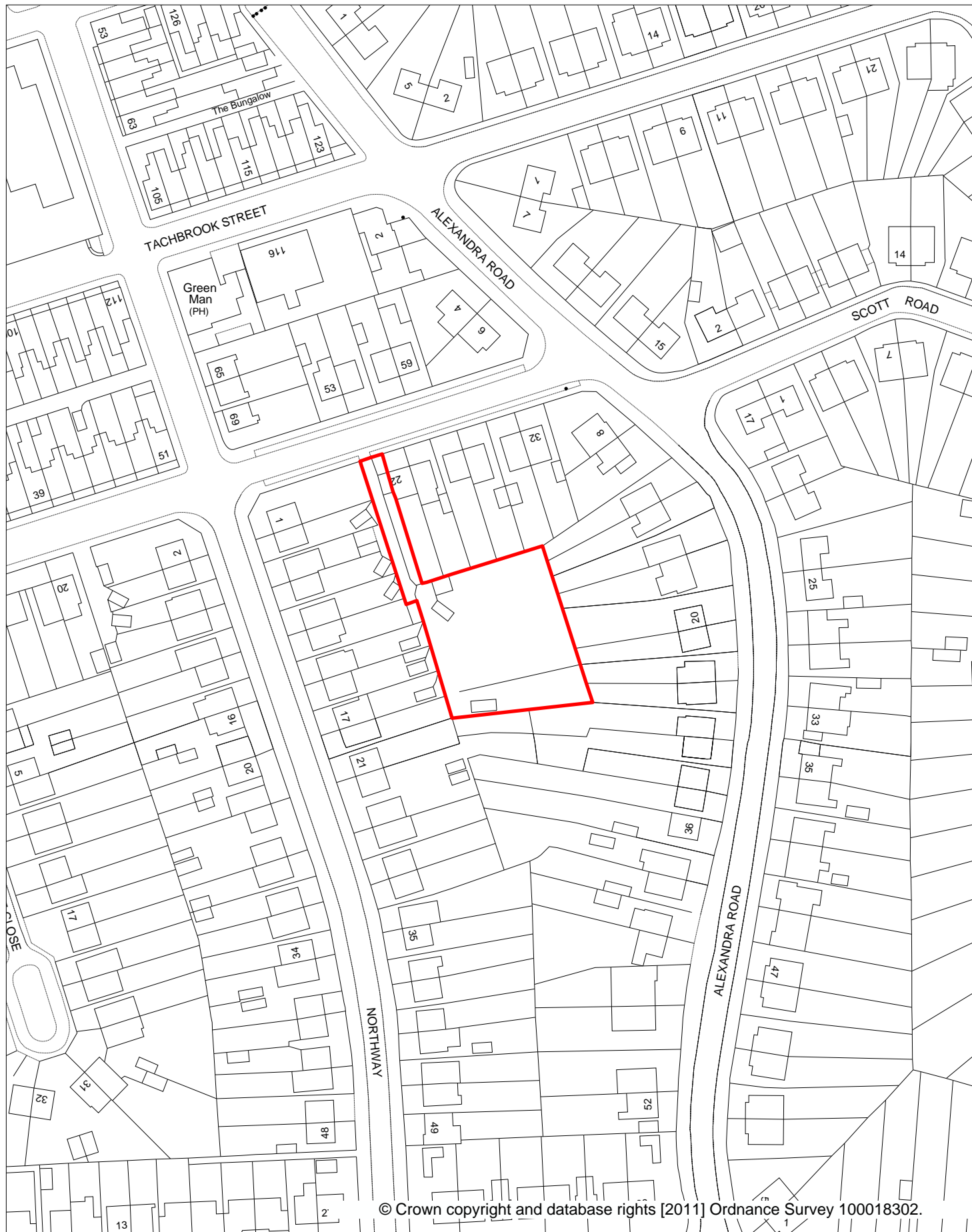
North:



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

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Date:
20 October 2011

Grid Reference:
432446 E, 264531 N

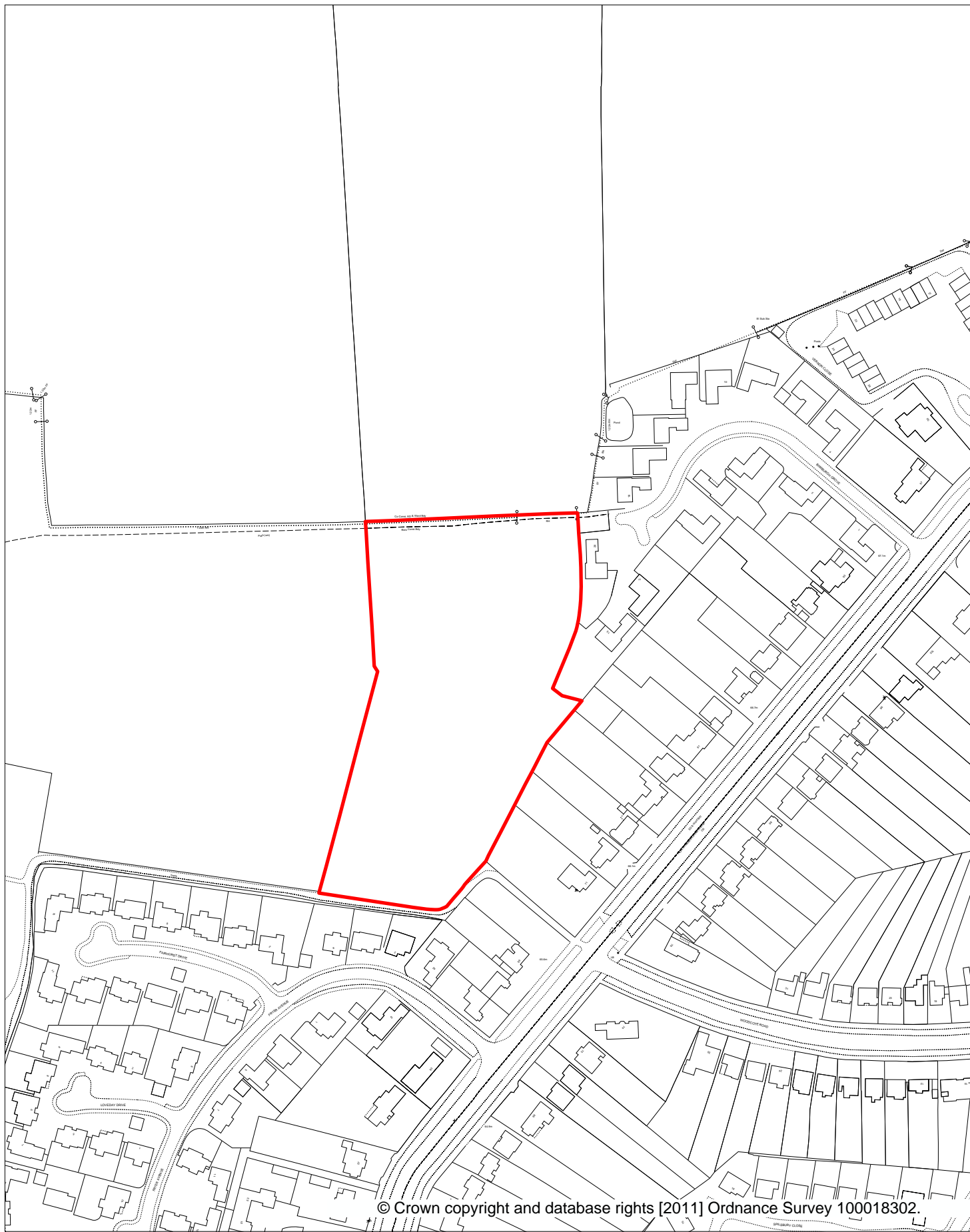
North:



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

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20 October 2011

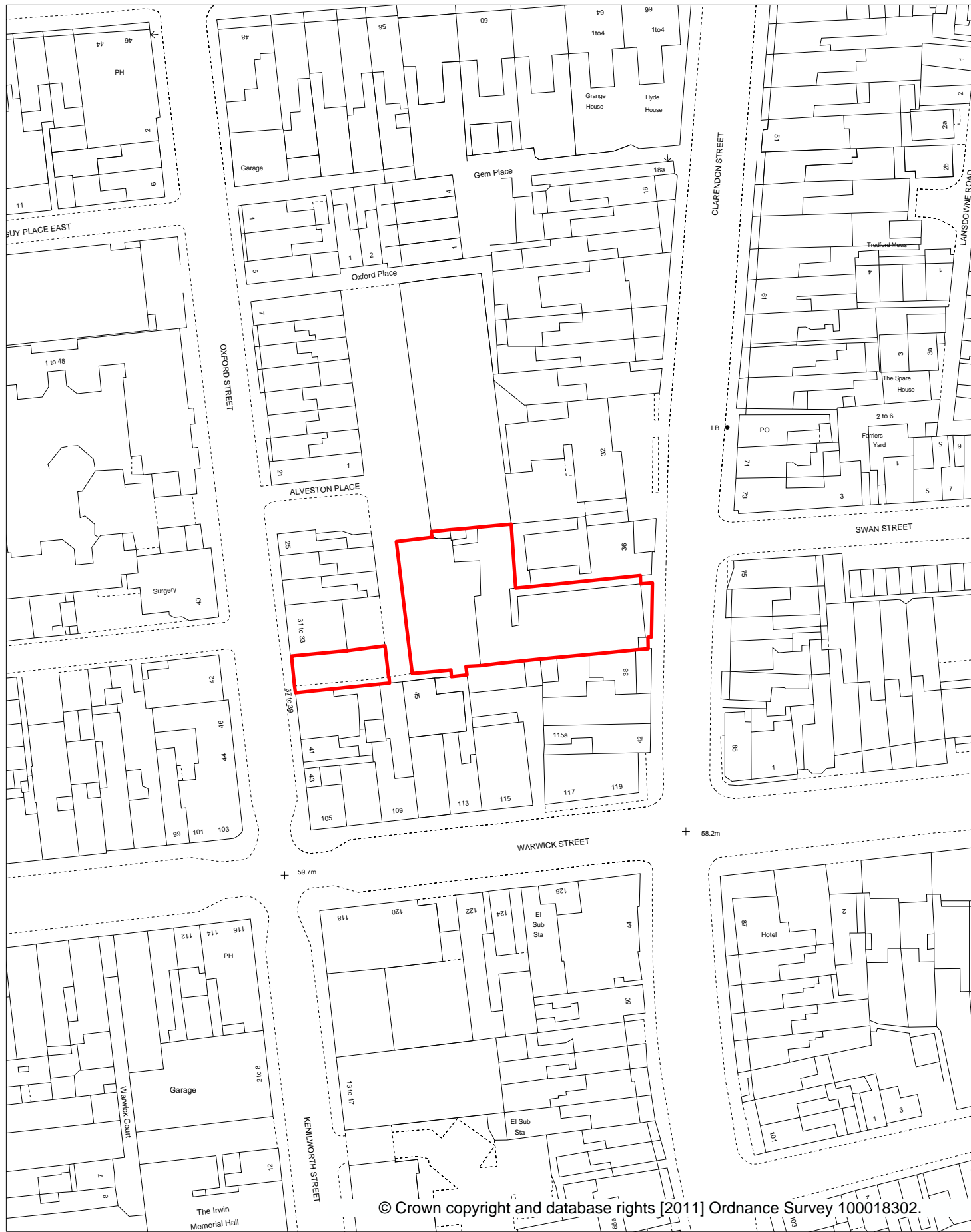
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North:

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

Site Ref	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:
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Date:
20 October 2011

Grid Reference:
432010 E, 266157 N

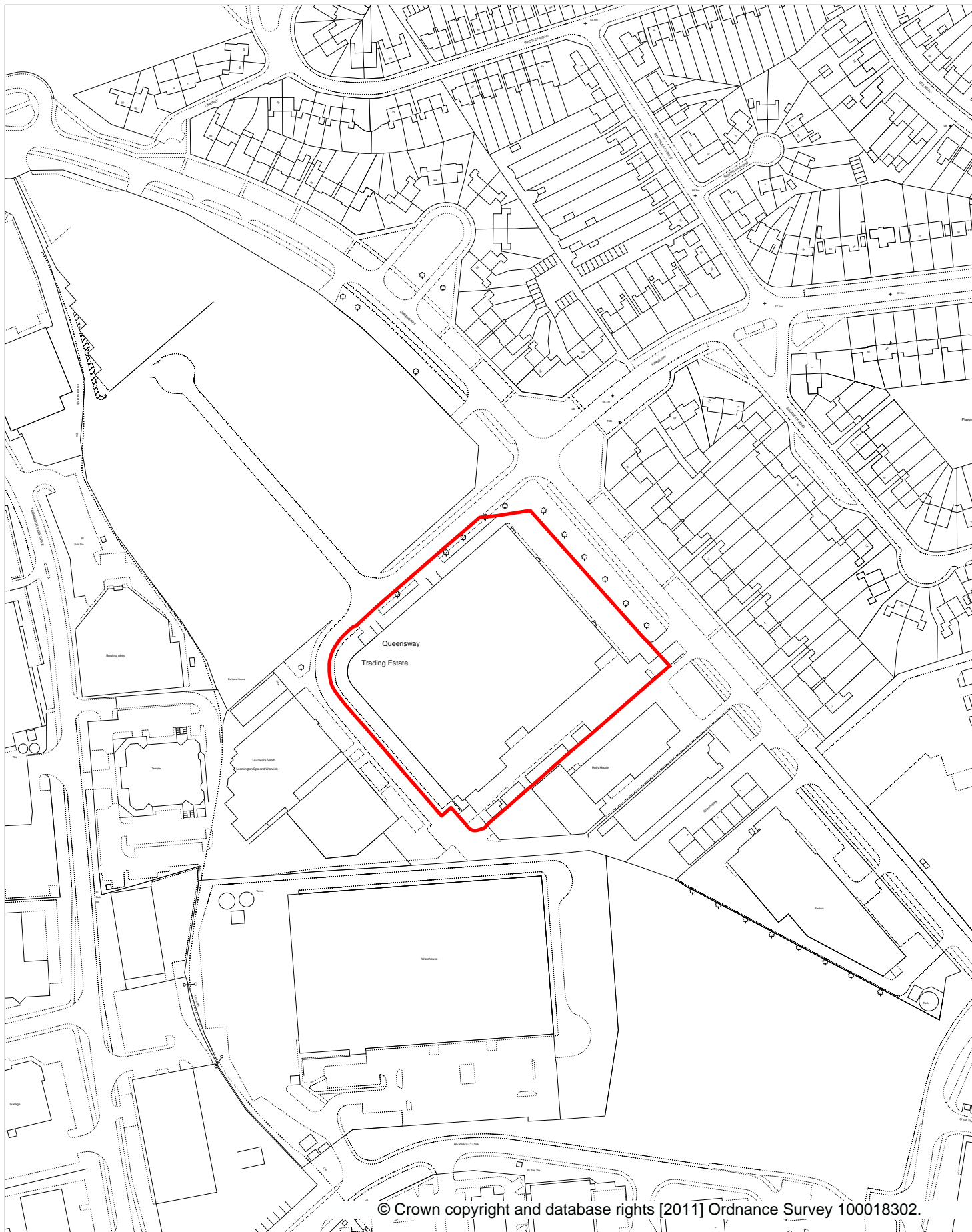
North:



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

Site Ref	L05	Site Name	Trinity Storage Site, Queensway
Site Size (Hectares)	1.53	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Previously developed
Updated Situation at April 2014		<i>Planning permission granted for 72 affordable homes in Feb 13 and development under construction (W12/1428)</i>	

Suitability for Housing						
Location						
Policy Restrictions						
Physical Constraints						
Potential Impacts						
Environmental Conditions						
Overall Suitability						
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	



L05 Trinity Storage Site, Queensway, Leamington Spa.

LOCATION PLAN



Scale:
1:2500

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20 October 2011

Grid Reference:
431310 E, 264632 N

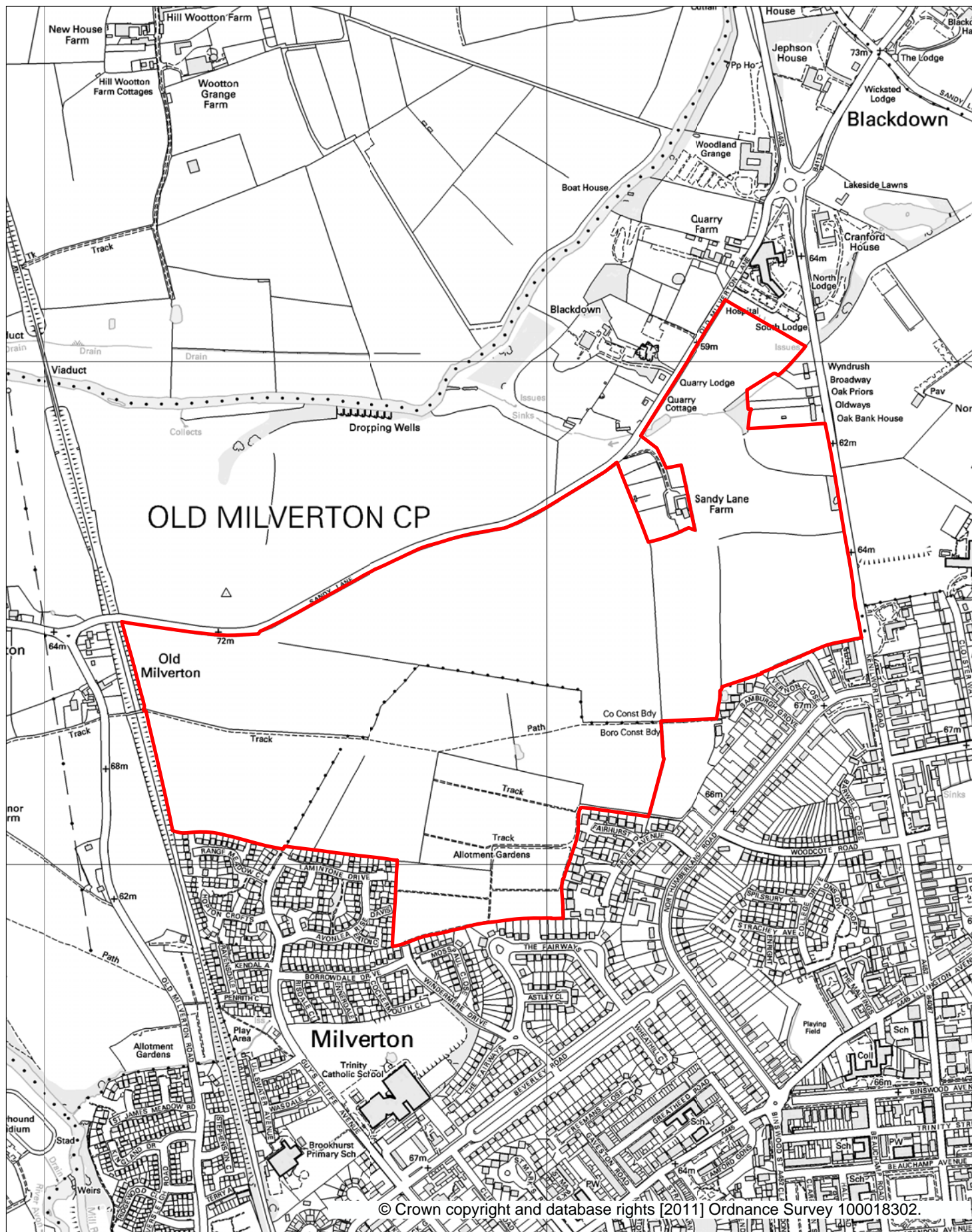
North:



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						
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



L07 Land North of Milverton

LOCATION PLAN

Scale:
1:10000

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Grid Reference:
430889 E, 267485 N

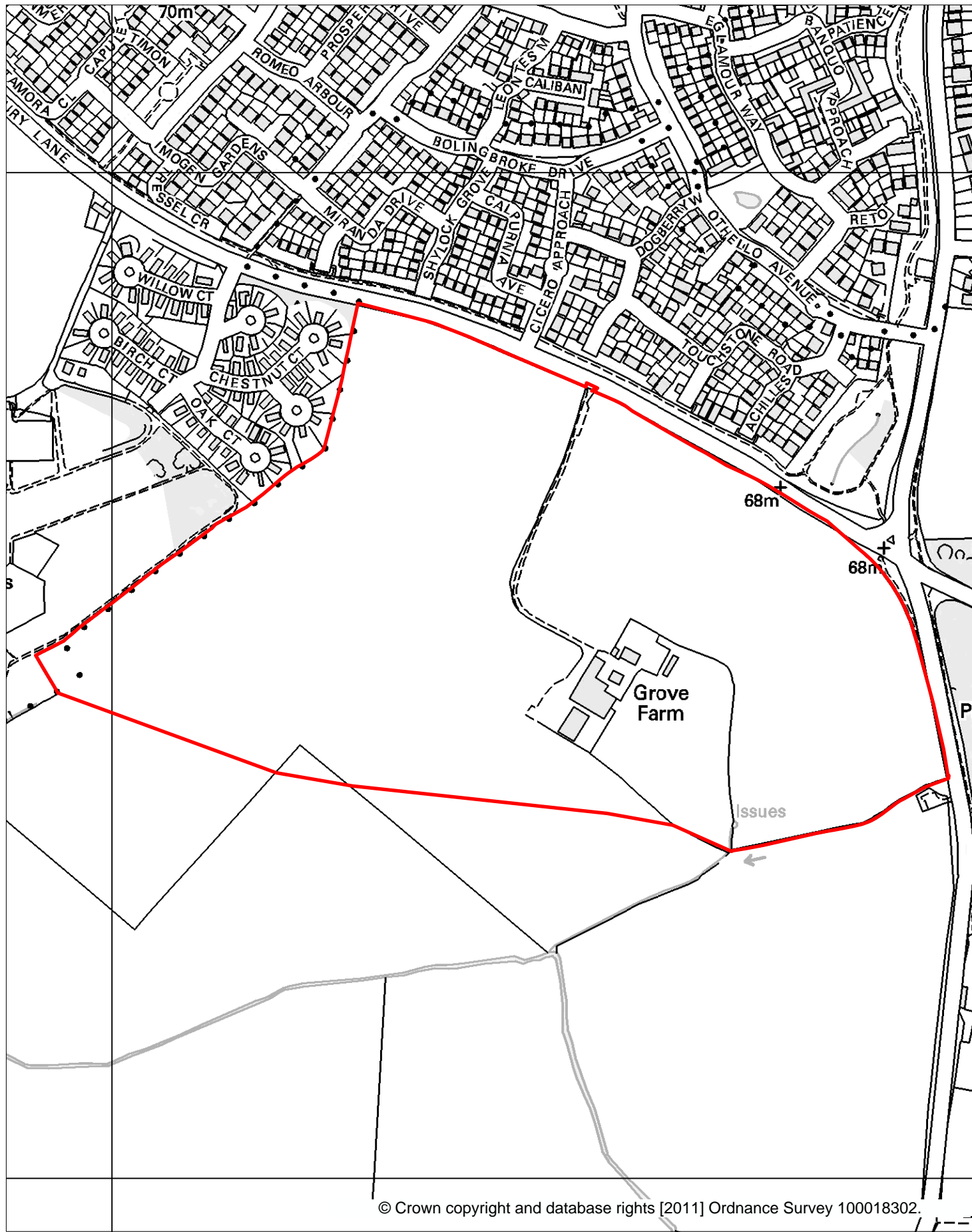
North:



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. <i>Outline planning permission granted subject to S106 agreement for 10.52 hectares (approximately 200 dwellings) in April 2014 (Appn W14/0023)</i>						
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. Remaining 17.8has (not including open space)						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	360	40dph	480	50dph	600
Timescale (in terms of practicality only)	2014/19	0	2019/24	420	2024/29	0



L09 Land at Grove Farm

LOCATION PLAN

Scale:
1:5000

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Date:
20 October 2011

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431376 E, 262556 N

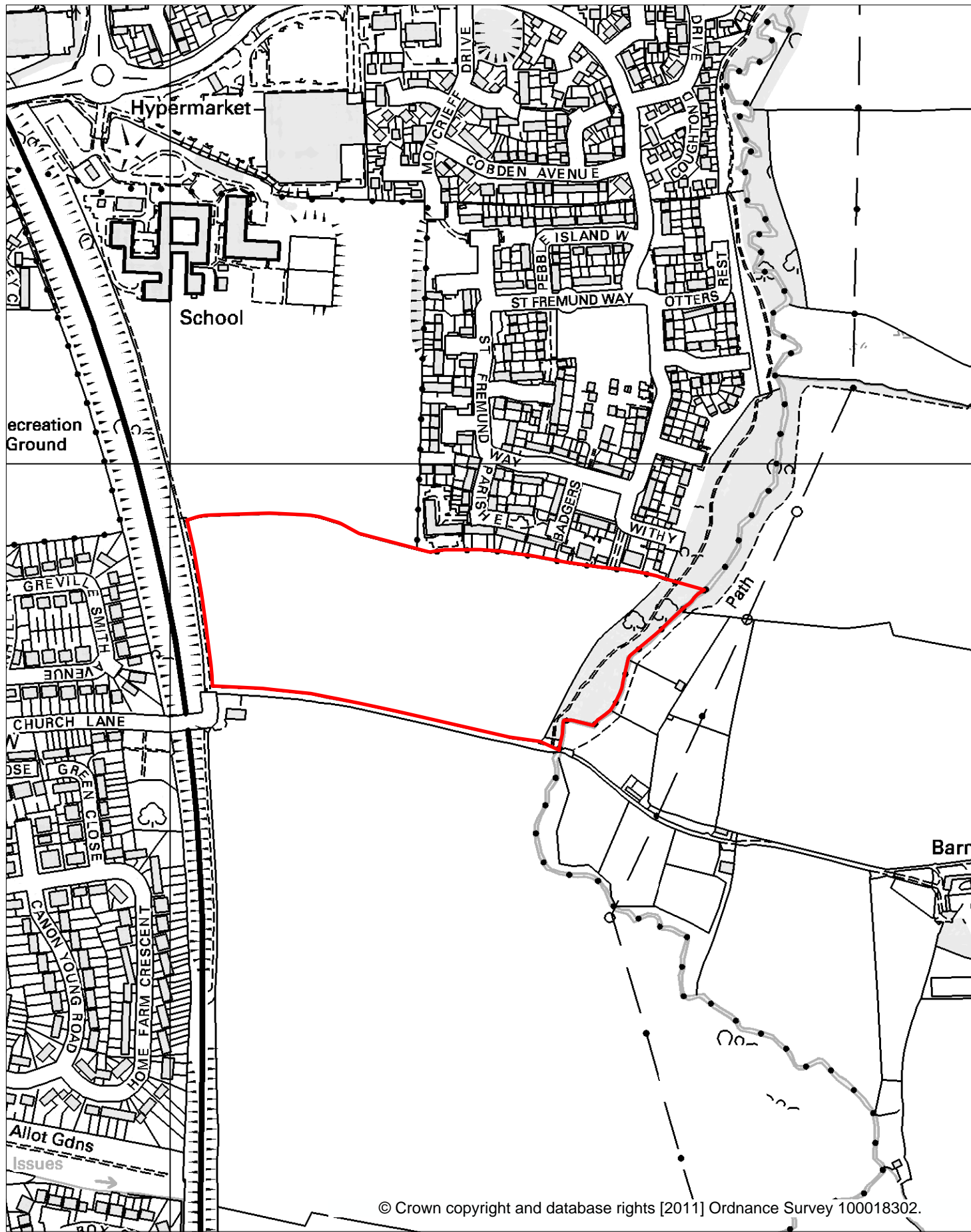
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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		
Updated situation at 01/04/14	<i>Planning permission granted for 209 dwellings on 31/05/13 (W12/0027). April 14 - development not started</i>		

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



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L10 Land South of Sydenham

LOCATION PLAN

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433319 E, 263846 N

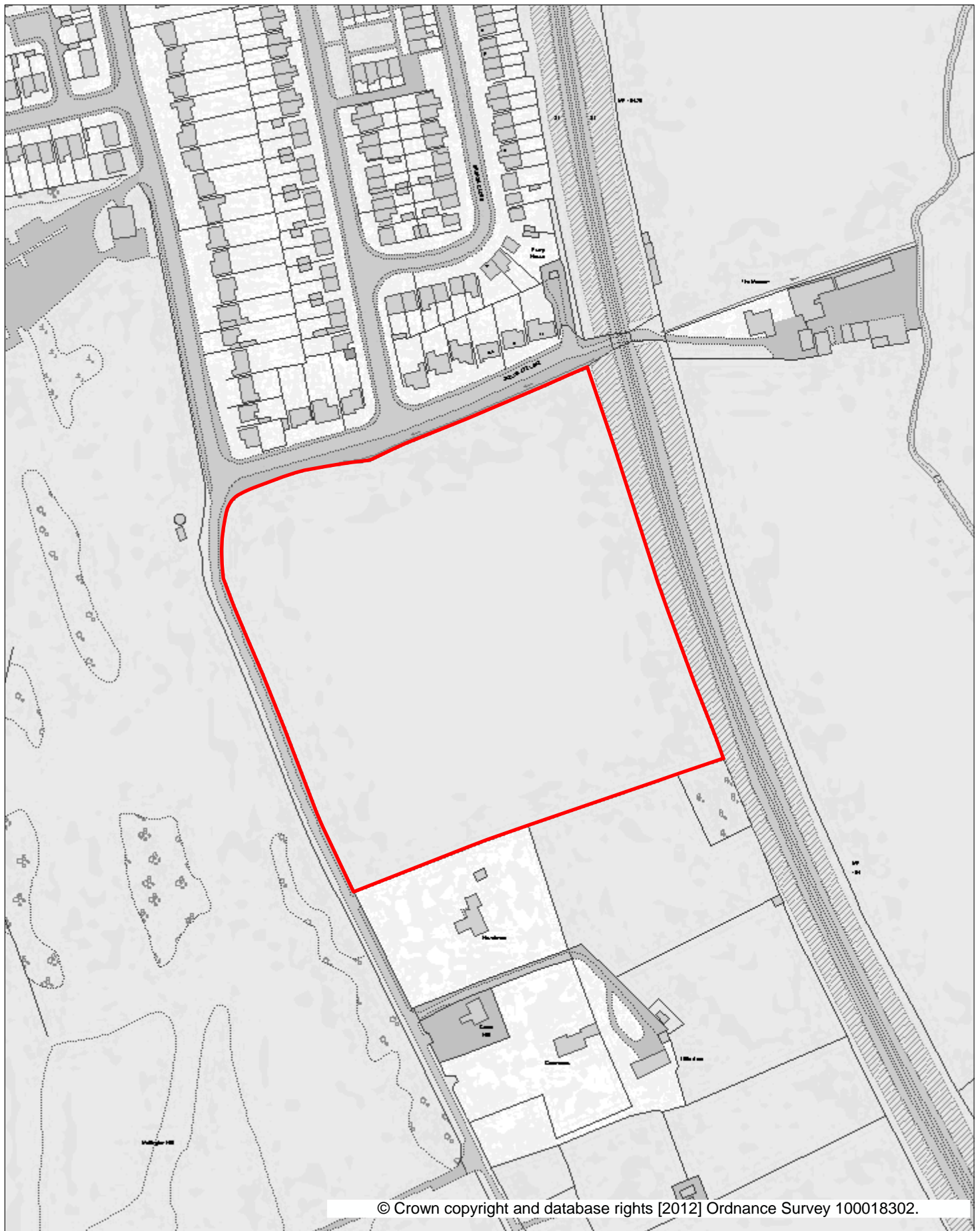
North:



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

Site Ref	L11	Site Name	Golf Lane/Fieldgate Lane
Site Size (Hectares)	4.04	Settlement	Whitnash
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Outline planning permission granted for 111 dwellings 24/09/13 (W13/0858).</i>		

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



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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Date:
21 October 2011

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432732 E, 263356 N

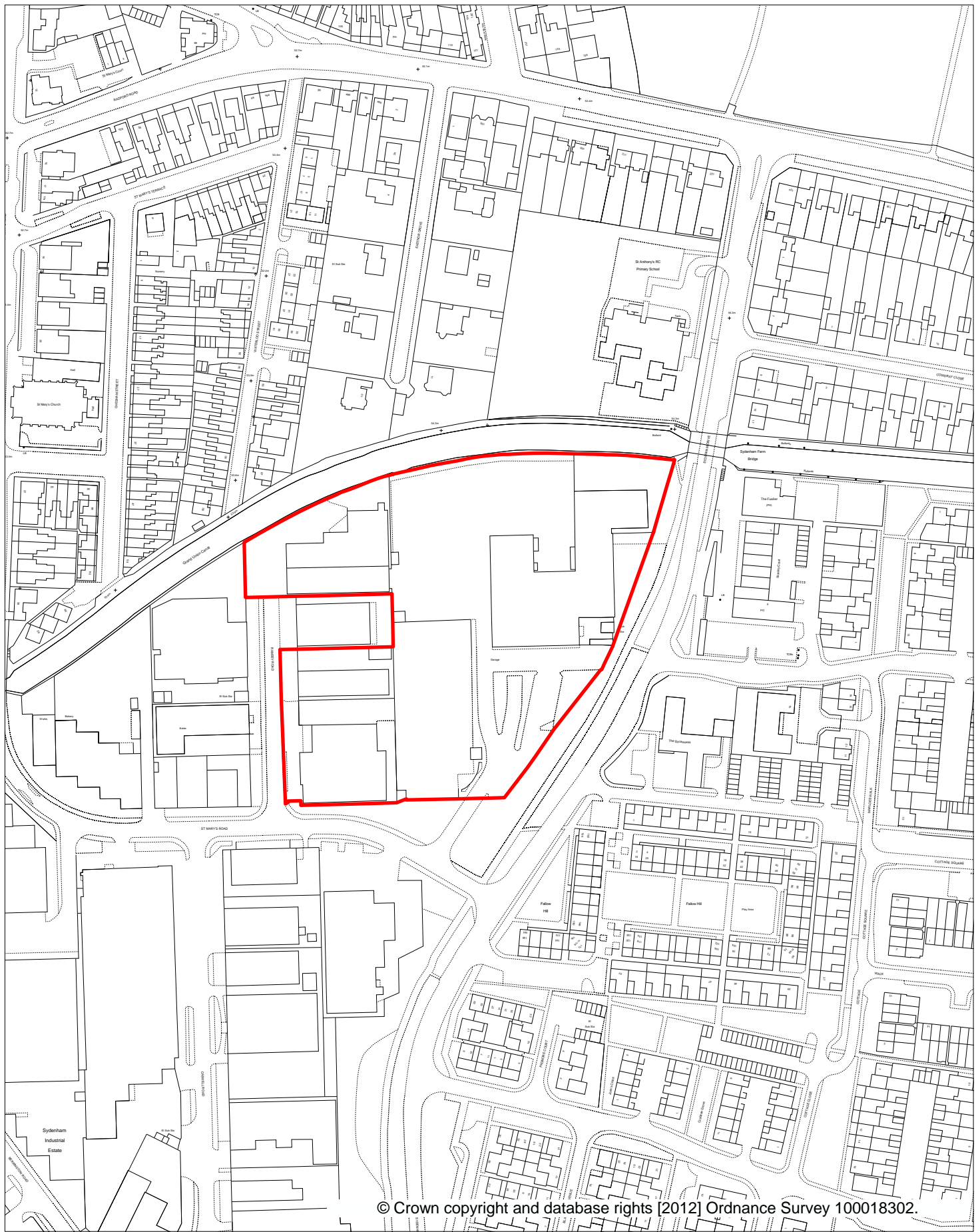
North:



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 and 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						
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	Potentially suitable – subject to mitigation of noise and air pollution from adjoining uses.					
Availability						
Owner has indicated site is available.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



L13 Soans Site and Land adjacent to Sydenham Industrial Estate

LOCATION PLAN

Scale:
1:2500

Drawn By:
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Date:
24 May 2012

Grid Reference:
432944 E, 265052 N

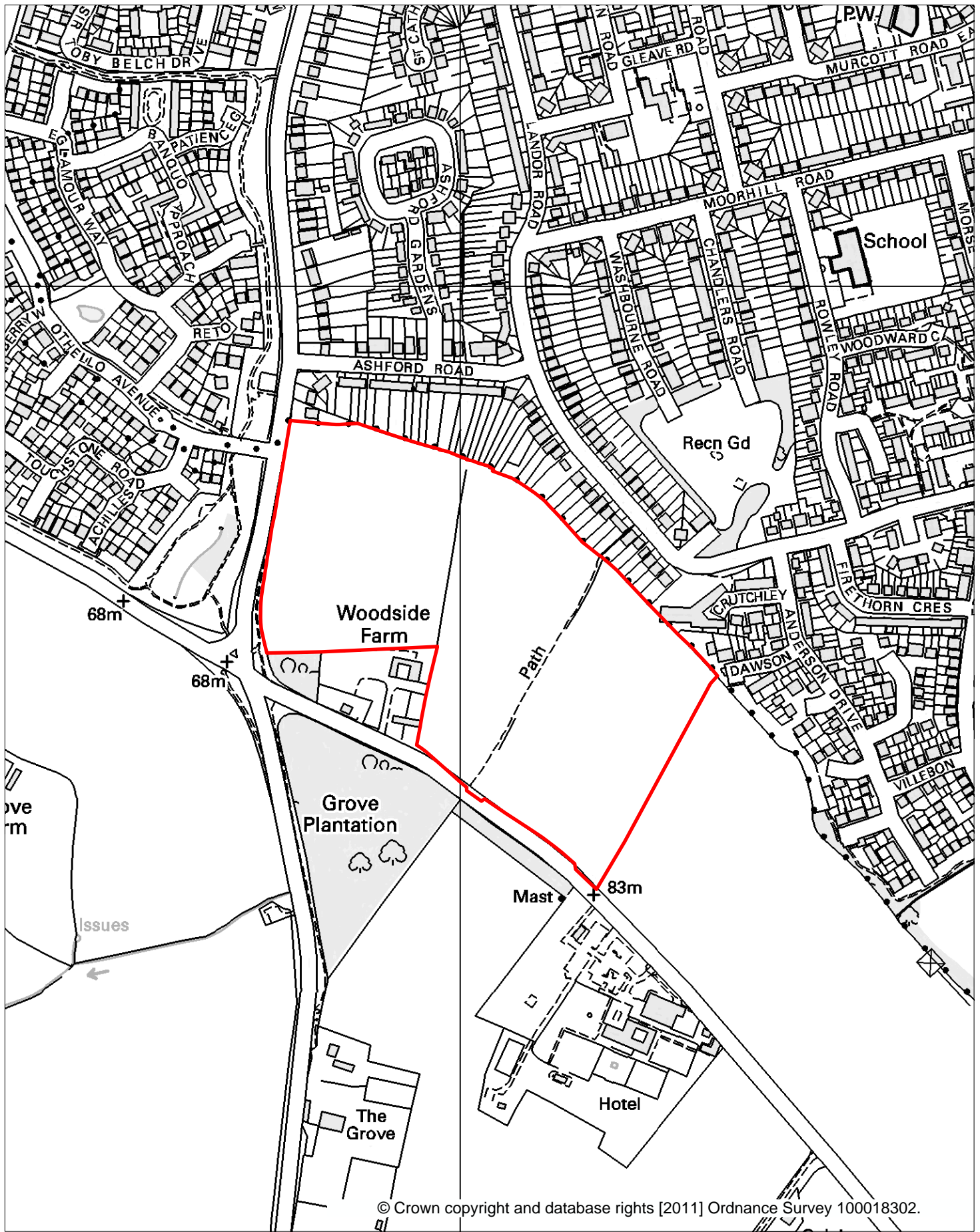
North:



