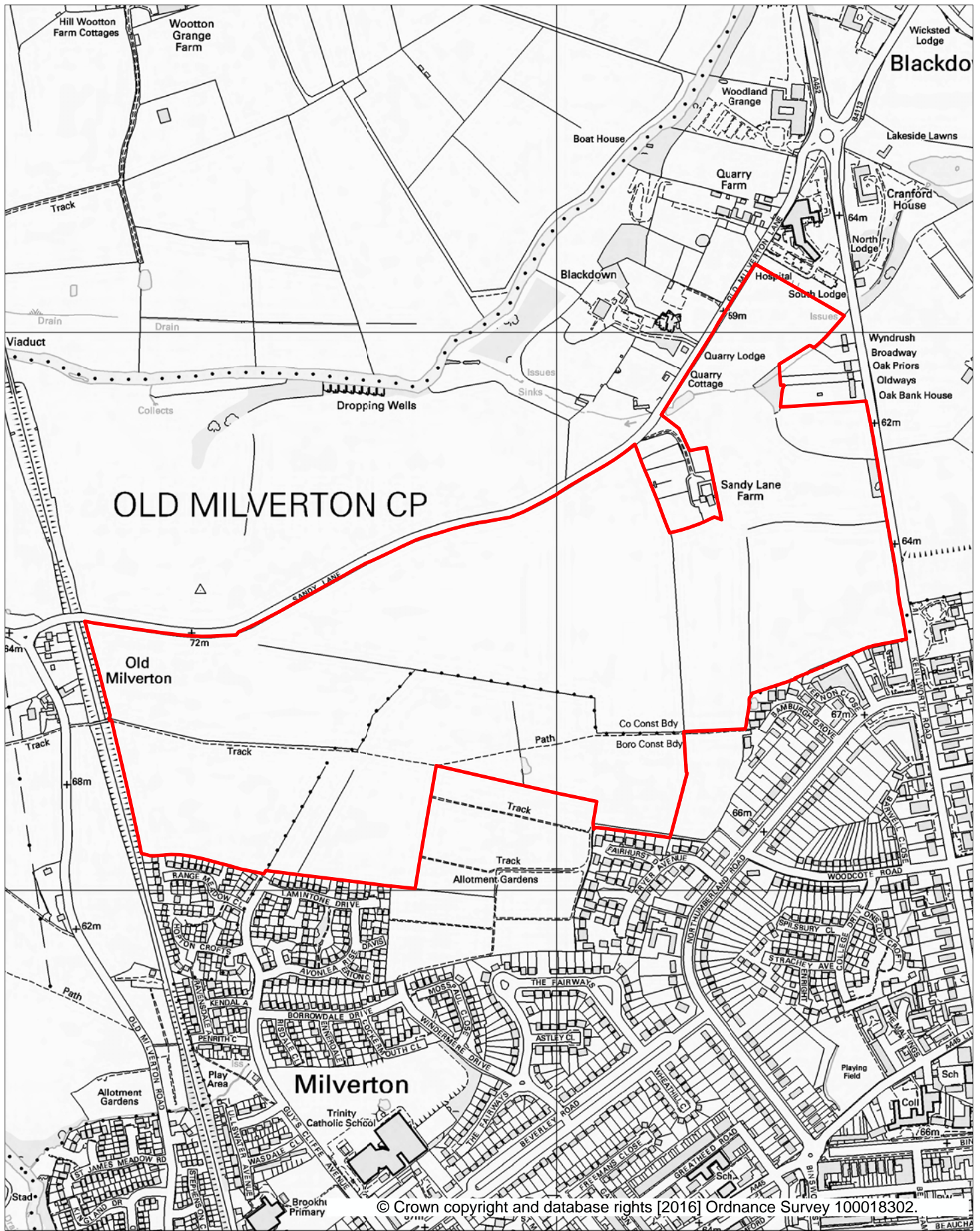


Site Ref	L07	Site Name	Land North of Milverton
Site Size (Hectares)	73.22	Settlement	Leamington Spa
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	L03 Northumberland Road/ Bamburgh Road		

Suitability for Housing						
Location	Adjacent to Leamington Spa Urban Area					
Policy Restrictions	Green Belt					
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.					
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: 1:9000

Drawn By: MM

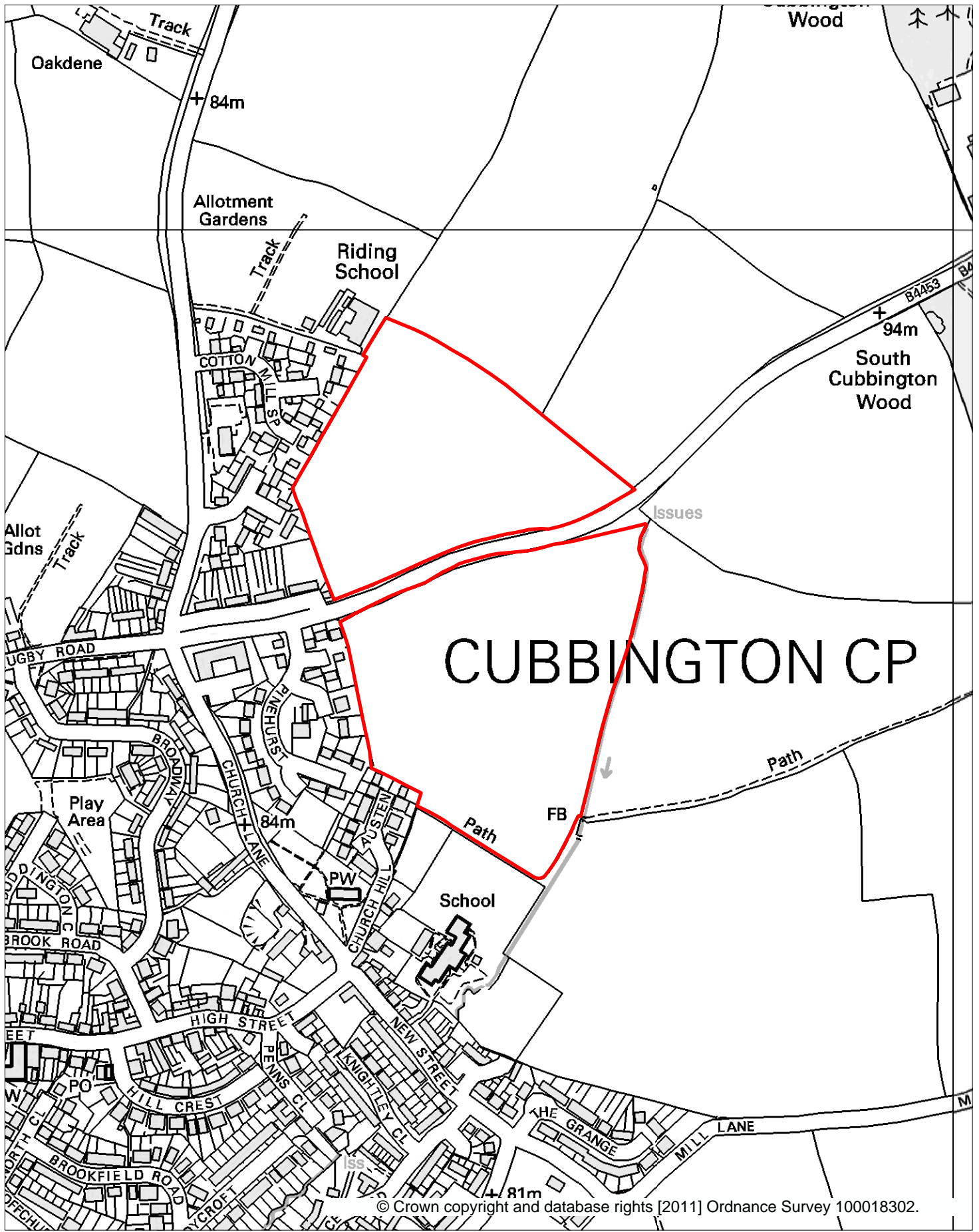
Date: 02 March 2016

Grid Reference: 430879 E, 267487 N

North:

Site Ref	L17	Site Name	Cubbington East
Site Size (Hectares)	11.76	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	Adjacent to L43		

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 –requires mitigation Northern part of site is an area of high landscape value. Southern part of the site is high/medium landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable in part subject to mitigating flooding impact on flooding in Cubbington and impact on landscape					
Availability						
Owners have expressed willingness to release the land for development						
Achievability						
Achievable within 10 years						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19	15	2019/24	80	2024/29	



L17 Cubbington East


LOCATION PLAN

Scale:
1:5000

Drawn By:
CP

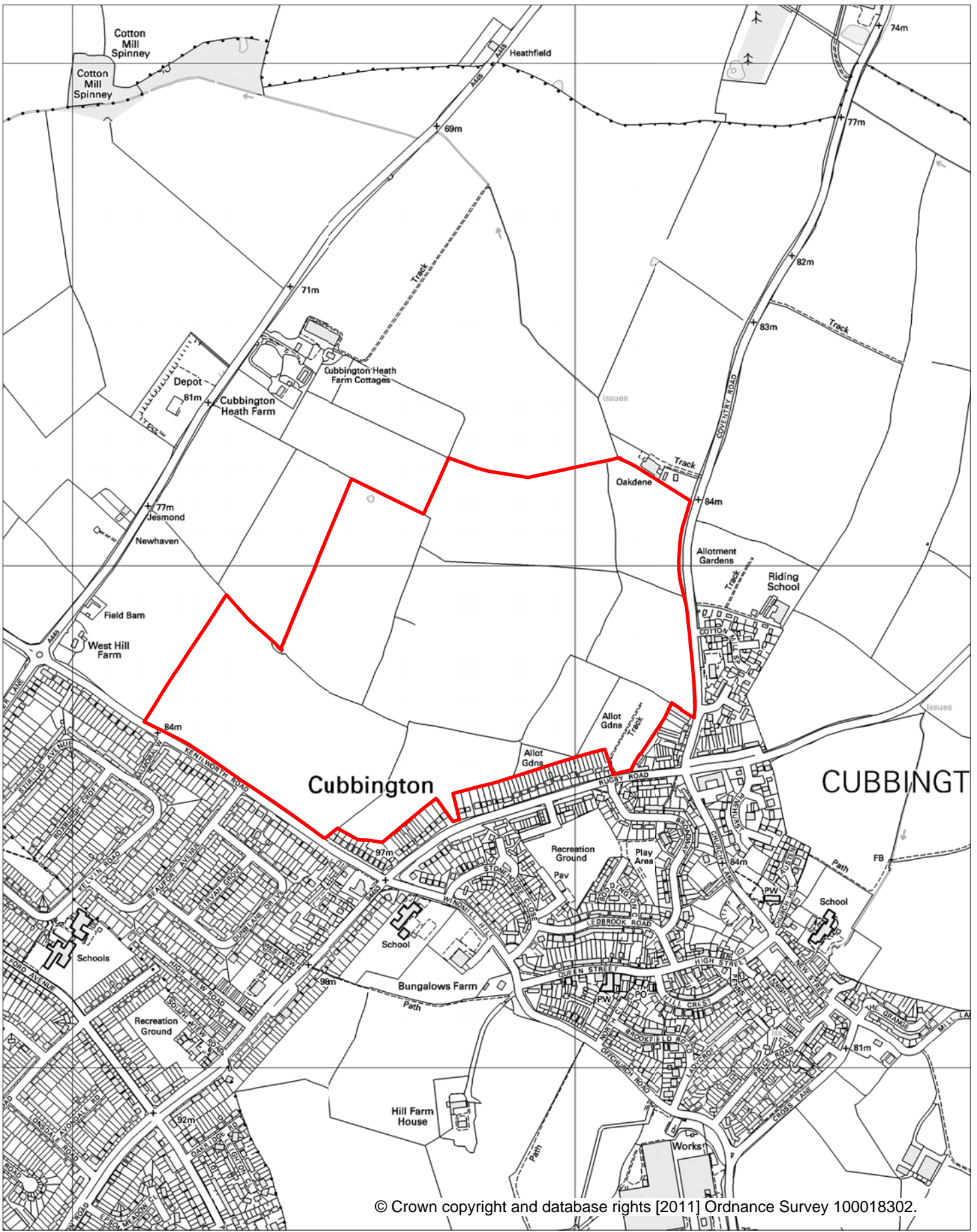
Date:
21 October 2011

Grid Reference:
434537 E, 268613 N

North: 

Site Ref	L19	Site Name	Land at North Cubbington
Site Size (Hectares)	54.06	Settlement	Leamington Spa
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/ Overlapping Site	L18 Land at Rugby Road, Cubbington L63 Land north of Kenilworth 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 settlement of Cubbington.					
Availability						
Landowner is willing to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	810	40dph	1080	50dph	1350
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