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

	L14	Site Name	Land at Woodside Farm
Site Size (Hectares)	10.99	Settlement	Whitnash
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			
Updated situation at 01/04/14	<i>Outline permission granted for up to 280 homes on 21/11/13 (W13/1207)</i>		

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



L14 Woodside Farm

LOCATION PLAN

Scale:
1:5000

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Date:
21 October 2011

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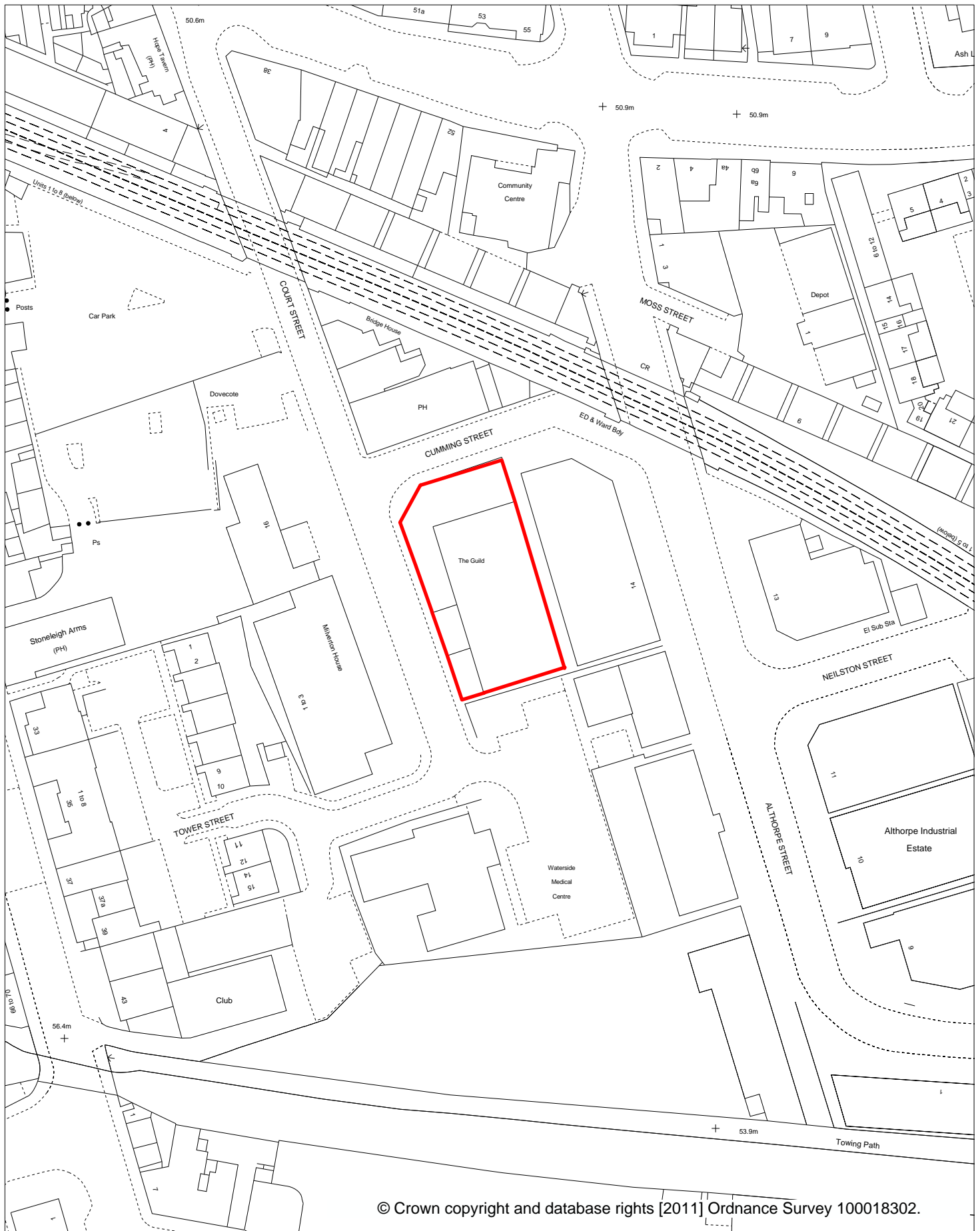
North:



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

Site Ref	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 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	



L15 Court Street / Cumming Street

LOCATION PLAN

Scale:
1:1000

Drawn By:
CP

Date:
21 October 2011

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			
Updated situation at April 14	<i>Planning permission granted for 9 flats (W11/0538) Completed Oct 13</i>		

Suitability for Housing						
Location						
Policy Restrictions						
Physical Constraints						
Potential Impacts						
Environmental Conditions						
Overall Suitability						
Availability						
Available and currently vacant.						
Achievability						
Achievable, subject to market.						
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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L16 77 Lillington Road

LOCATION PLAN

Scale:
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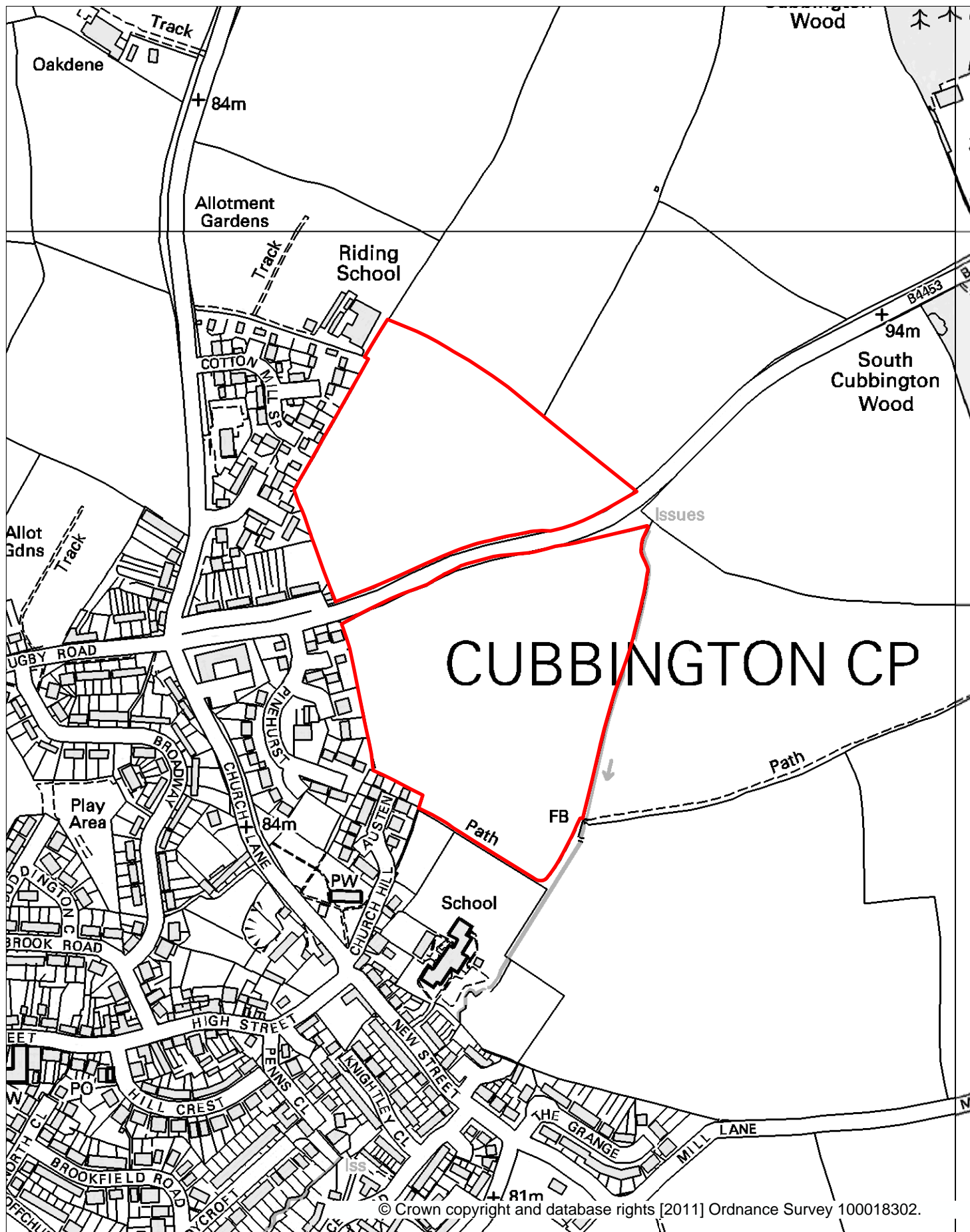
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432209 E, 267678 N

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:
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Date:
21 October 2011

Grid Reference:
434537 E, 268613 N

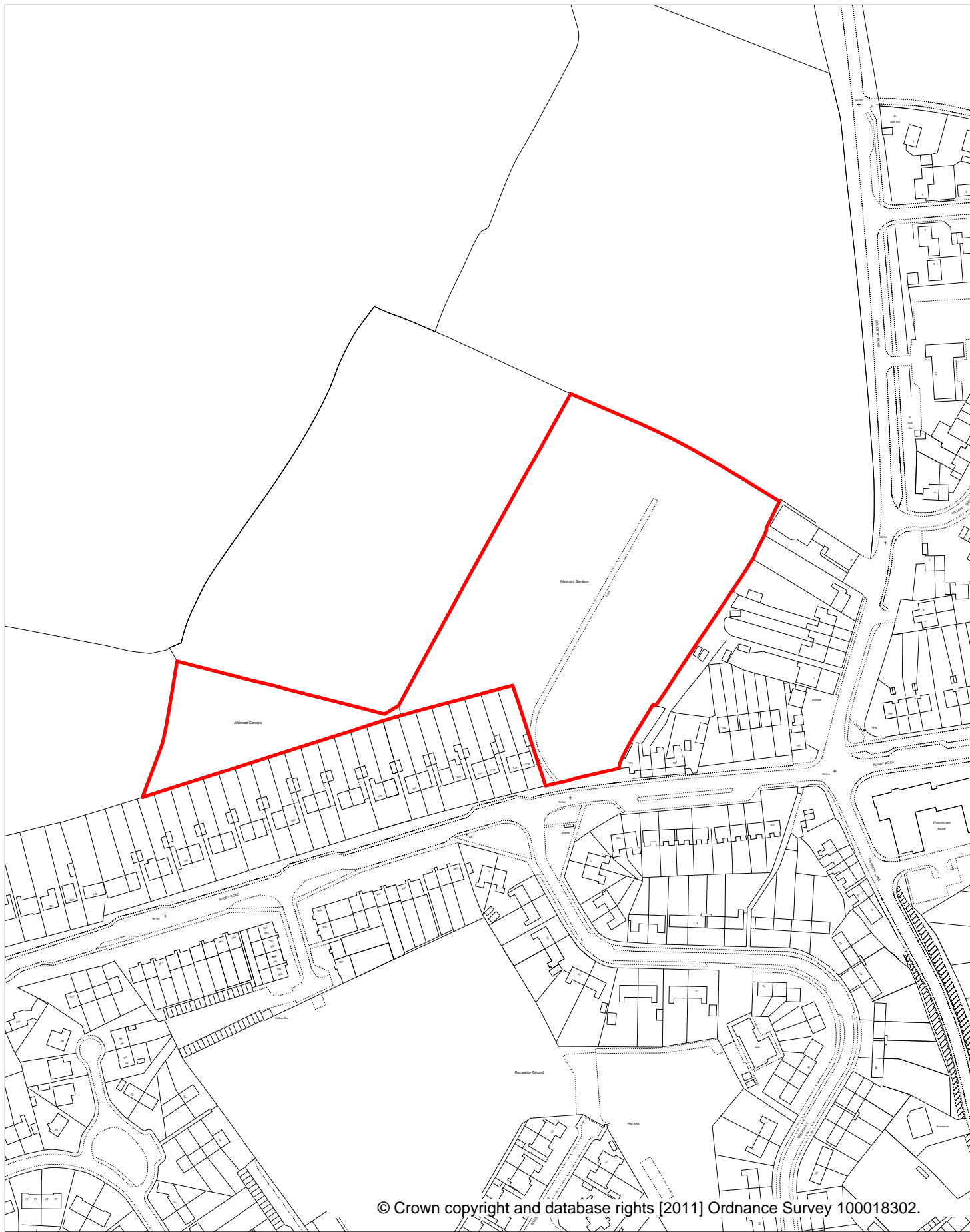
North:



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

Site Ref	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 Cubbington to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt Protecting recreation facilities (allotments)					
Physical Constraints	Allotments would need to be relocated. Minerals Consultation Area (Sand & Gravel)					
Potential Impacts	Impact on landscape beyond ridgeline within an area of high landscape value. Loss of allotment land - appropriate replacement space would need to be identified					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to assessment of need for and use of allotments and availability of replacement site					
Availability						
Landowner is willing to proactively bring the site forward for development						
Achievability						
Subject to assessment of need for, and use of, allotments and identification of suitable alternative site						
Housing Capacity						
Development Mix	Housing	67%	Other Uses			
Potential Capacity	30dph	45	40dph	60	50dph	75
Timeframe (in terms of practicality only)	2014/19	0	2019/24	52	2024/29	0



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L18 Allotment Land, Rugby Road, Cubbington

LOCATION PLAN

Scale:
1:2500

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434049 E, 268667 N

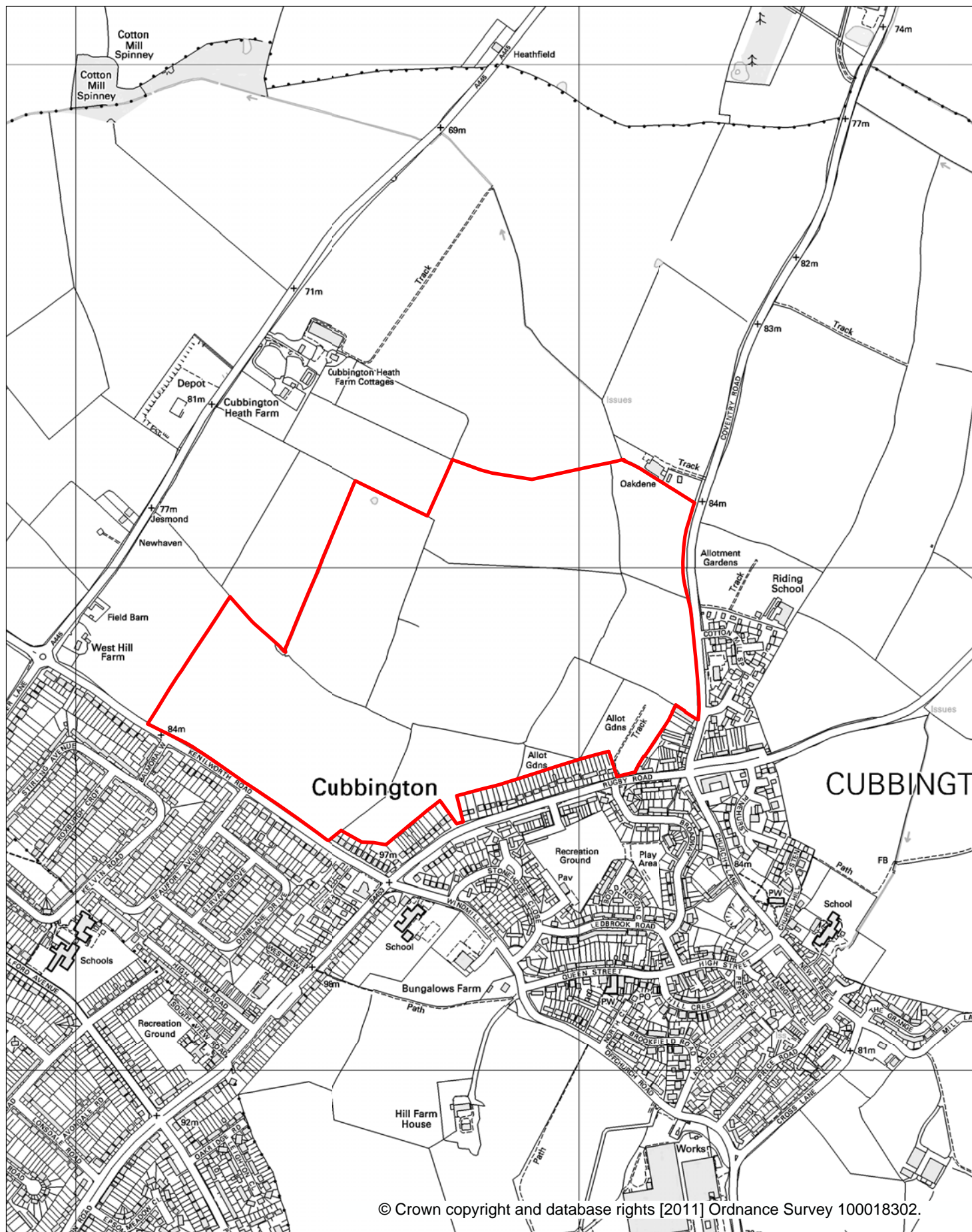
North:



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

Site Ref	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

Grid Reference:
433825 E, 268896 N

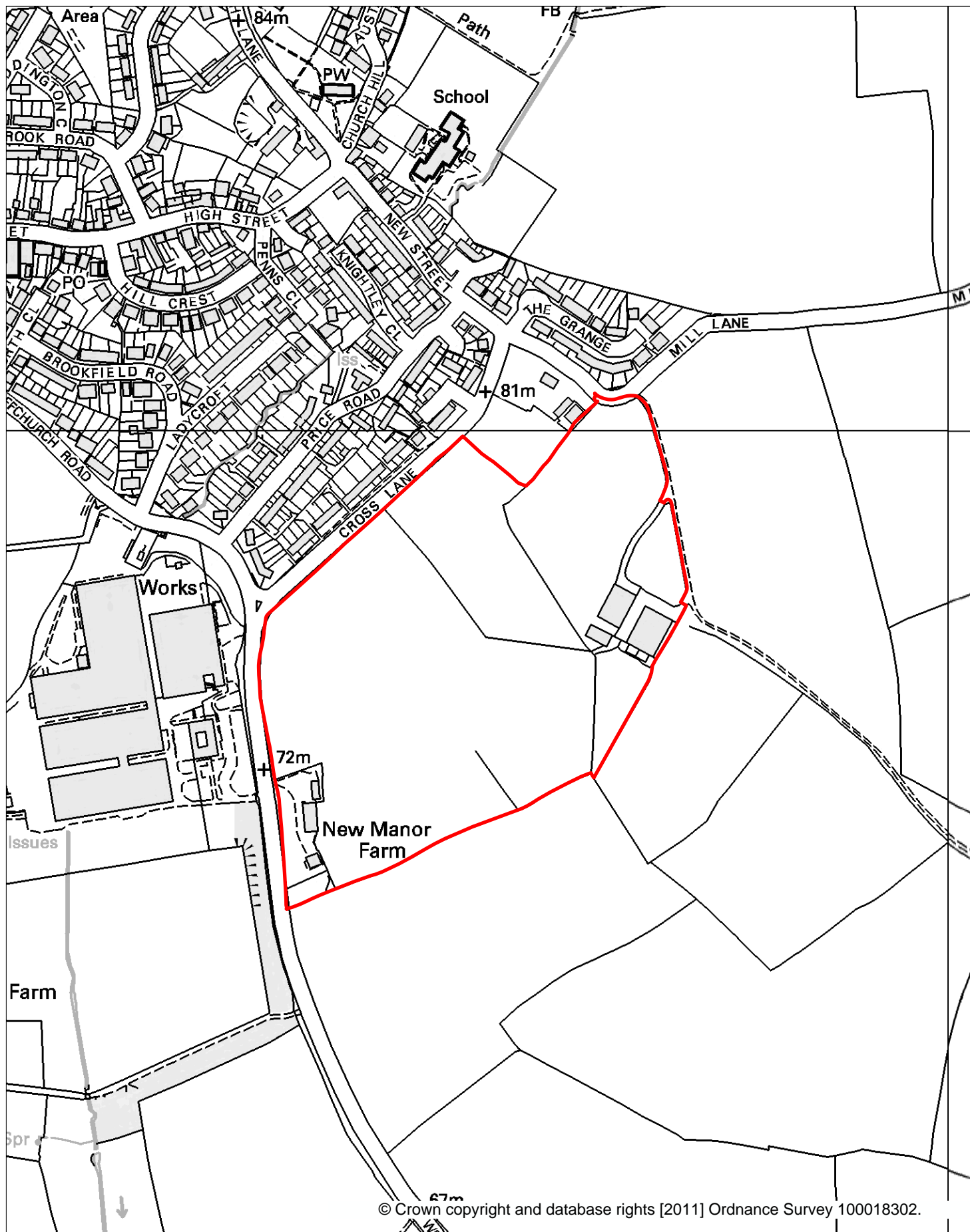
North:



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:
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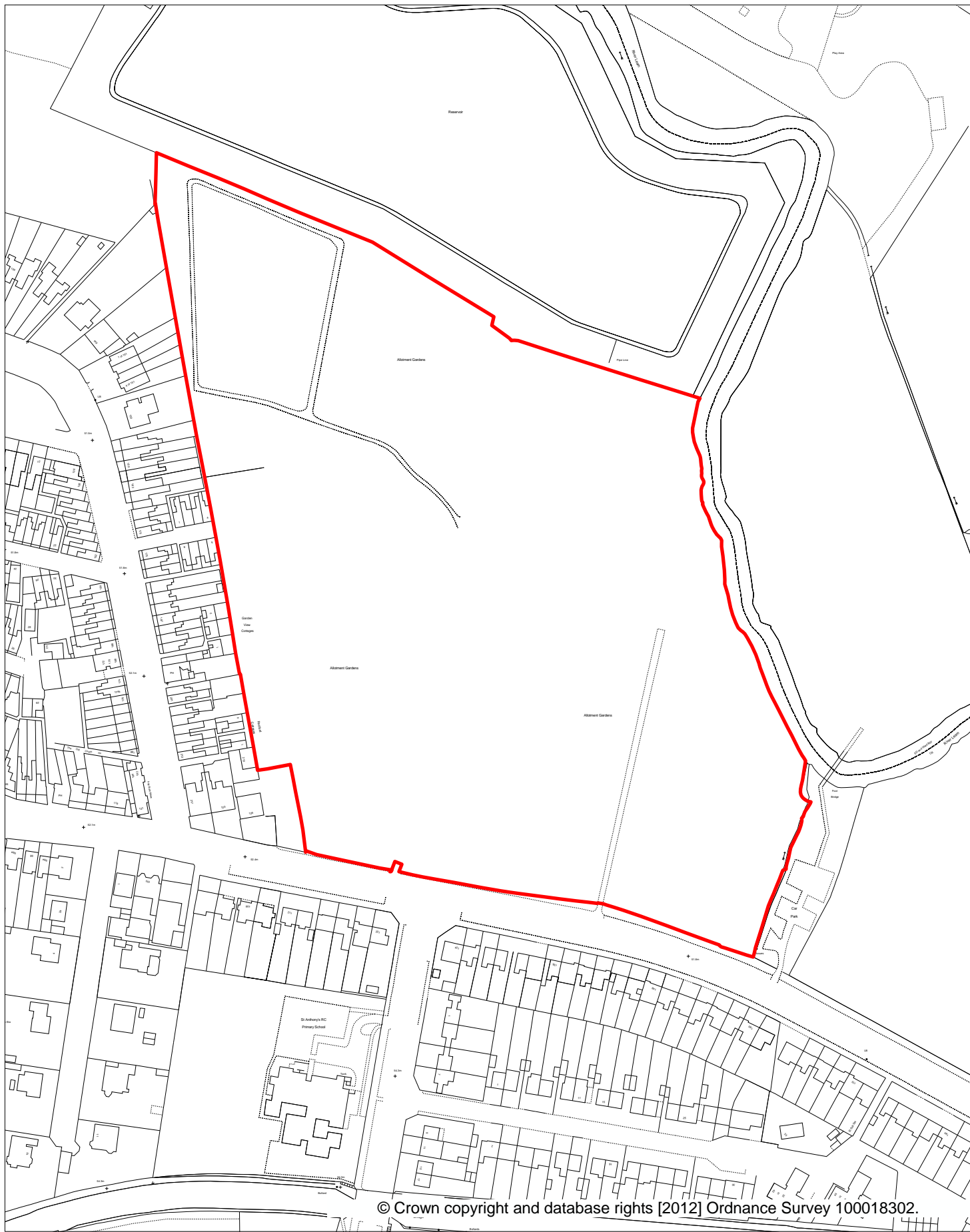
North:



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

Site Ref	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

Grid Reference:
433110 E, 265429 N

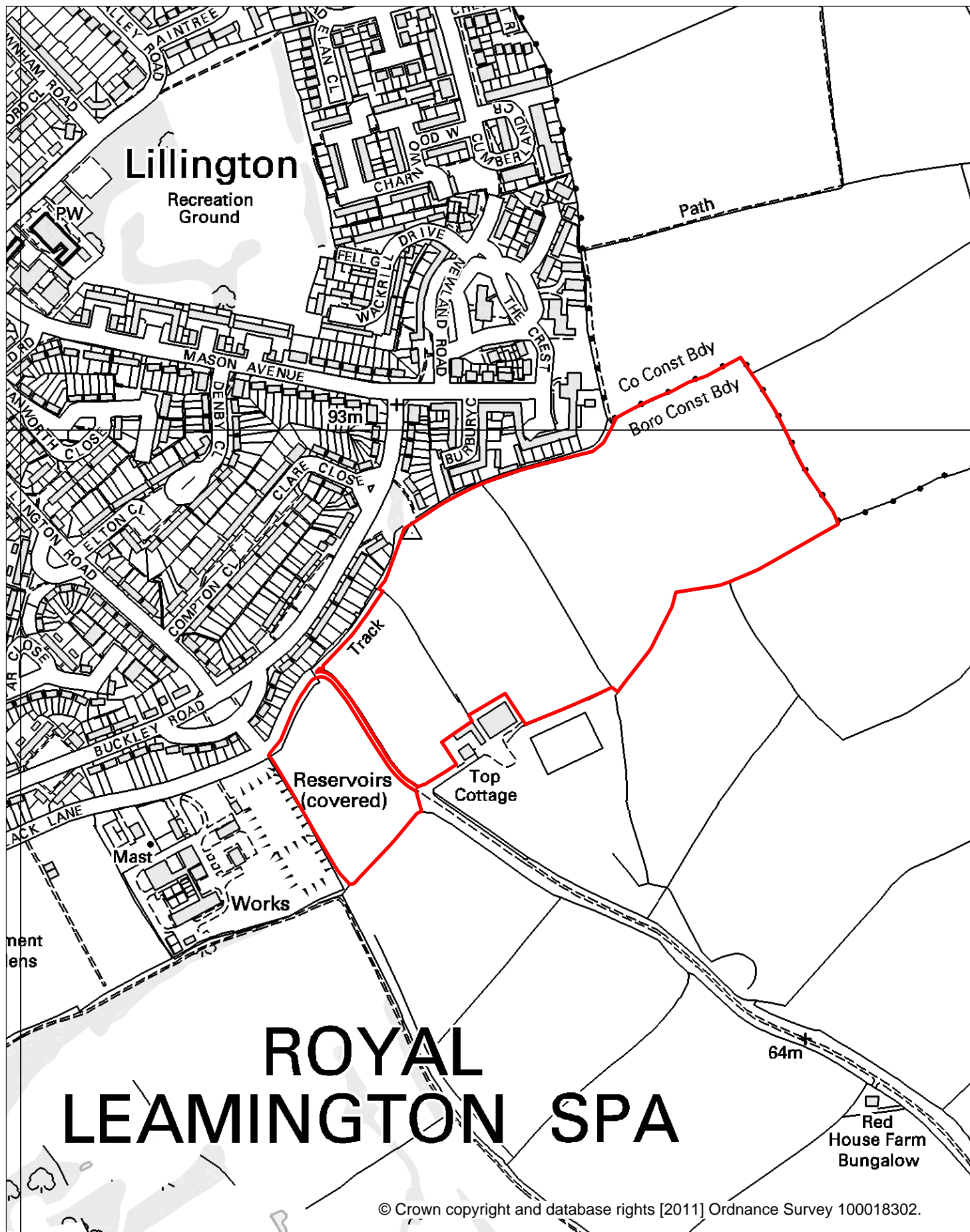
North:



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

Site Ref	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. Landscape Study 2014 suggests structural planting of native trees and shrubs to mitigate long views from north and west. 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			

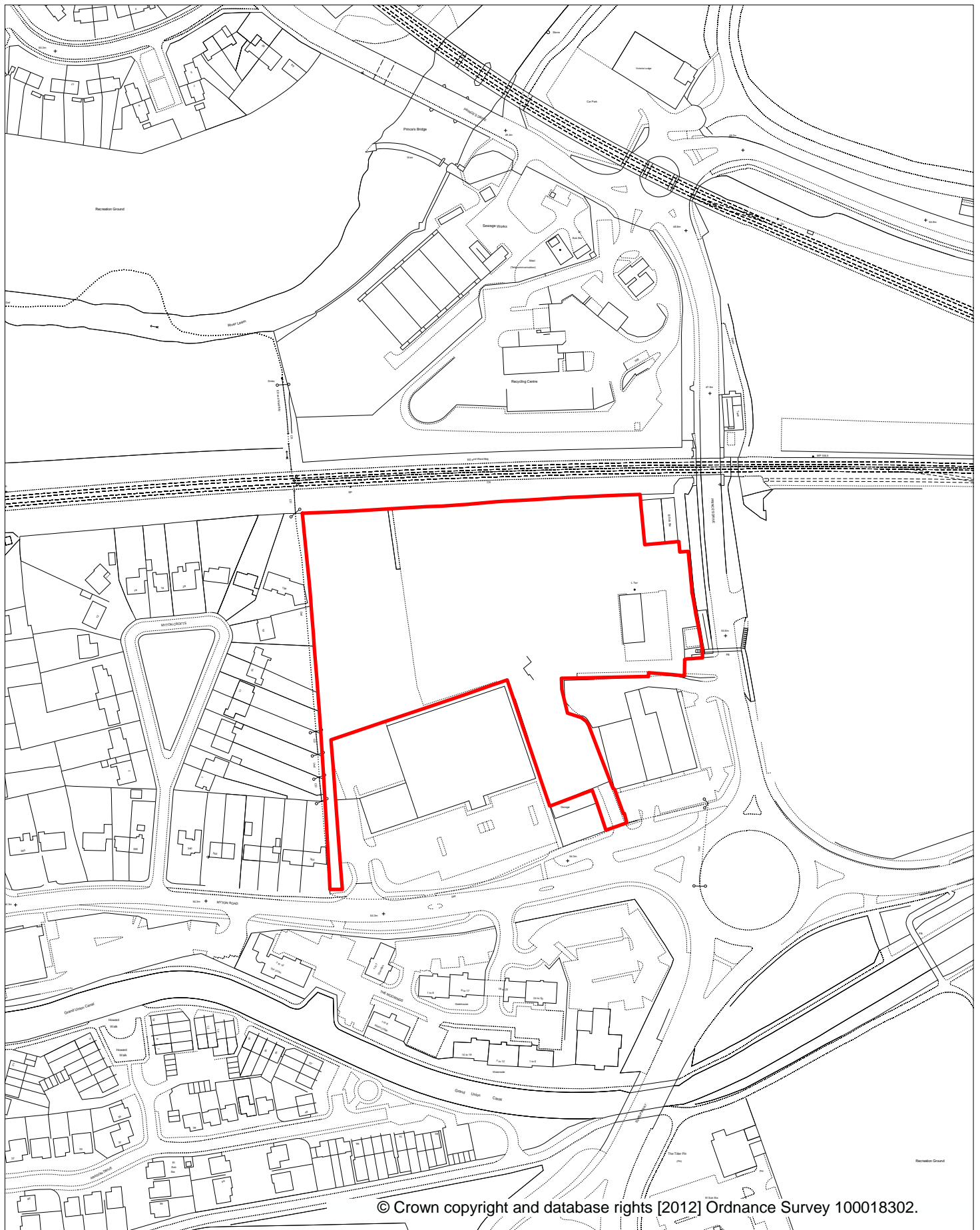
Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	None					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable					
Availability						
Not currently available, but landowner has expressed 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:
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Date:
24 May 2012

Grid Reference:
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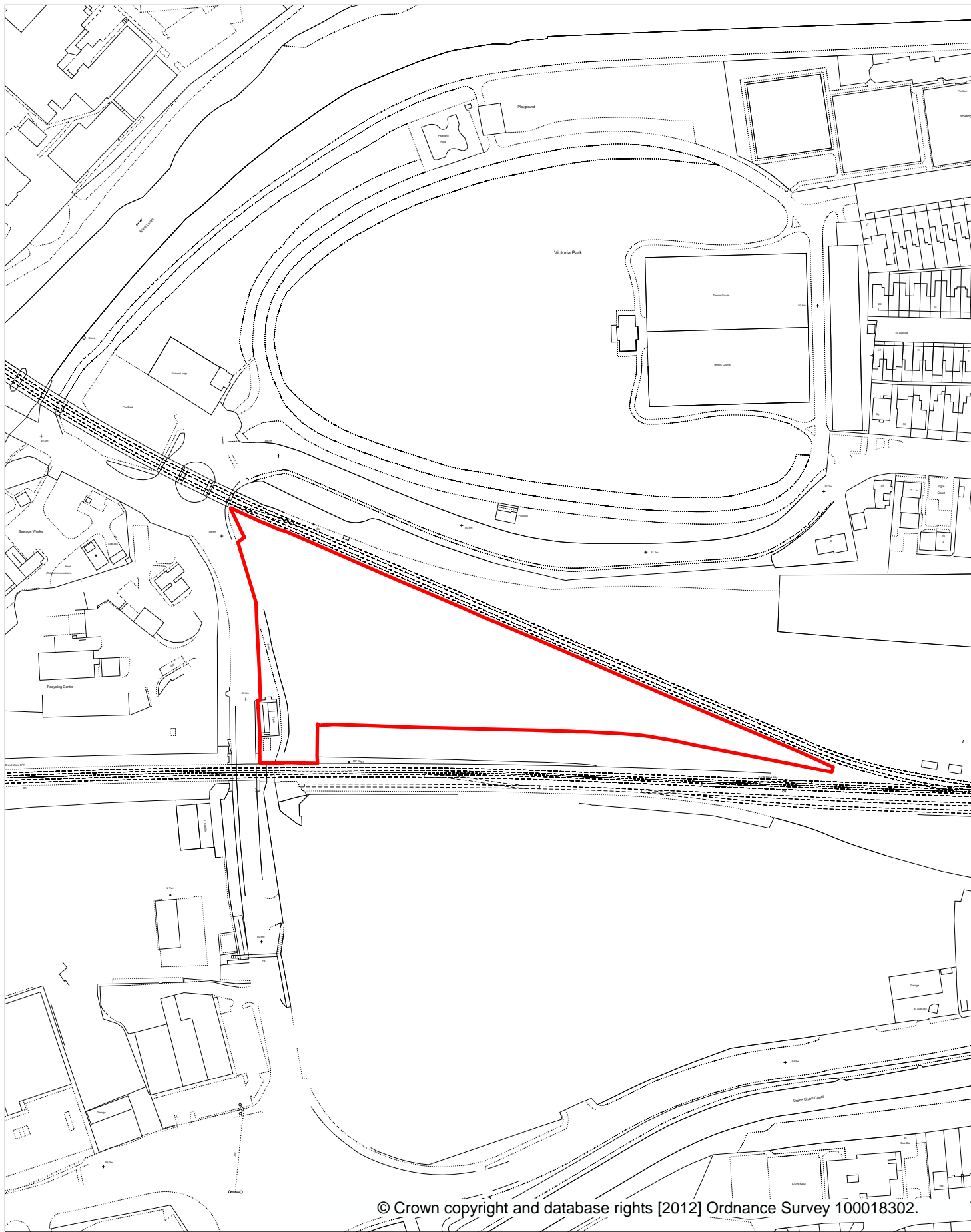
North:



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

Site Ref	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			
Updated situation at April 2014	<i>Planning permission granted for community woodland in July 2012 (W12/0599)</i>		

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



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L28 Off Princes Drive,

LOCATION PLAN

Scale:
1:2500

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Date:
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431103 E, 265364 N

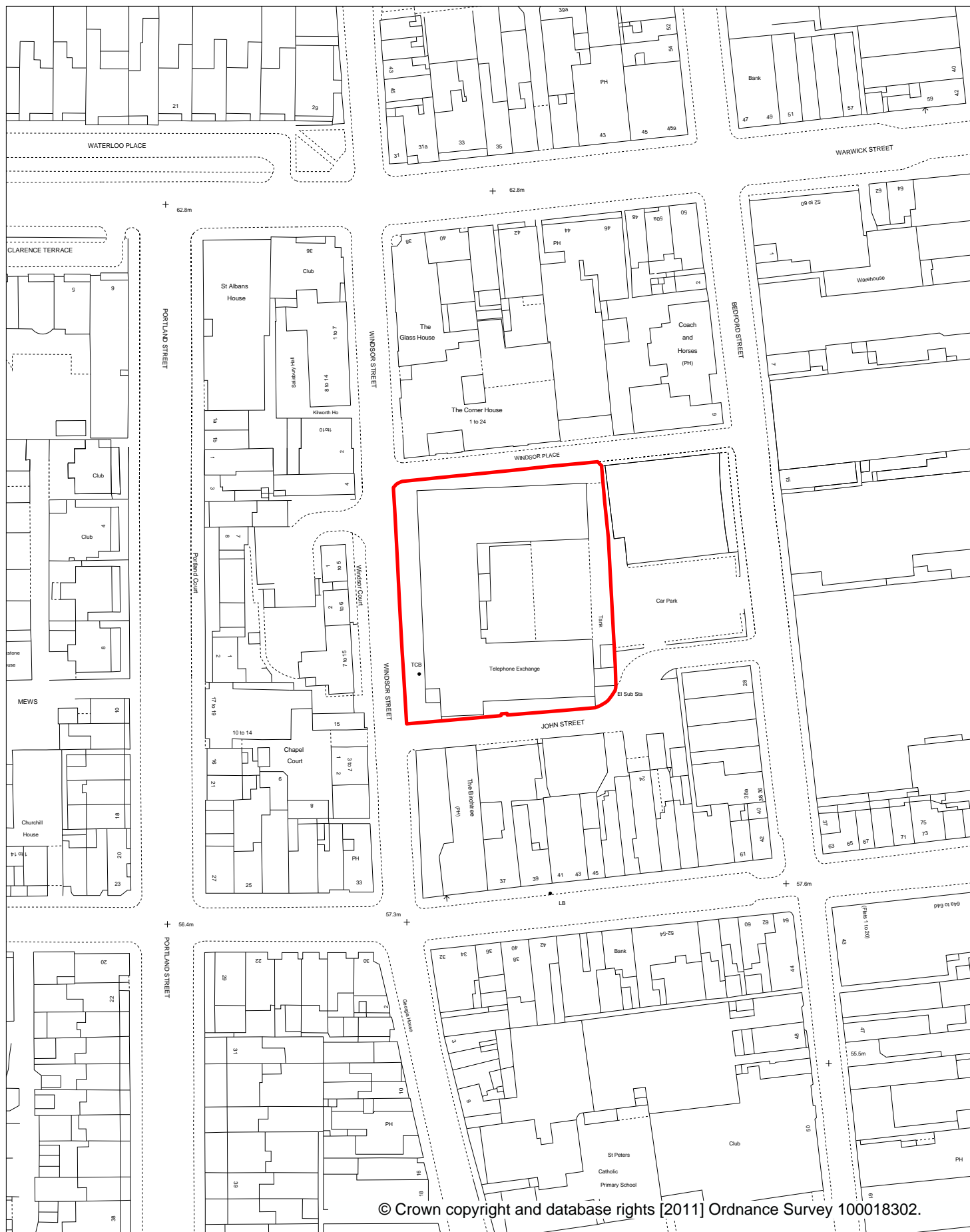
North:



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



L30 Telephone Exchange, Windsor Street

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
431628 E, 265961 N

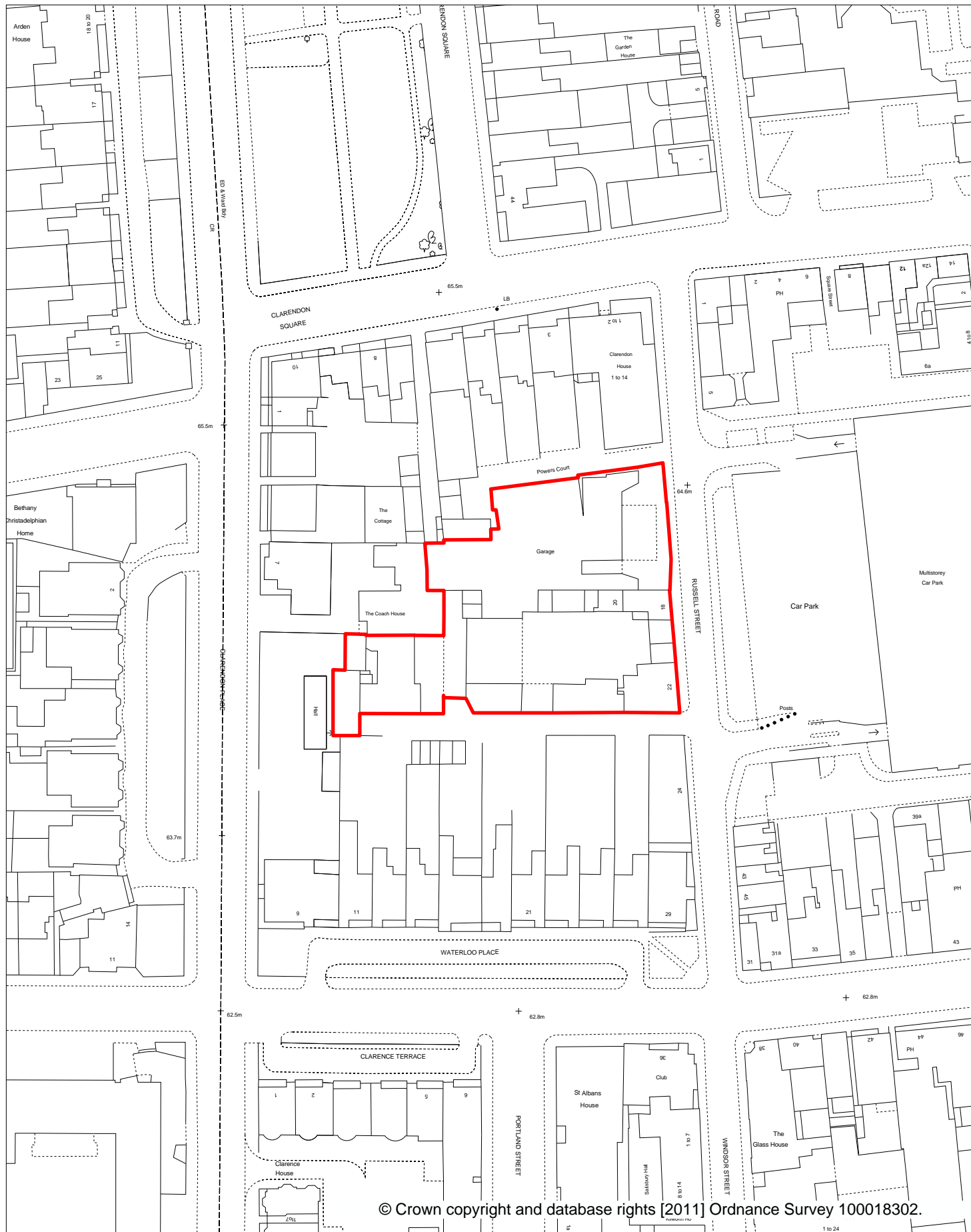
North:



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

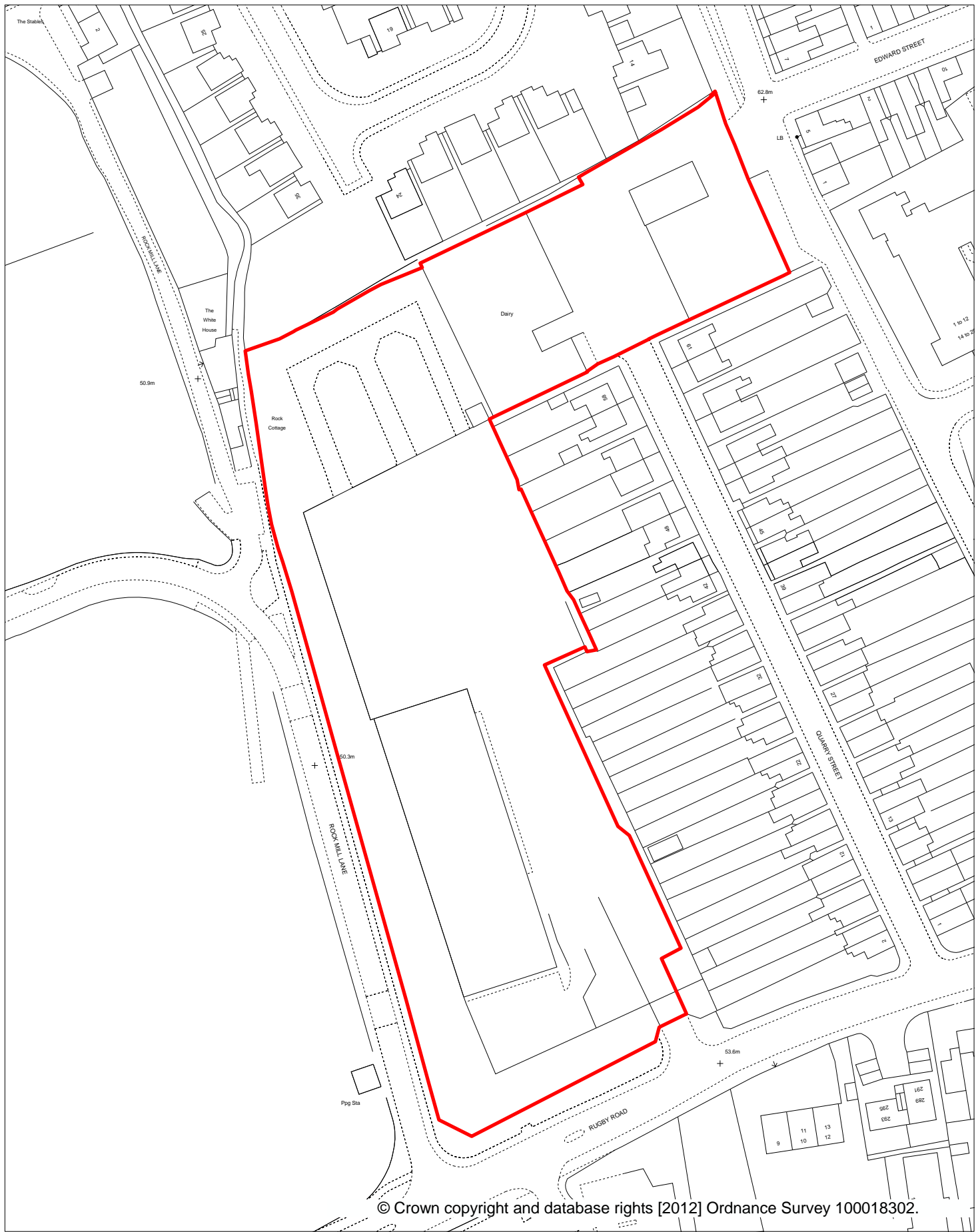
North:



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



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L32 Jewsons & Quarry Street Dairy

LOCATION PLAN



Scale:
1:1250

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Grid Reference:
430277 E, 265986 N

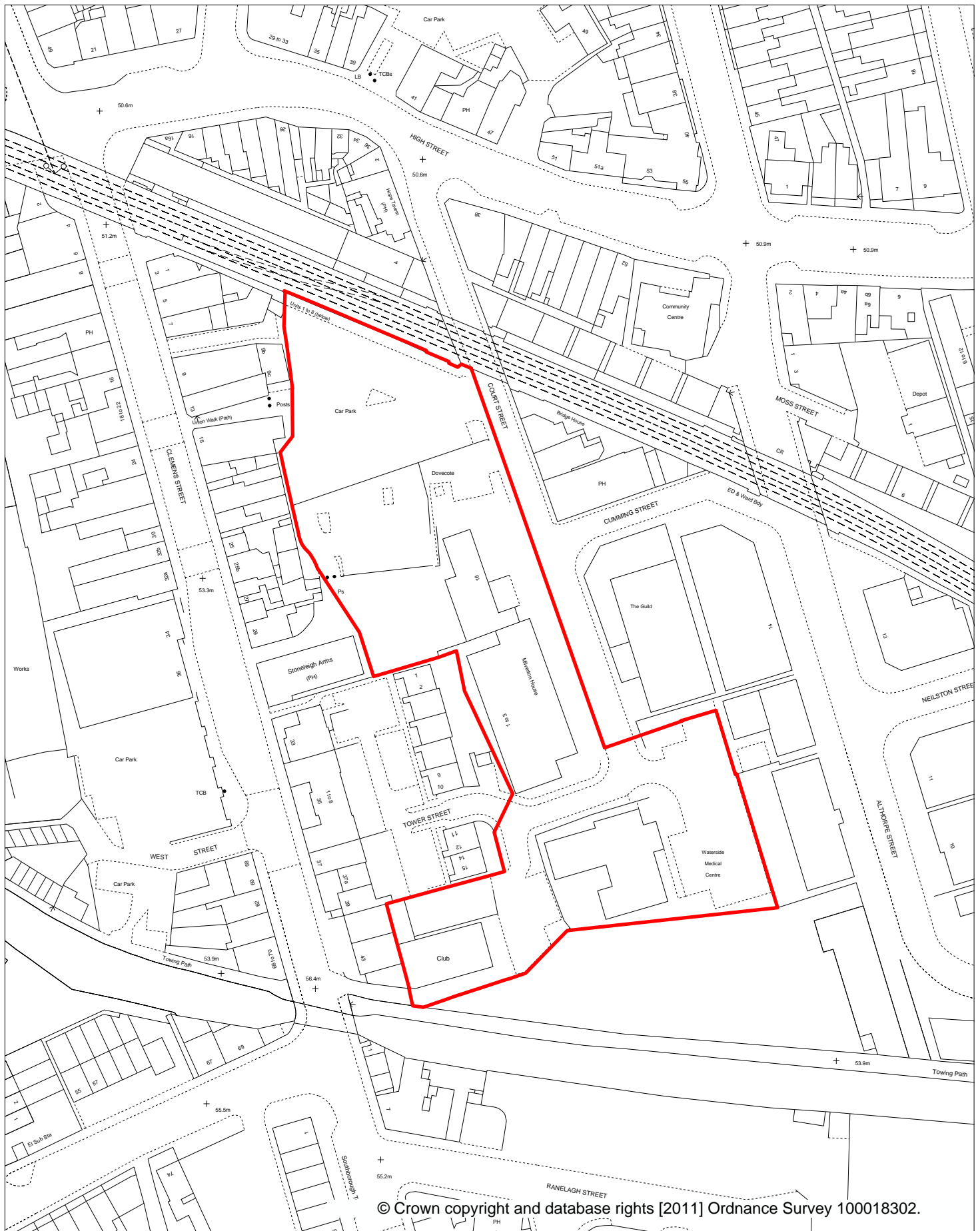
North:



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
Site Size (Hectares)	1.48	Settlement	Leamington Spa
Source	WDLP	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Leamington Town Centre					
Policy Restrictions						
Physical Constraints						
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 Clemens Street and High Street are Air Quality Management Areas					
Overall Suitability	Potentially suitable, subject to adequate noise mitigation measures					
Availability						
Warwick District Council is working in partnership with the private sector to assemble a site for the delivery of a housing scheme for (in large part) affordable housing						
Achievability						
Achievable, subject to viability.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	30	40dph	40	50dph	50
Timeframe (in terms of practicality only)	2014/19	50	2019/24		2024/29	



L33 Court Street Opportunity Site

LOCATION PLAN

Scale:
1:1250

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Date:
21 October 2011

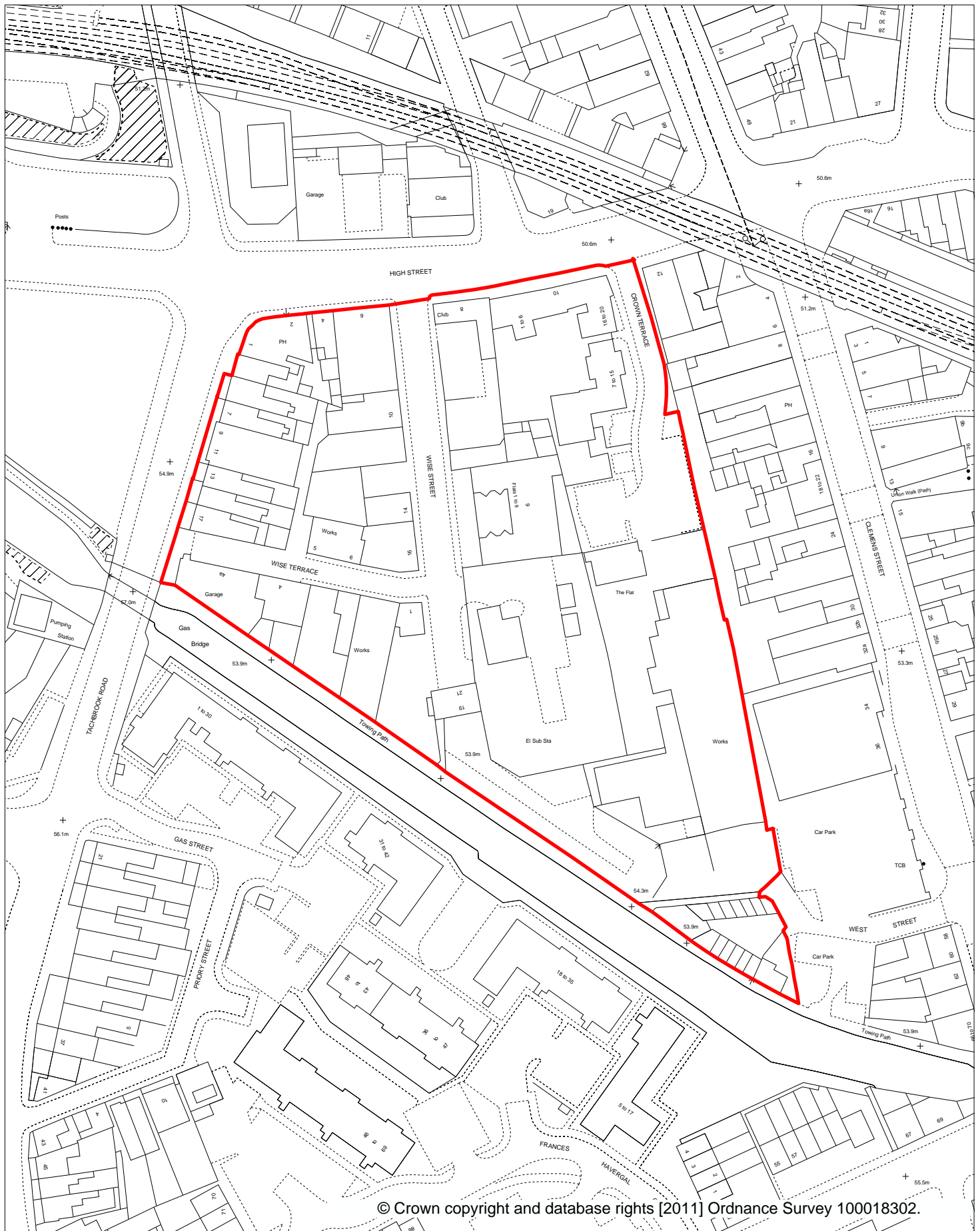
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North:

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

Site Ref	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

Grid Reference:
431946 E, 265113 N

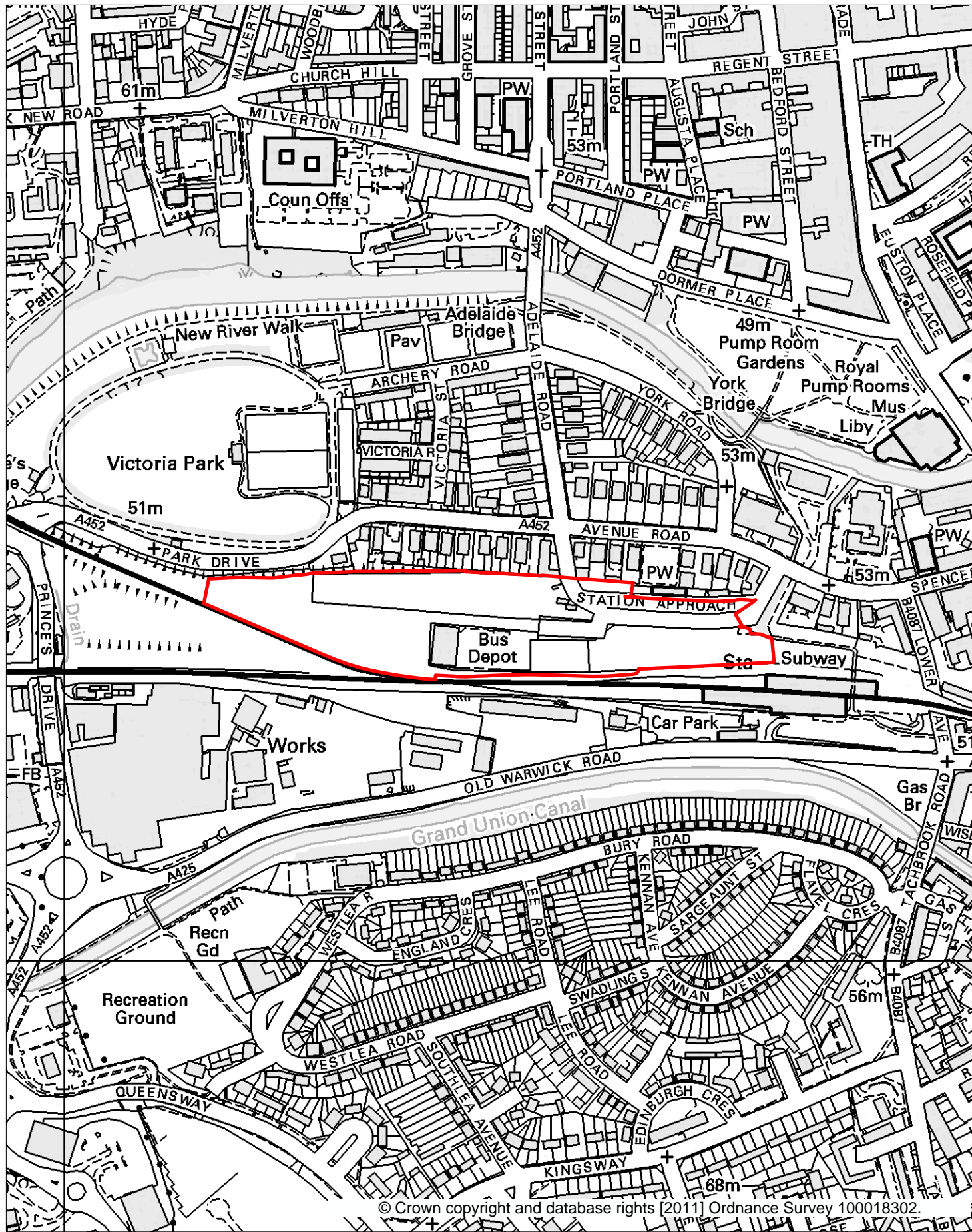
North:



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

Site Ref	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



L35 Land at Station Approach

LOCATION PLAN

Scale:
1:5000

Drawn By:
CP

Date:
21 October 2011

Grid Reference:
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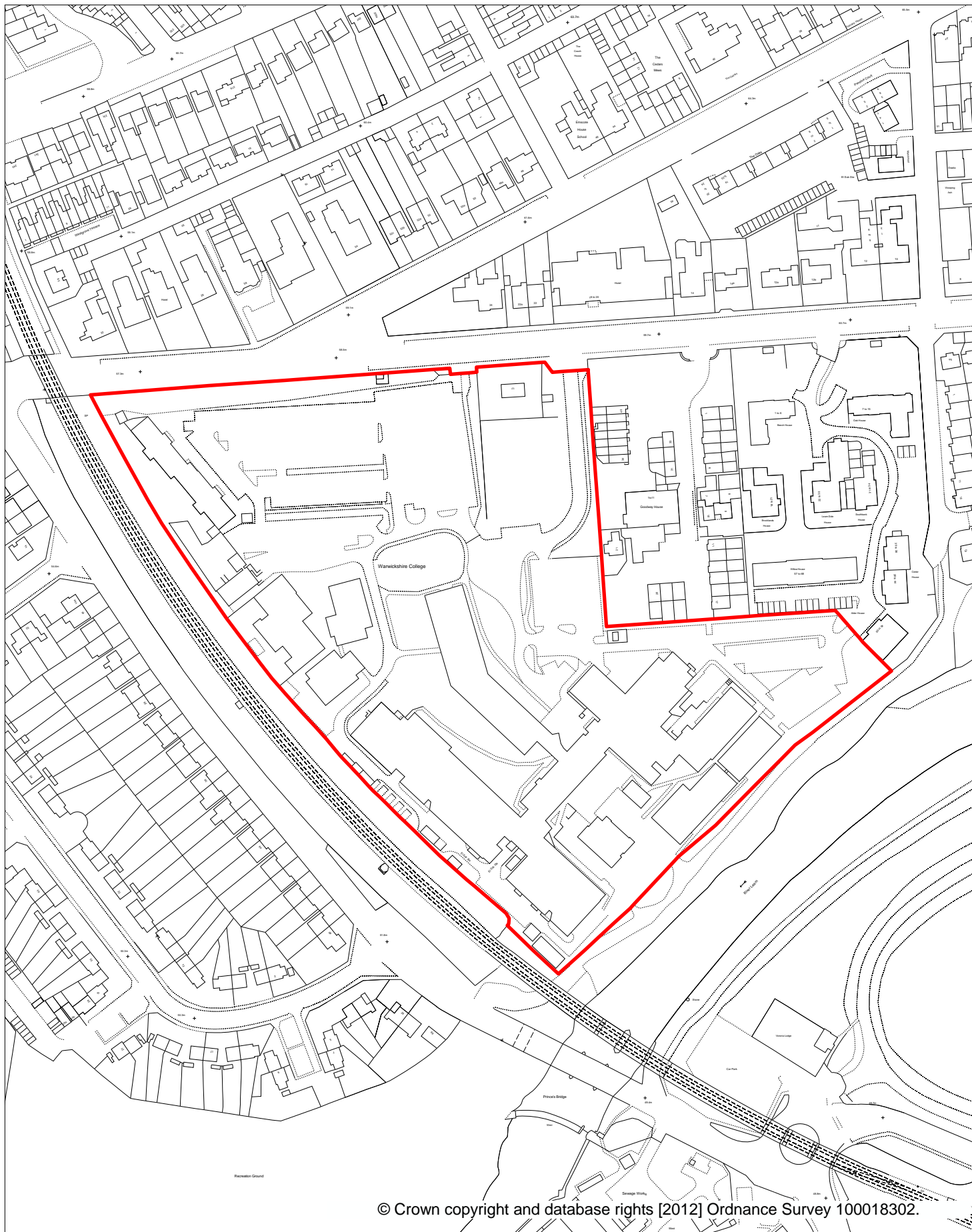
North:



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

Site Ref	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

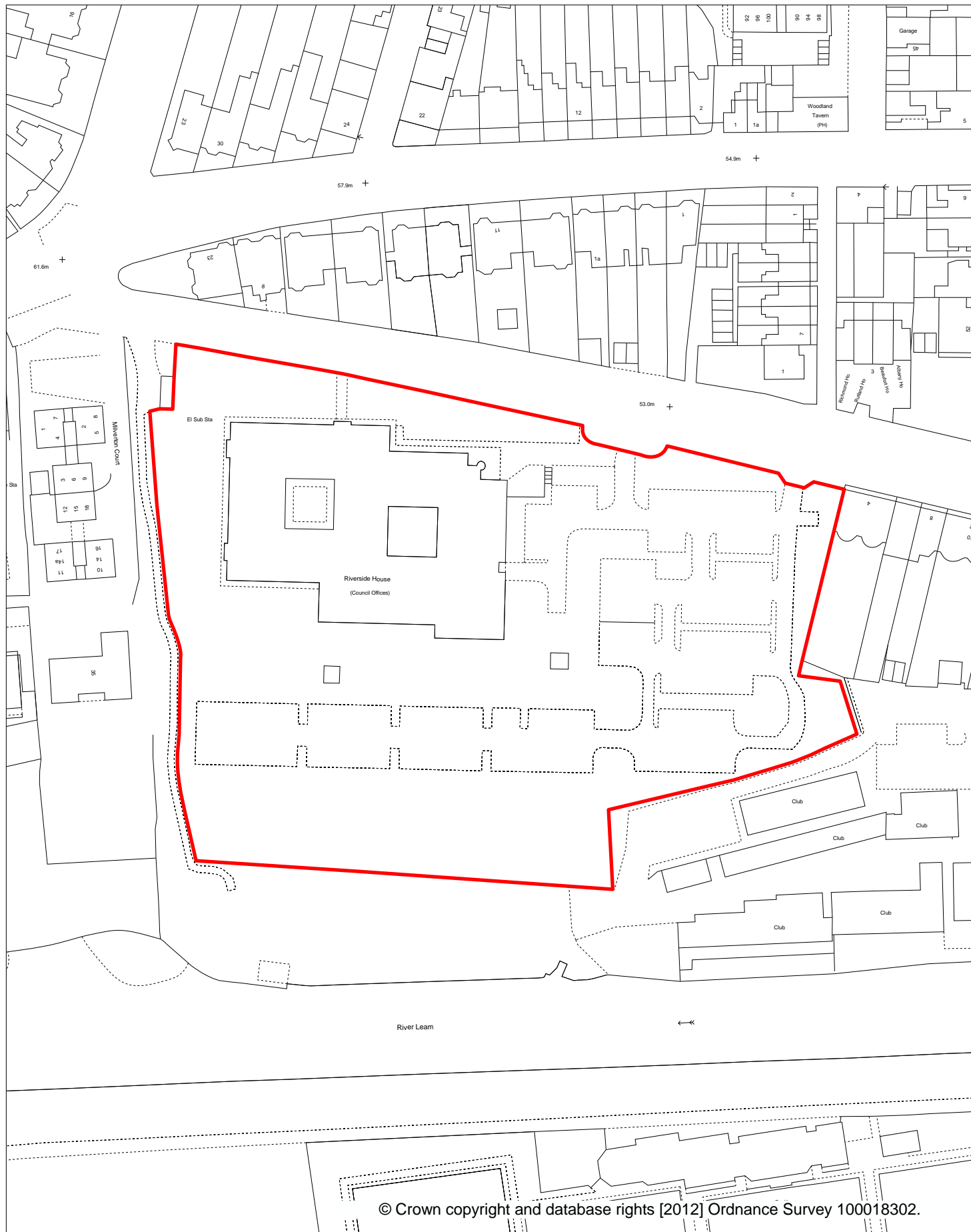
North:



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

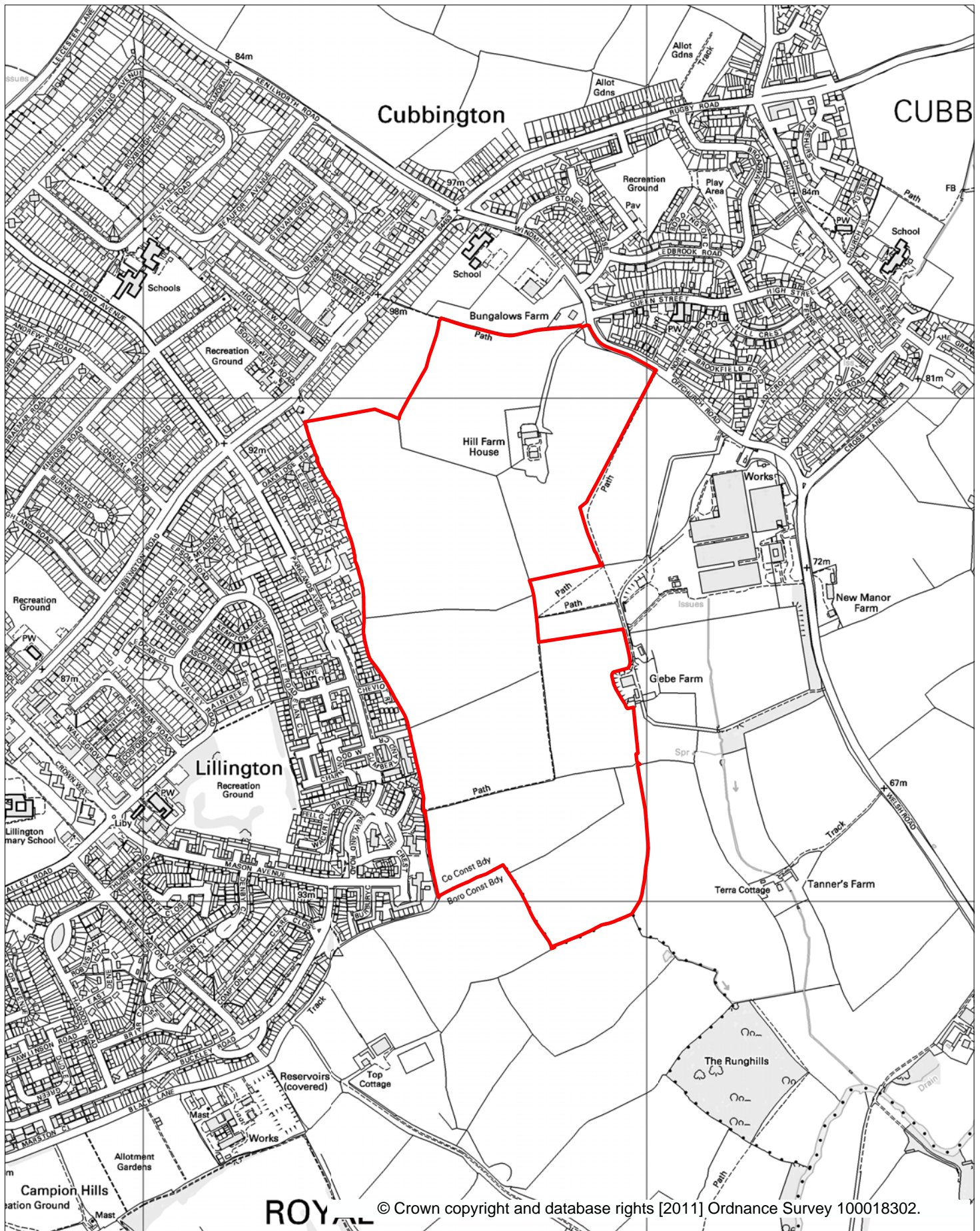
North:



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



L38 Glebe Farm, Cubbington

LOCATION PLAN

Scale:
1:10000

Drawn By:
CP

Date:
01 November 2011

Grid Reference:
433689 E, 267561 N

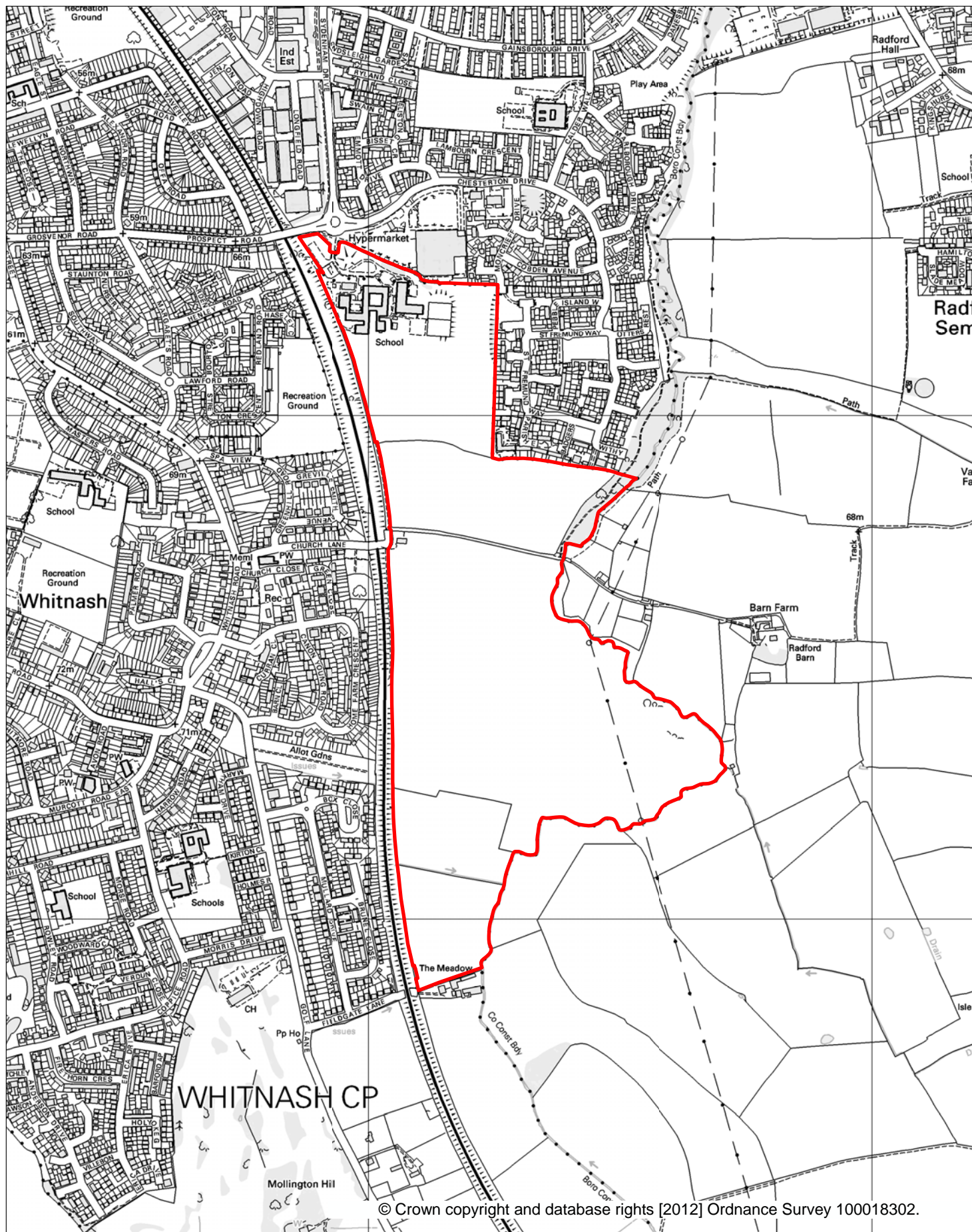
North:



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

Site Ref	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		
Updated situation at 01/04/14			

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 Study 2012 suggests wide buffer to brook . 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 20 hectares – to exclude school & land with permission and provide substantial 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					
Availability						
Site being actively promoted by house builder <i>Planning permission granted for 209 dwellings on northern part of site (6.93 has) on 31/05/13 (W12/0027). April 14 - development not started</i>						
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	300	40dph	400	50dph	500
Timeframe (in terms of practicality only)	2014/19	0	2019/24	350	2024/29	0



L39 Land at Campion School/Whitnash East

LOCATION PLAN

Scale:
1:10000

Drawn By:
DR

Date:
24 May 2012

Grid Reference:
433289 E, 263500 N

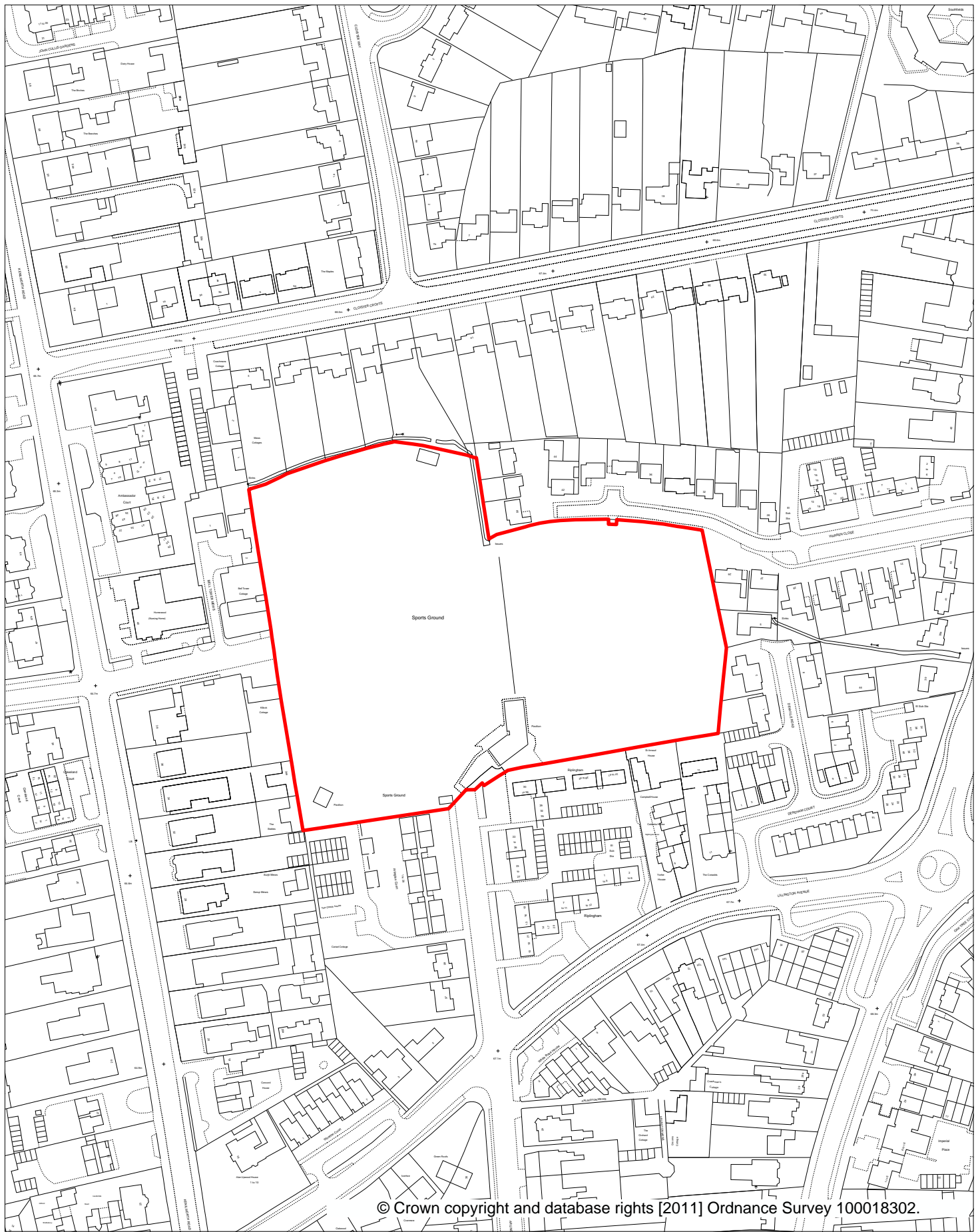
North:



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

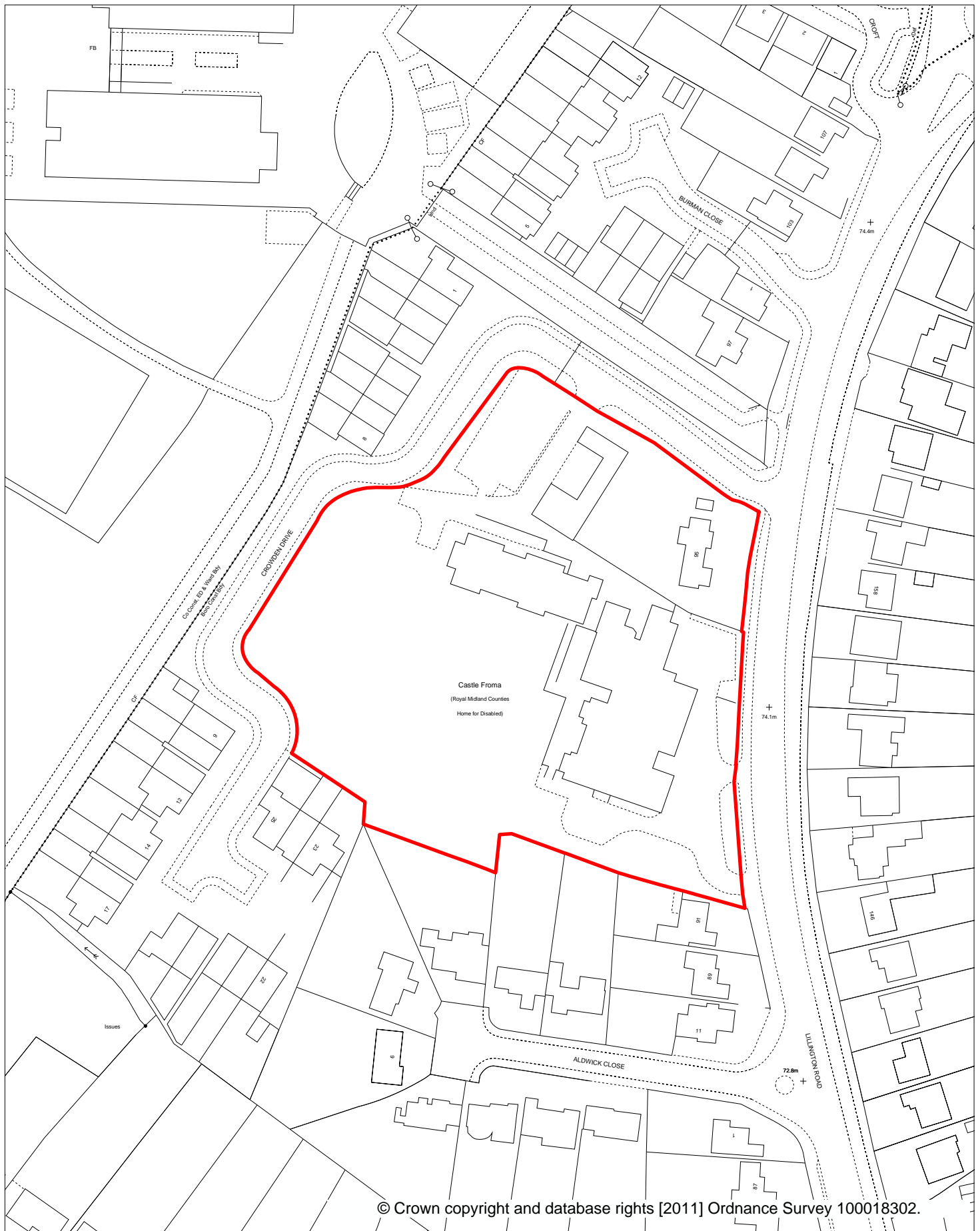
North:



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



L41 Castel Froma

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
01 November 2011

Grid Reference:
432139 E, 267863 N

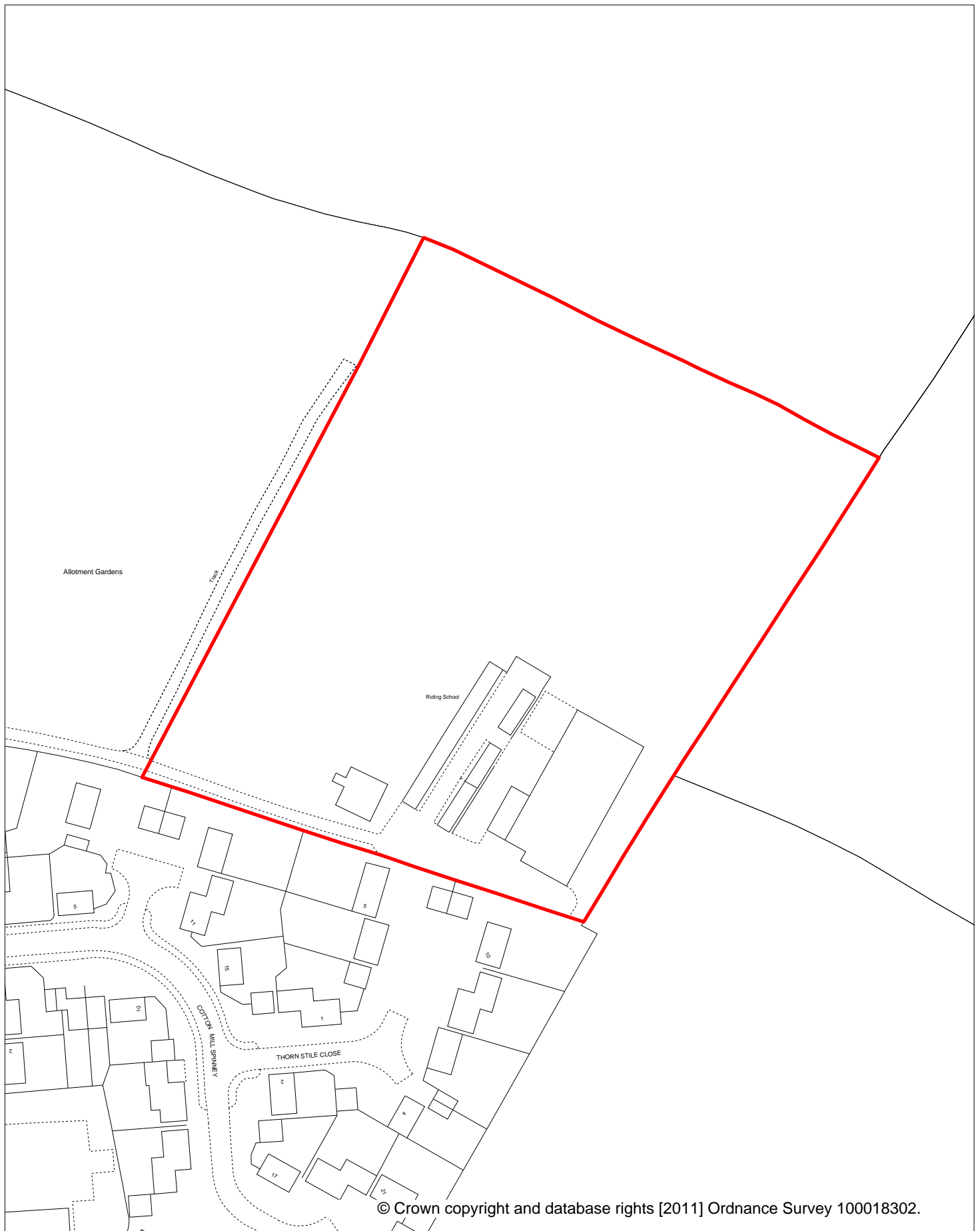
North:



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	Allotments, Paddocks & Waverley Equestrian Centre
Site Size (Hectares)	3.38	Settlement	Cubbington
Source	SHLAA 11	Land Type	Greenfield/Previously Developed Land
Adjacent/Overlapping Site	L17 Cubbington East		

Suitability for Housing						
Location	Adjacent to Cubbington to the immediate north east of Leamington Spa urban area.					
Policy Restrictions	Green Belt Protection of open space (allotments)					
Physical Constraints	Minerals Consultation Area Insufficient visibility splays particularly in relation to current speed levels. May require the relocation of the current allotment gardens, although landowner has offered to incorporate them into the development. Possible contamination from adjacent site to south. Minerals Consultation Area (Sand & Gravel)					
Potential Impacts	Extending ribbon of development into open countryside within an area of high landscape value.					
Environmental Conditions	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.					
Overall Suitability	Not suitable due to access and 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	



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L43 Waverley Equestrian Centre

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
18 November 2011

Grid Reference:
434389 E, 268951 N

North:



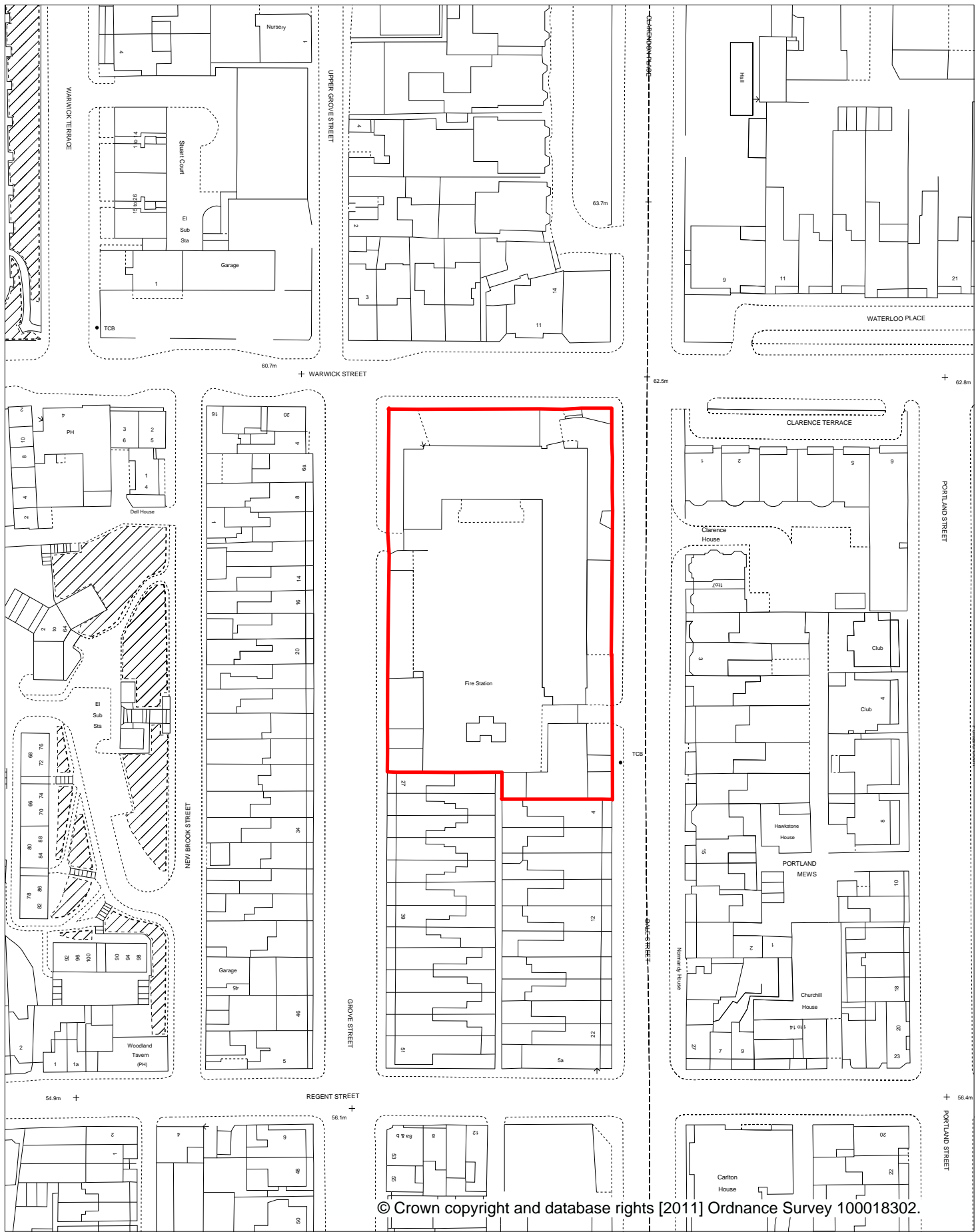
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	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:



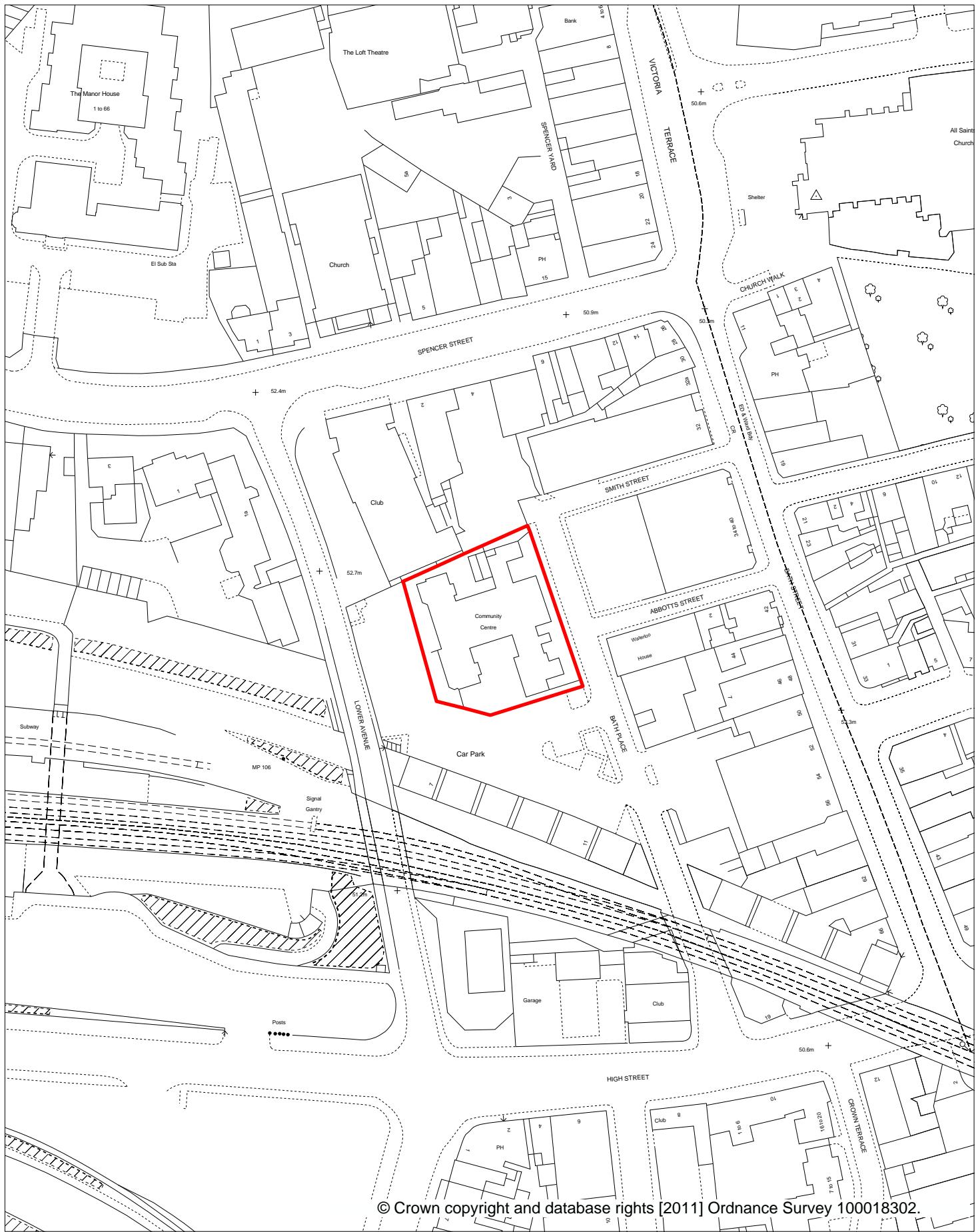
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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	



L47 Former Bath Place Community Venture

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
431892 E, 265313 N

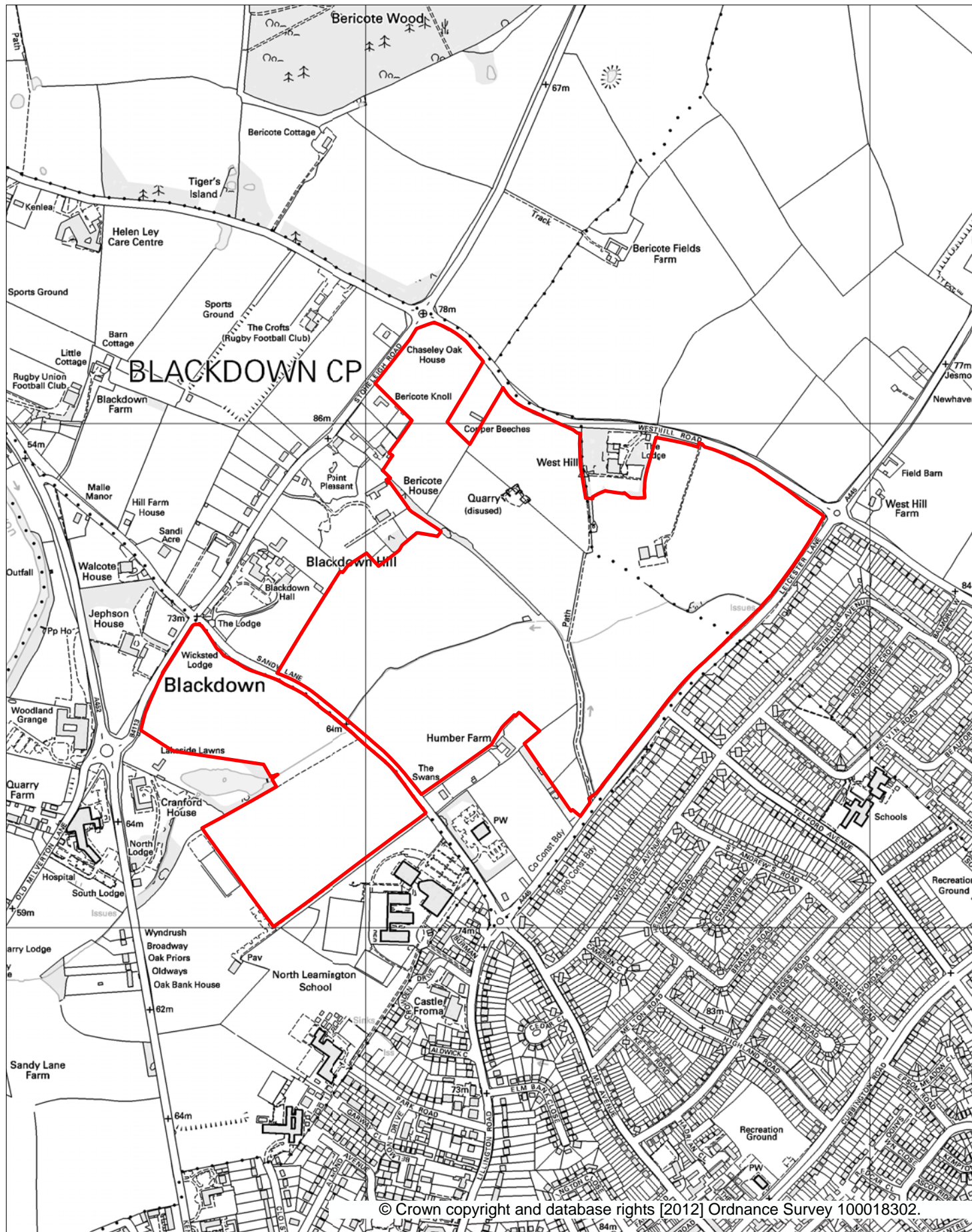
North:



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



L48 Land at Blackdown

LOCATION PLAN

Scale:
1:10000

Drawn By:
DR

Date:
17 May 2012

Grid Reference:
432248 E, 268612 N

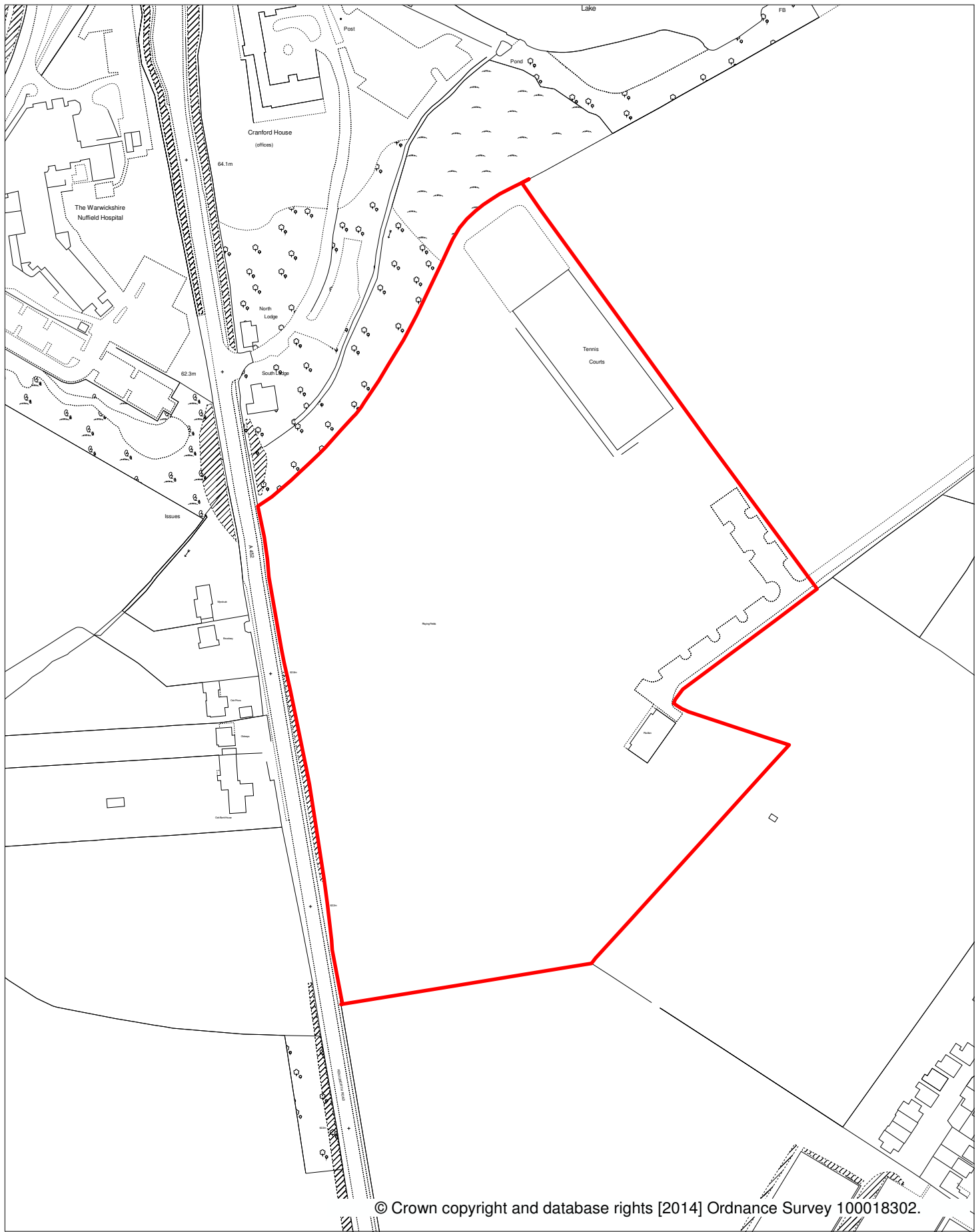
North:



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

Site Ref	L49	Site Name	Kingsley School Playing Fields
Site Size (Hectares)	3.8	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Greenfield
Adjacent/ Overlapping Site	L48 Land at Blackdown		

Suitability for Housing						
Location	North of Leamington Spa					
Policy Restrictions	Green Belt Protection of Playing Fields					
Physical Constraints	Access onto busy Kenilworth Road – right hand turn lane may be required					
Potential Impacts	Development would disproportionately extend the built up area of Leamington as far as Blackdown, closing a significant gap of open land Some significant trees in the hedgerow abutting Kenilworth Road					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
Availability						
Landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	75	40dph	100	50dph	125
Timeframe (in terms of practicality only)	2014/19	88	2019/24	0	2024/29	0



L49 Kingsley School Playing Fields

LOCATION PLAN



Scale:
1:2500

Drawn By:
SJ

Date:
26 February 2014

Grid Reference:
431658 E, 267980 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	L50	Site Name	Land at Beech House, Blackdown
Site Size (Hectares)	1.15	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Greenfield & Previously-developed Land
Adjacent/Overlapping Site		L48 Blackdown; L52 Blackdown Hall	

Suitability for Housing						
Location	Blackdown Hill					
Policy Restrictions	Green Belt					
Physical Constraints	Access onto narrow Stoneleigh Road					
Potential Impacts	Loss of established hedgerow					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
Availability						
Landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
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		2024/29	



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L50 Land at Beech House, Blackdown

LOCATION PLAN

Scale:
1:1250

Drawn By:

Date:
04 March 2014

Grid Reference:
431850 E, 268746 N

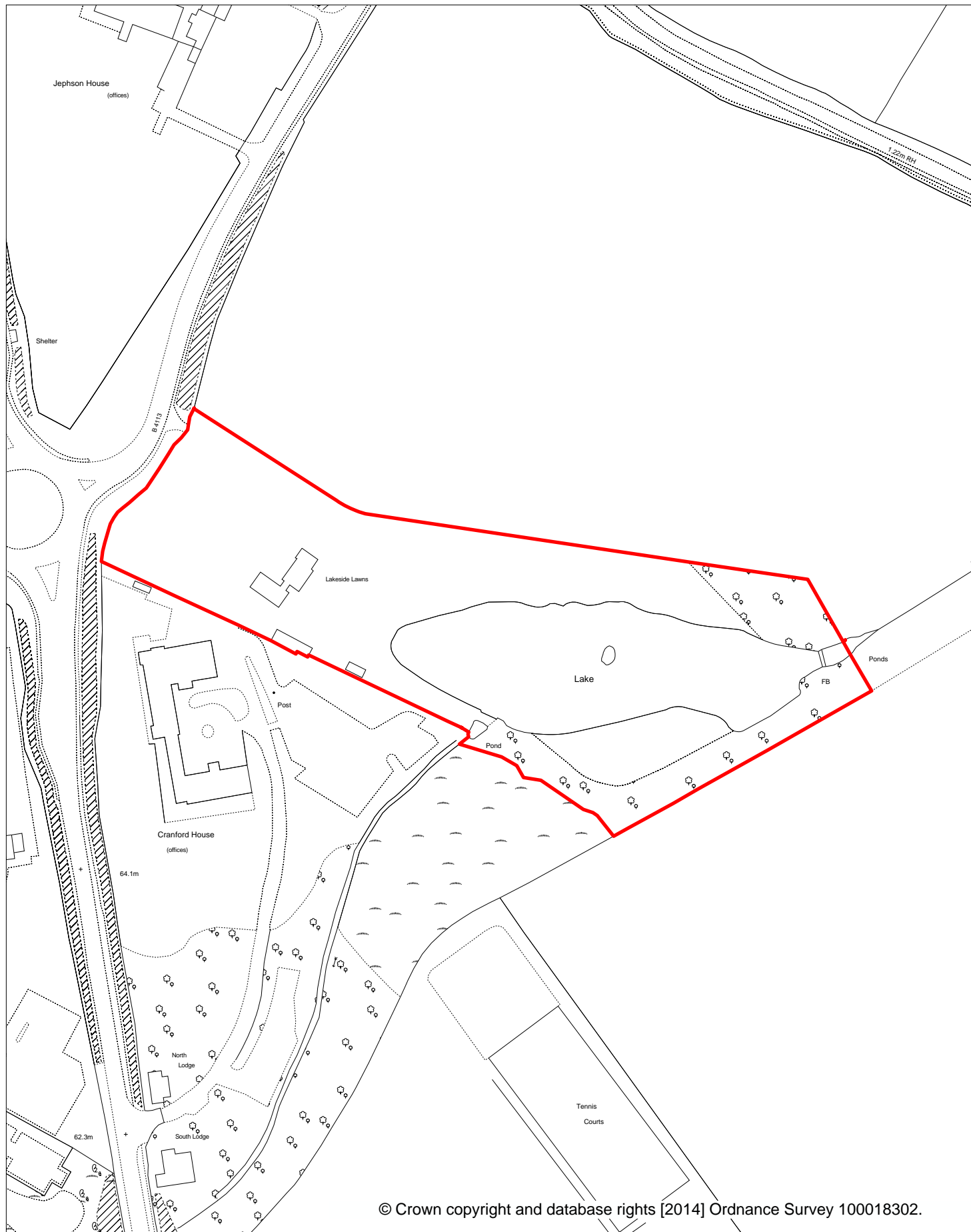
North:



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

Site Ref	L51	Site Name	Land at Lakeside Lawns
Site Size (Hectares)	2.24	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Greenfield & Previously-developed Land
Adjacent/Overlapping Site	L48 Land at Blackdown		

Suitability for Housing						
Location	Blackdown					
Policy Restrictions	Green Belt					
Physical Constraints	Large part of site includes a lake which is included within the River Avon Local Wildlife Site Access point close to a roundabout					
Potential Impacts	Impact on the Local Wildlife Site					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact on Local Wildlife Site and access					
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	



L51 Land at Lakeside Lawns

LOCATION PLAN

Scale:
1:2000

Drawn By:

Date:
04 March 2014

Grid Reference:
431670 E, 268307 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	L52	Site Name	Blackdown Hall
Site Size (Hectares)	1.83	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Greenfield & Previously-developed Land
Adjacent/ Overlapping Site	L48 Land at Blackdown; L53 Land at Beech House		

Suitability for Housing						
Location	Blackdown Hill					
Policy Restrictions	Green Belt					
Physical Constraints	Access onto narrow Sandy Lane close to busy junction Significant established hedgerows on Stoneleigh Road					
Potential Impacts	If access was moved away from junction to Stoneleigh Road, this could impact upon significant, established hedgerow					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but potentially suitable as part of larger strategic urban extension					
Availability						
Landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable subject to removal from Green Belt and wider area being allocated for a strategic urban extension.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	55	40dph	73	50dph	91
Timeframe (in terms of practicality only)	2014/19	64	2019/24	0	2024/29	0



L52 Blackdown Hall

LOCATION PLAN

Scale:
1:1250

Drawn By:

Date:
04 March 2014

Grid Reference:
431765 E, 268661 N

North:



Site Ref	L53	Site Name	North of Bungalow Farm, Cubbington
Site Size (Hectares)	0.37	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Greenfield & Previously-developed Land
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Cubbington. The village has a good range of services					
Policy Restrictions	Green Belt					
Physical Constraints	Elevated site in a highly visible location. Proximity to sports and social club. Vehicle access likely to be difficult. Minerals Consultation Area					
Potential Impacts	Surface water flow off site. Within area of high landscape sensitivity (2013 Assessment).					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to unsatisfactory access and potential landscape impact					
Availability						
Not confirmed						
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	

Our Lady and St Teresa's
Catholic Primary School

Club

Bungalows Farm

Cattle Grid

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Site Ref	L54	Site Name	Confidential Site
Site Size (Hectares)	0.78	Settlement	Leamington Spa
Source	SHLAA14	Land Type	Previously-developed Land
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Within the built up area of Leamington Spa					
Policy Restrictions	None					
Physical Constraints	Existing buildings on the site					
Potential Impacts	Adjacent to Leamington Conservation Area					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to ability to assemble the site					
Availability						
Warwick District Council is the majority landowner and is in the process of assembling a site for affordable extra care housing for older people						
Achievability						
Potentially achievable subject to the ability to assemble the site						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	23	40dph	31	50dph	39
Timeframe (in terms of practicality only)	2014/19	75	2019/24	0	2024/29	0