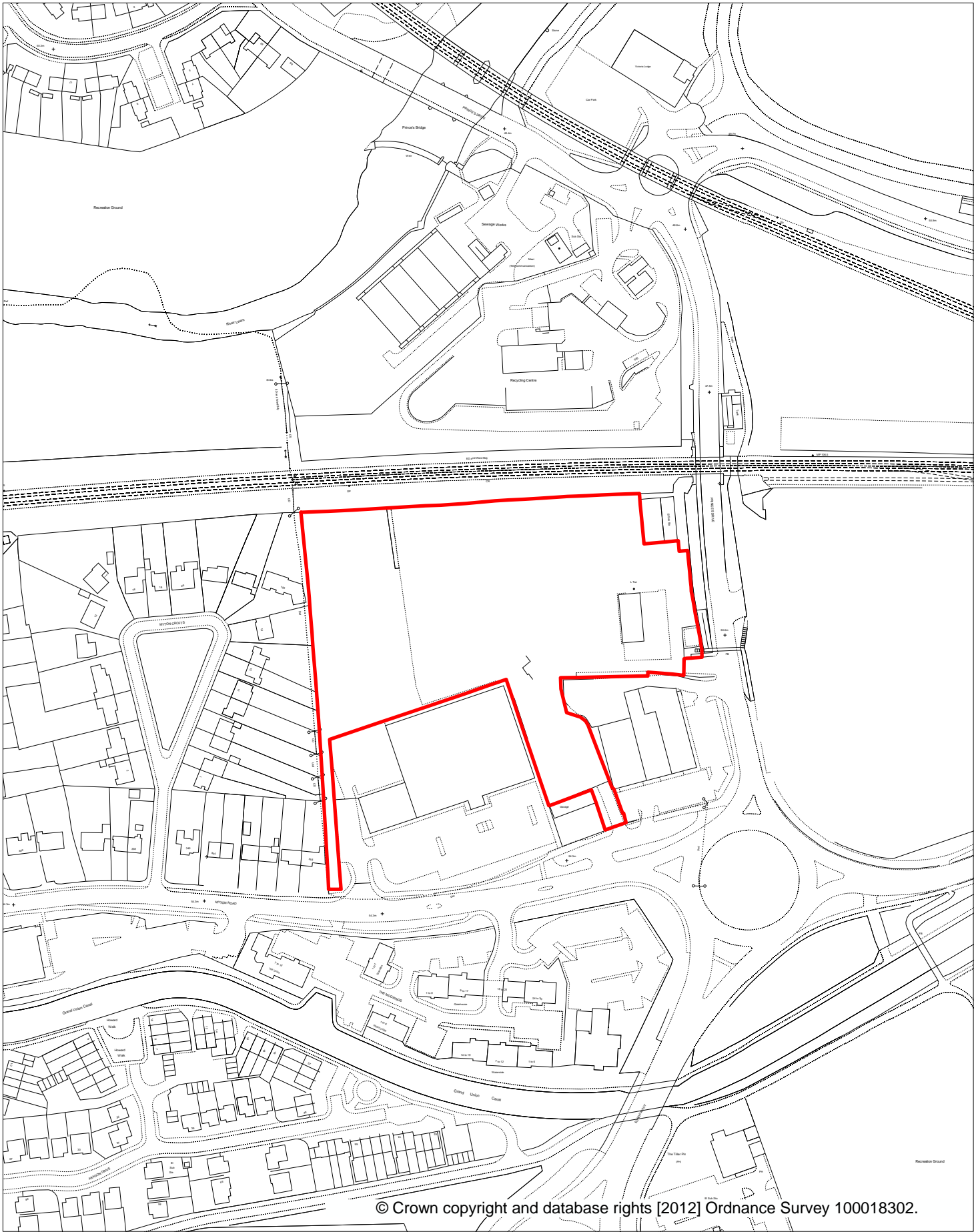
Grid Reference:
433825 E, 268896 N

North: 

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

Site Ref	L27	Site Name	Land R/O Homebase, Myton Road
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						
Owners have expressed an interested in residential development on the site.						
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

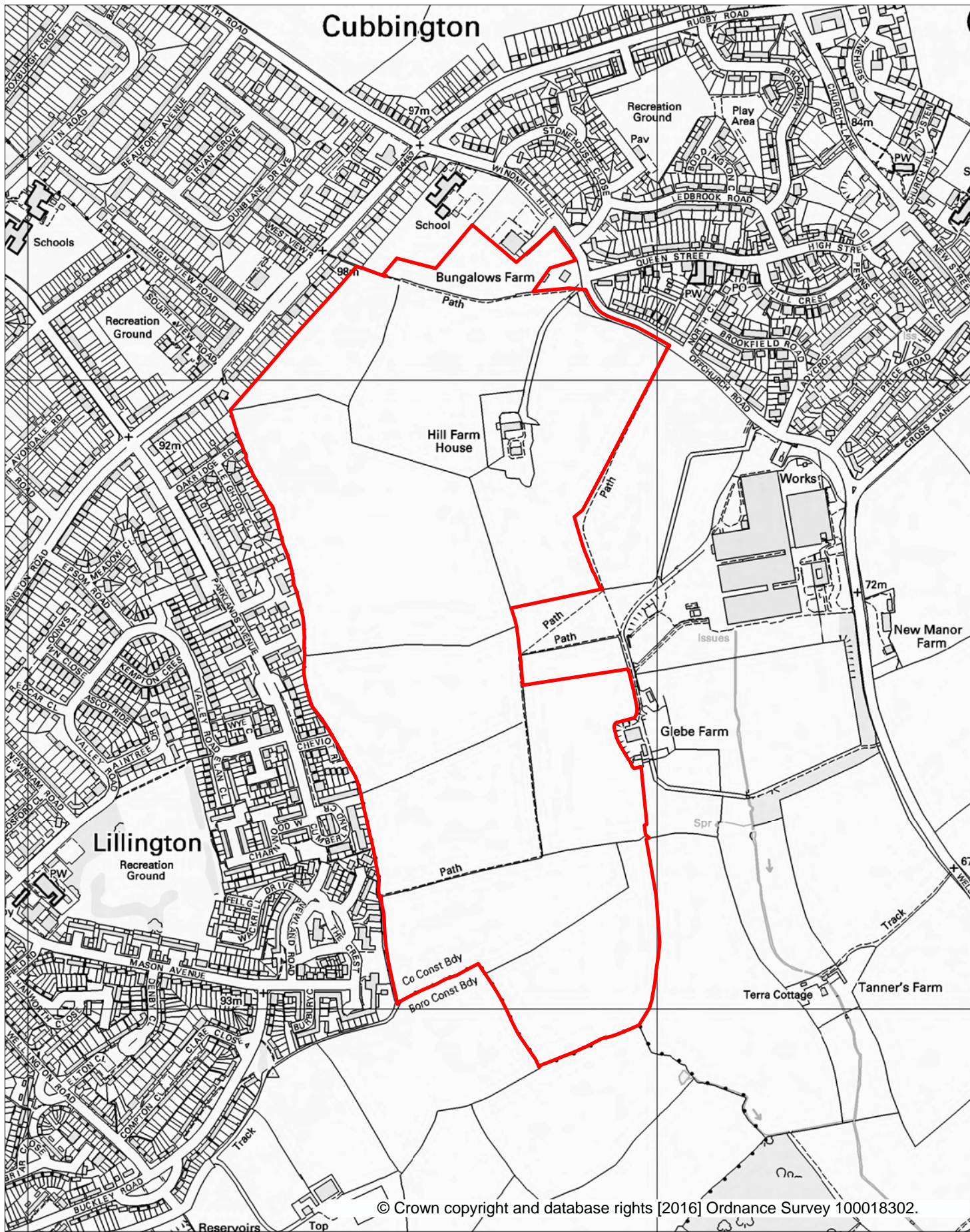
North: 

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)	57	Settlement	Cubbington
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	L23 Land at Red House Farm Policy H04 site allocation overlaps		

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	2015 Green Belt Study update identifies parcel (RL3) containing site: "... Cubbington and Royal Leamington Spa are joined to the north of the parcel; however, the Green Belt between them plays an important role in protecting what remains of the gap between the two parcels.... contributing to protecting a significant area of countryside from encroachment." 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						
Form indicates availability for development within the medium term (6 – 10 years)						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	855	40dph	1140	50dph	1425
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	

Cubbington



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L38 Glebe Farm, Cubbington

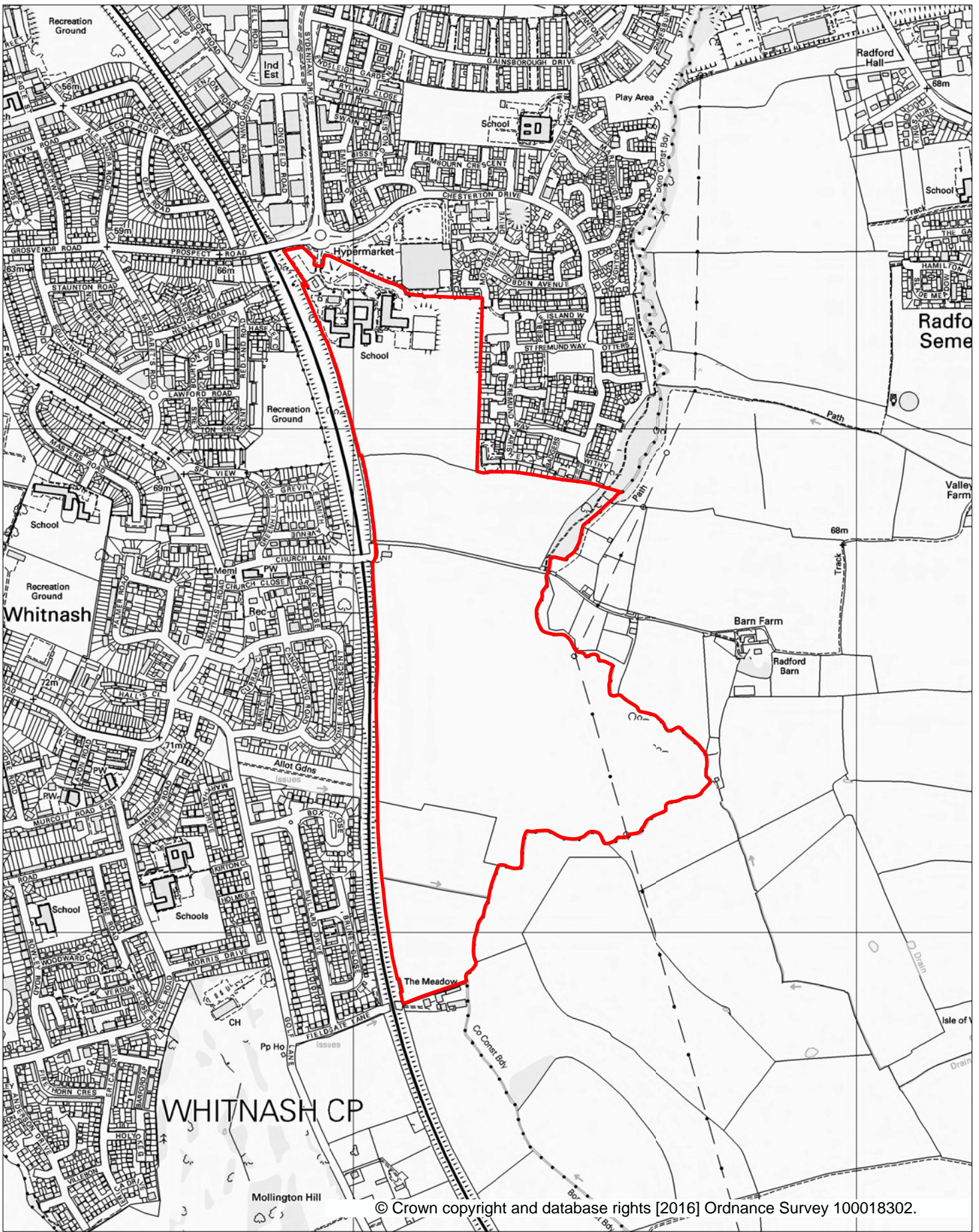
LOCATION PLAN

Scale: 1:8000 Drawn By: MM Date: 02 March 2016 Grid Reference: 433734 E, 267621 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 25-30 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	420	40dph	560	50dph	700
Timeframe (in terms of practicality only)	2014/19	0	2019/24	500	2024/29	0



L39 Land at Campion School/Whitnash East

LOCATION PLAN

Scale: 1:10000 Drawn By: MM Date: 04 March 2016 Grid Reference: 433266 E, 263622 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 Access not suitable - 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	



L43 Waverley Equestrian Centre

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
18 November 2011

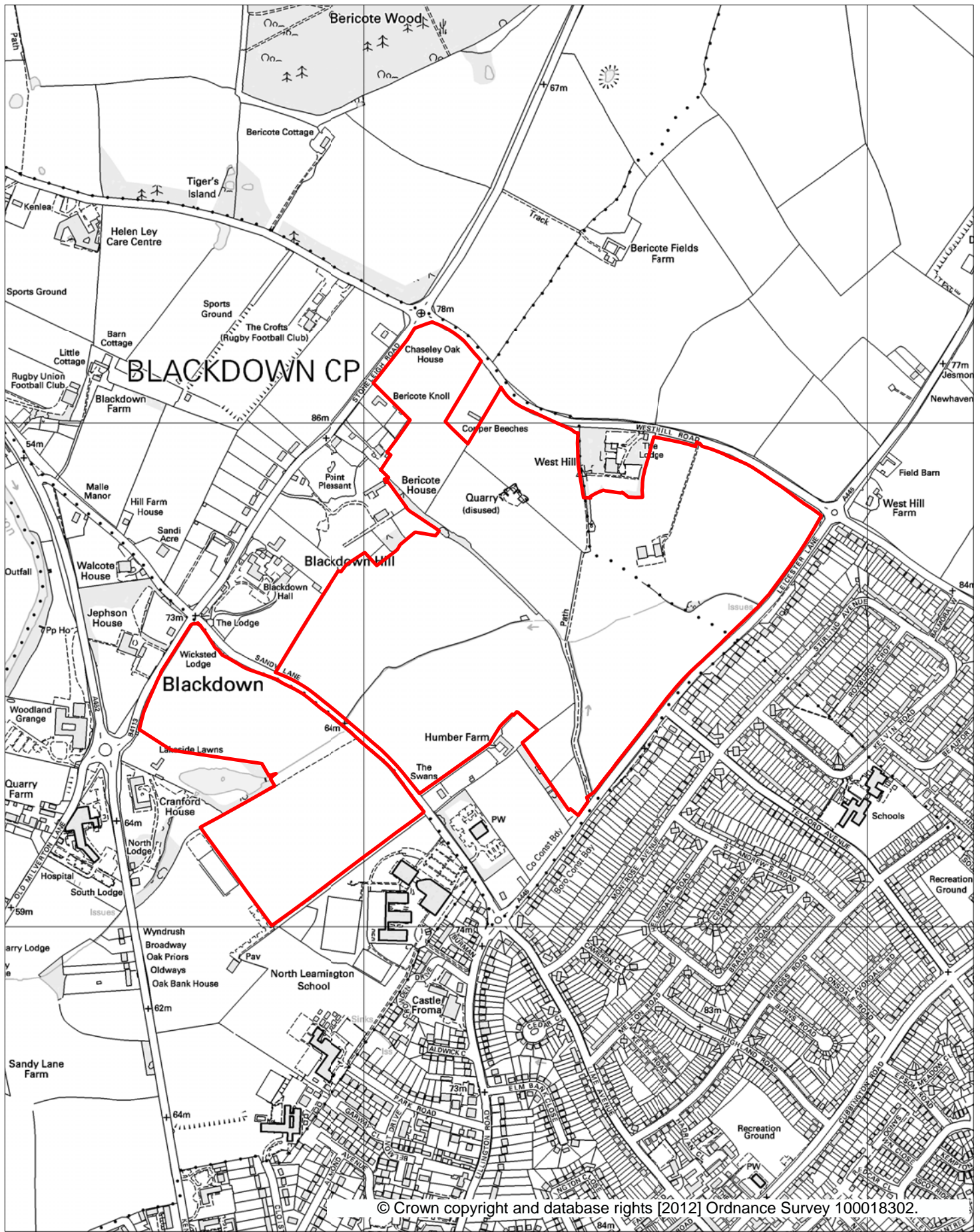
Grid Reference:
434389 E, 268951 N

North:



Site Ref	L48	Site Name	Land at Blackdown
Site Size (Hectares)	66.74	Settlement	Leamington Spa
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	L48b L60 – land fronting Leicester Lane L65 – Land at Leicester Lane		

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		2019/24		2024/29	



L48 Land at Blackdown

LOCATION PLAN

Scale:
1:10000

Drawn By:
DR

Date:
17 May 2012

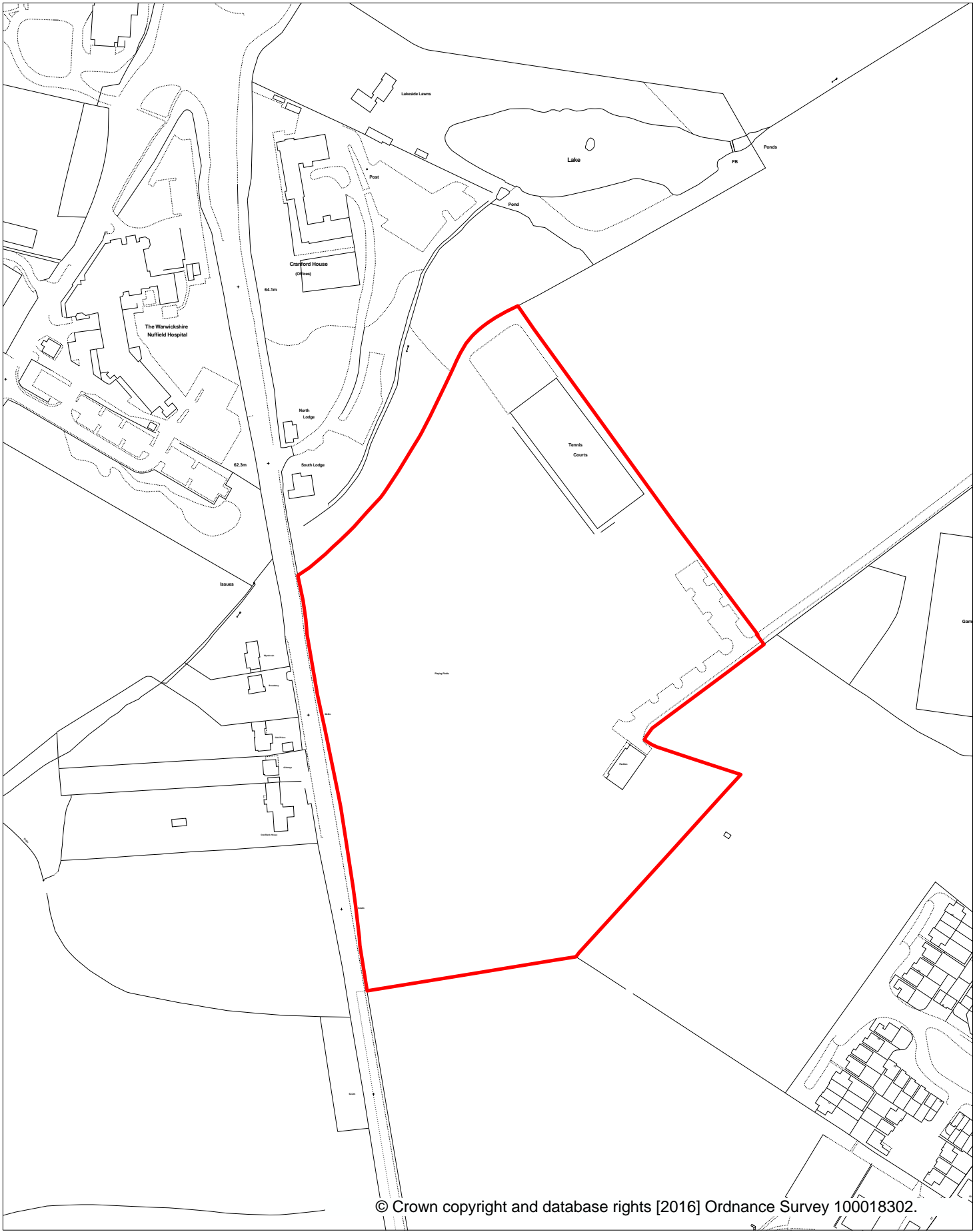
Grid Reference:
432248 E, 268612 N

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)	6.9	Settlement	Leamington Spa
Source	SHLAA15	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 Ground water flooding risk across central and southern parts of the site – will require mitigation					
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 Loss of playing fields					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but potentially suitable as part of larger strategic urban extension subject to replacement of playing fields, release from Green Belt and flood mitigation					
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	139	40dph	185	50dph	231



L49 Kingsley School Playing Fields


LOCATION PLAN

Scale:
1:3000

Drawn By:
MM

Date:
02 March 2016

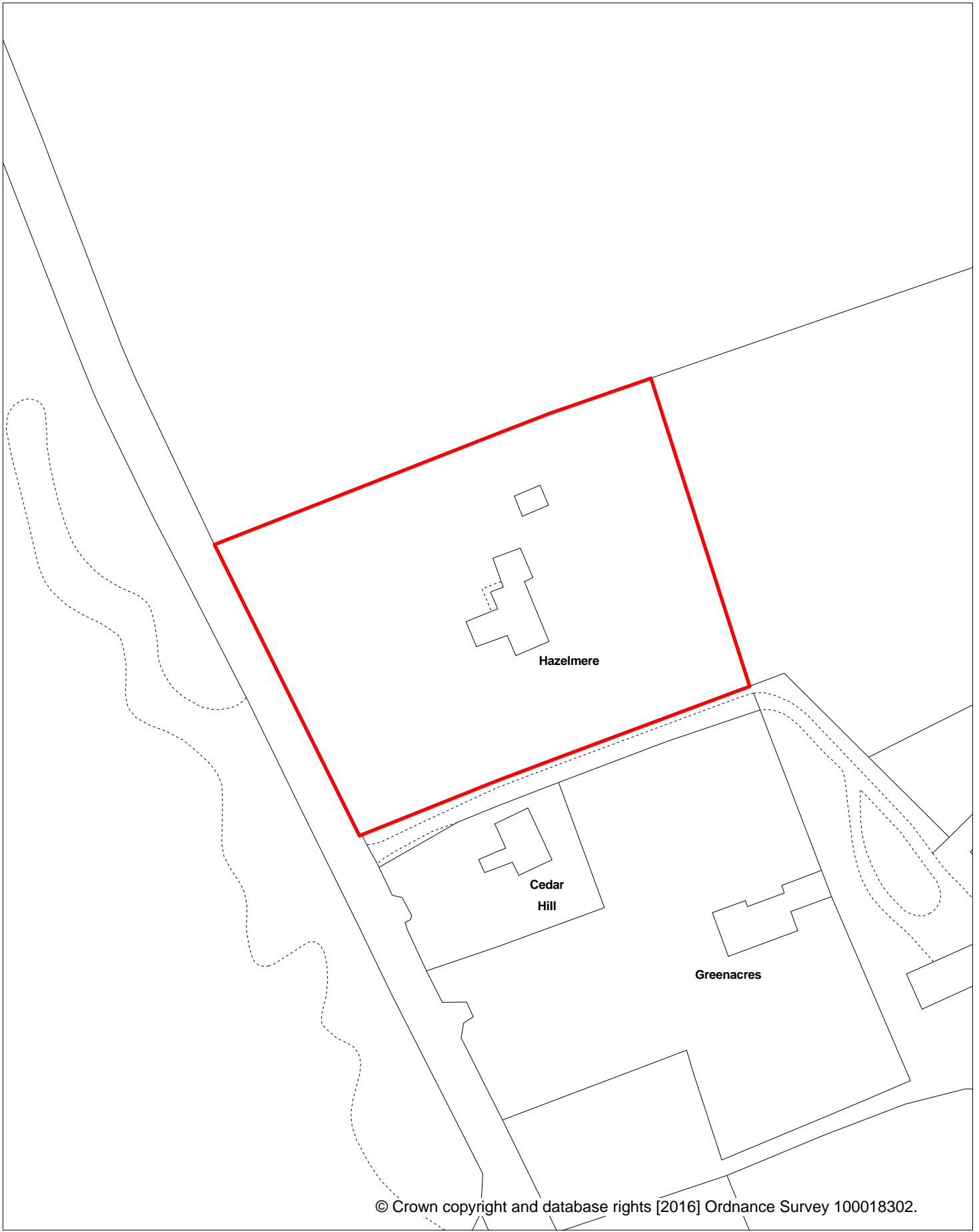
Grid Reference:
431656 E, 268011 N

North: 

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

Site Ref	L55	Site Name	Land at Hazelmere, Golf Lane
Site Size (Hectares)	0.567	Settlement	Whitnash
Source	SHLAA 08	Land Type	Dwelling and Garden
Adjacent/ Overlapping Site	Adjacent to L56 and L11		

Suitability for Housing						
Location	Edge of urban area					
Policy Restrictions	None					
Physical Constraints	Access will require either improvements to Golf Lane or access through adjacent site					
Potential Impacts	Site would clearly form a visual extension to the existing development in the surrounding setting. Likely to be partially intervisible with development proposed east of Whitnash, south of Sydenham and possibly new development around Radford Semele,					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Available for development						
Achievability						
Achievable in conjunction with L56, subject to market.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	10	40dph	16	50dph	22
Timeframe (in terms of practicality only)	2014/19	13	2019/24	0	2024/29	0



L55 Hazelmere


LOCATION PLAN

Scale:
1:1000

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
432998 E, 262562 N

North: 

Site Ref	L56	Site Name	Land at Little Acre, Golf Lane
Site Size (Hectares)	2.775	Settlement	Whitnash
Source	SHLAA 08	Land Type	Dwelling and Garden
Adjacent/Overlapping Site	Adjacent to L56 and L11		

Suitability for Housing						
Location	Edge of urban area					
Policy Restrictions	None					
Physical Constraints	Susceptible to surface water flood (low and intermediate) to east of site. Adjacent potential Wildlife Site (Railway Corridor). Access will require either improvements to Golf Lane or access through adjacent site					
Potential Impacts	If this site was allocated for development, it is likely to form the edge of settlement for the foreseeable future. It would therefore be appropriate to assign a generous landscape approach to ensure an appropriate 'transition' from settlement to open countryside.					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Available for development						
Achievability						
Achievable in conjunction with L55, subject to market.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	56	40dph	74	50dph	93
Timeframe (in terms of practicality only)	2014/19	22	2019/24	35	2024/29	0



L56 Land at Little Acre


LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

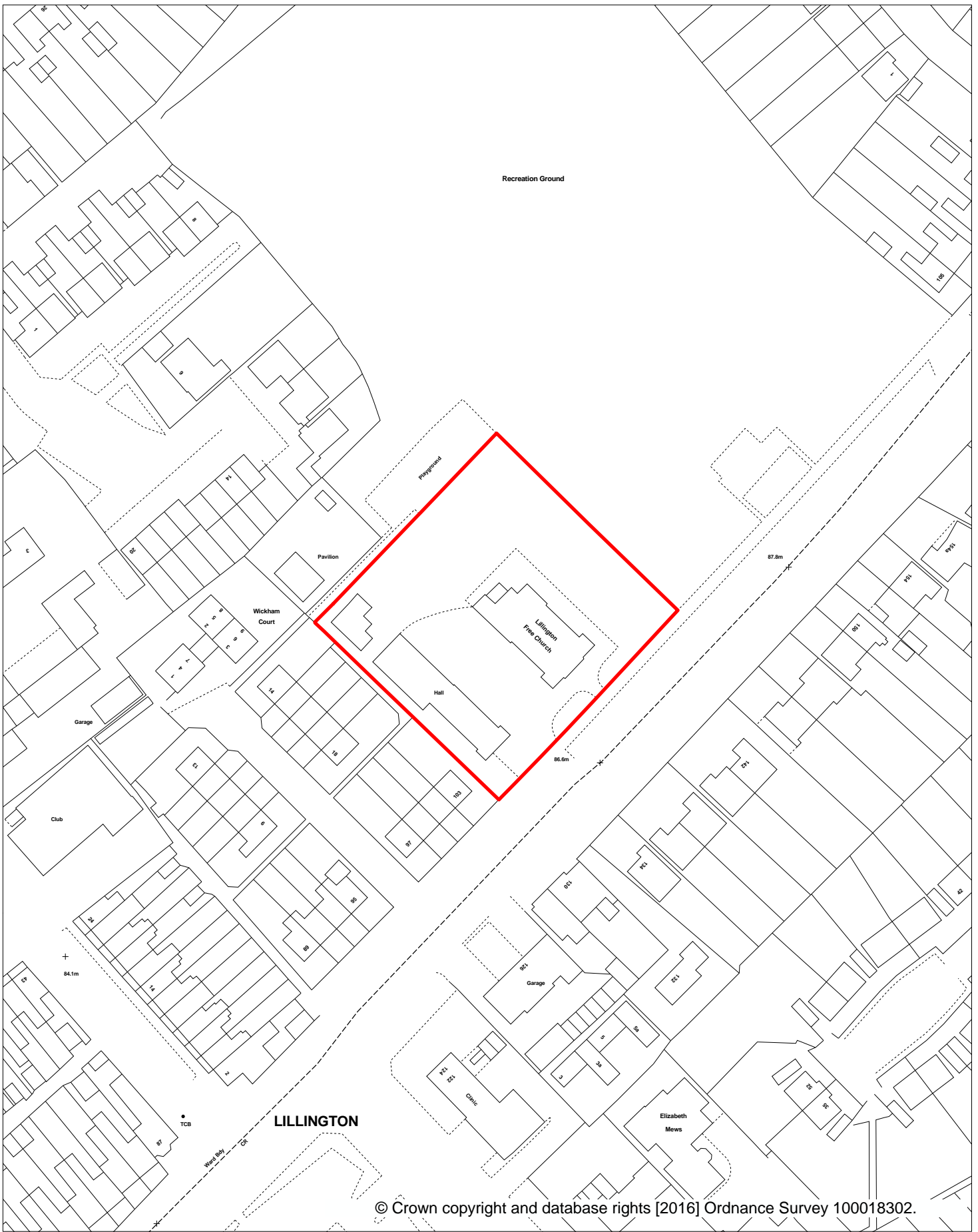
Date:
04 March 2016

Grid Reference:
433085 E, 262519 N

North: 

Site Ref	L58	Site Name	Lillington Free Church
Site Size (Hectares)	0.41	Settlement	Leamington Spa
Source	SHLAA 15	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Built up area					
Policy Restrictions	None					
Physical Constraints	None					
Potential Impacts	Potential impact on highway and neighbouring residential uses Mature trees / hedgerow Adjacent recreation ground					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable to subject to satisfactory highways arrangements and offsite parking and retention/replacement of community facilities					
Availability						
Affordable housing provider working with existing church to provide new church and affordable housing units						
Achievability						
Achievable, subject to market conditions.						
Housing Capacity						
Development Mix	Housing	75%	Other Uses	25%		
Potential Capacity	30dph	9	40dph	12	50dph	15
Timeframe (in terms of practicality only)	2014/19	15	2019/24	0	2024/29	0



L58 Lillington Free Church, Cubbington Road, Leamington Spa

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

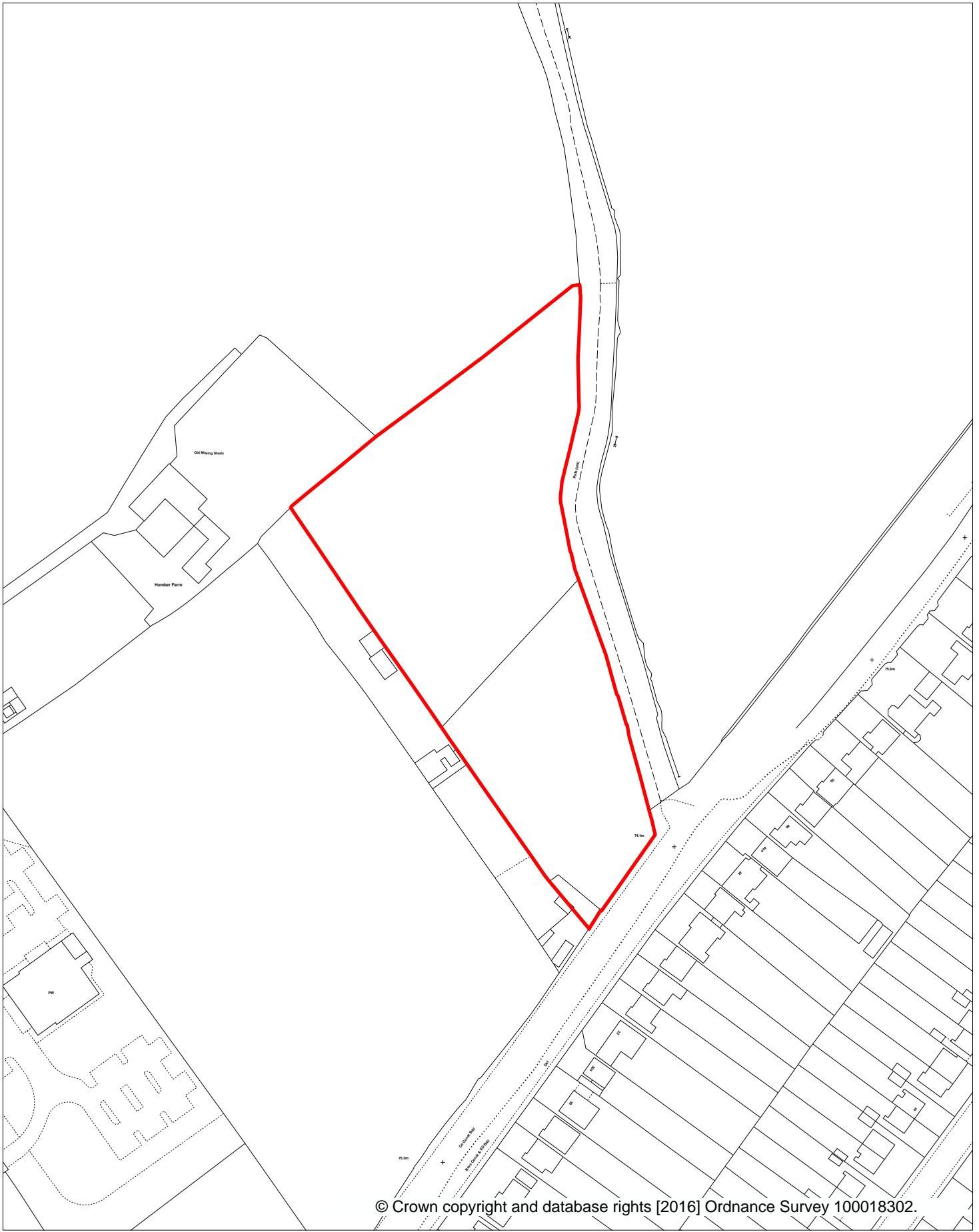
Date:
03 March 2016

Grid Reference:
432771 E, 267496 N

North:

Site Ref	L60	Site Name	Land fronting Leicester Lane, Blackdown
Site Size (Hectares)	1.3	Settlement	Leamington
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	L48, L48b – land at Blackdown; L65 – Land at Leicester Lane		

Suitability for Housing						
Location	Adjacent to Leamington					
Policy Restrictions	Green Belt					
Physical Constraints	Susceptible to surface water flooding (less).					
Potential Impacts	Loss of (provisional) Grade 3 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						
Overall Suitability	Potentially suitable, subject to Green Belt amendment.					
Availability						
Available for mixed use development (housing and employment).						
Achievability						
Development is understood to be achievable, subject to the market						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	19	40dph	26	50dph	32
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



L60 Land fronting Leicester Lane, Blackdown

LOCATION PLAN



Scale:
1:1800

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
432385 E, 268325 N

North:

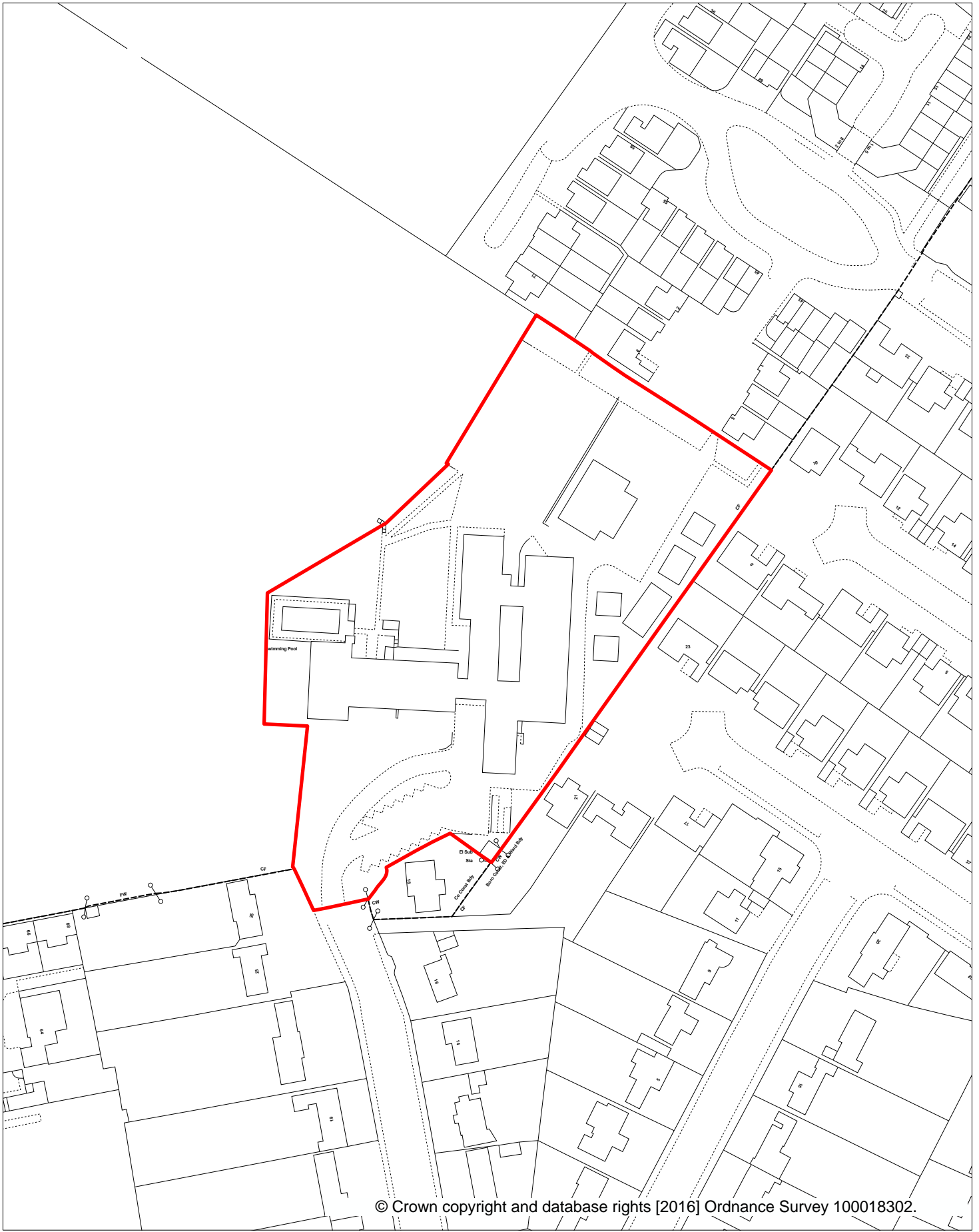


Site Ref	L61	Site Name	CONFIDENTIAL SITE
Site Size (Hectares)	5.435	Settlement	Leamington
Source	SHLAA 08	Land Type	Brownfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Leamington Urban Area					
Policy Restrictions	Currently in use as employment land. Within employment area identified in adopted Local Plan					
Physical Constraints	None					
Potential Impacts	Loss of employment					
Environmental Conditions	Within mixed employment area including B2 uses. Potential land contamination associated with existing industrial use					
Overall Suitability	Not suitable – within employment area					
Availability						
Owner has indicated the site is available for residential use						
Achievability						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	109	40dph	146	50dph	182
Timeframe (in terms of practicality only)	2014/19	75	2019/24	107	2024/29	0

Site Ref	L62	Site Name	Land off Cloister Way
Site Size (Hectares)	1.37	Settlement	Leamington Spa
Source	SHLAA 15	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Edge of Settlement					
Policy Restrictions	Green Belt					
Physical Constraints	Potential ground contamination & remediation works due to site clearance					
Potential Impacts	Potential ground contamination					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable for housing development in compliance with national planning policy for redevelopment of brownfield land in the green belt. Site previously had permission for a specialist nursing home.					
Availability						
Owner is willing to release the site for development immediately						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	75%	Other Uses	25%		
Potential Capacity	30dph	30	40dph	40	50dph	50
Timeframe (in terms of practicality only)	2014/19	10	2019/24	15	2024/29	0



L62 Land off Cloister Way, Leamington Spa


LOCATION PLAN

Scale:
1:1500

Drawn By:
MM

Date:
03 March 2016

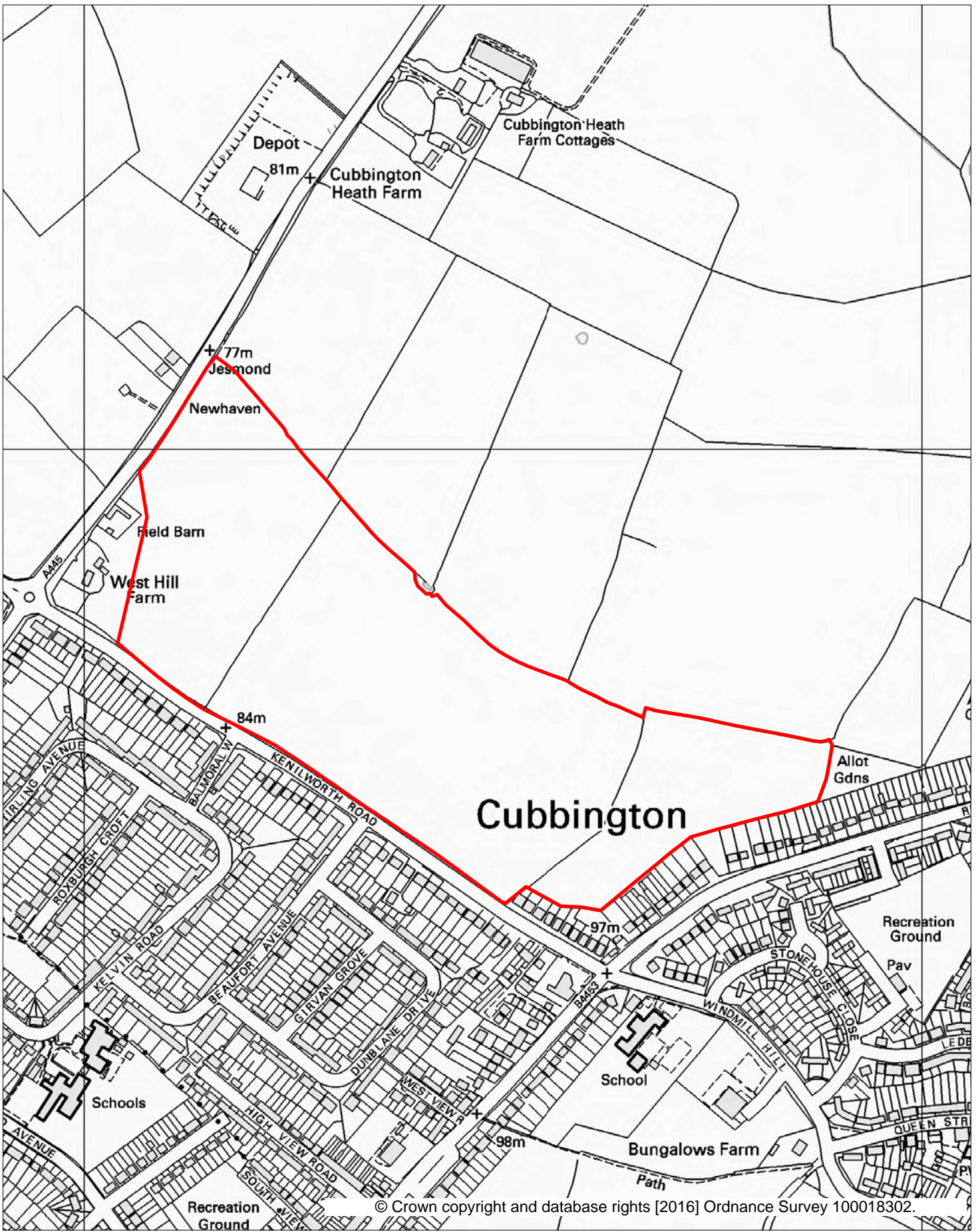
Grid Reference:
431845 E, 267619 N

North: 

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

Site Ref	L63	Site Name	Land north of Kenilworth Road
Site Size (Hectares)	20.5	Settlement	Leamington
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	L64, L65 both adjacent		

Suitability for Housing						
Location	Adjacent to built-up area of Leamington					
Policy Restrictions	Green Belt					
Physical Constraints	Susceptible to ground water flooding					
Potential Impacts	L63 identified as being of high landscape value in 2009 Green Belt Study (Parcel WL8) Allotments about the eastern corner of the site. Small group of predominantly grade II Listed Buildings are situated approximately 200m to the north-east of the site					
Environmental Conditions	Majority of area is open and rural in character. No boundaries suitable to prevent encroachment in visual or amenity terms. 2015 Green Belt Study review identifies the parcel (RL2) containing site: "... Large parts of the parcel, particularly the northern half, are free from development, open and have the characteristics of the countryside" Hedgerows and trees around site.					
Overall Suitability	Not suitable for development - not in accordance with strategy, impact on area of landscape value					
Availability						
Availability for development within 6 – 10 years.						
Achievability						
The applicant is seeking to promote the site through the SHLAA and the emerging DPD process for a residential led, mixed use development.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	307	40dph	410	50dph	512
Timeframe (in terms of practicality only)	2014/19		2019/24	✓	2024/29	



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L63 Land North of Kenilworth Road, Cubbington


LOCATION PLAN

Scale:
1:6000

Drawn By:
MM

Date:
02 March 2016

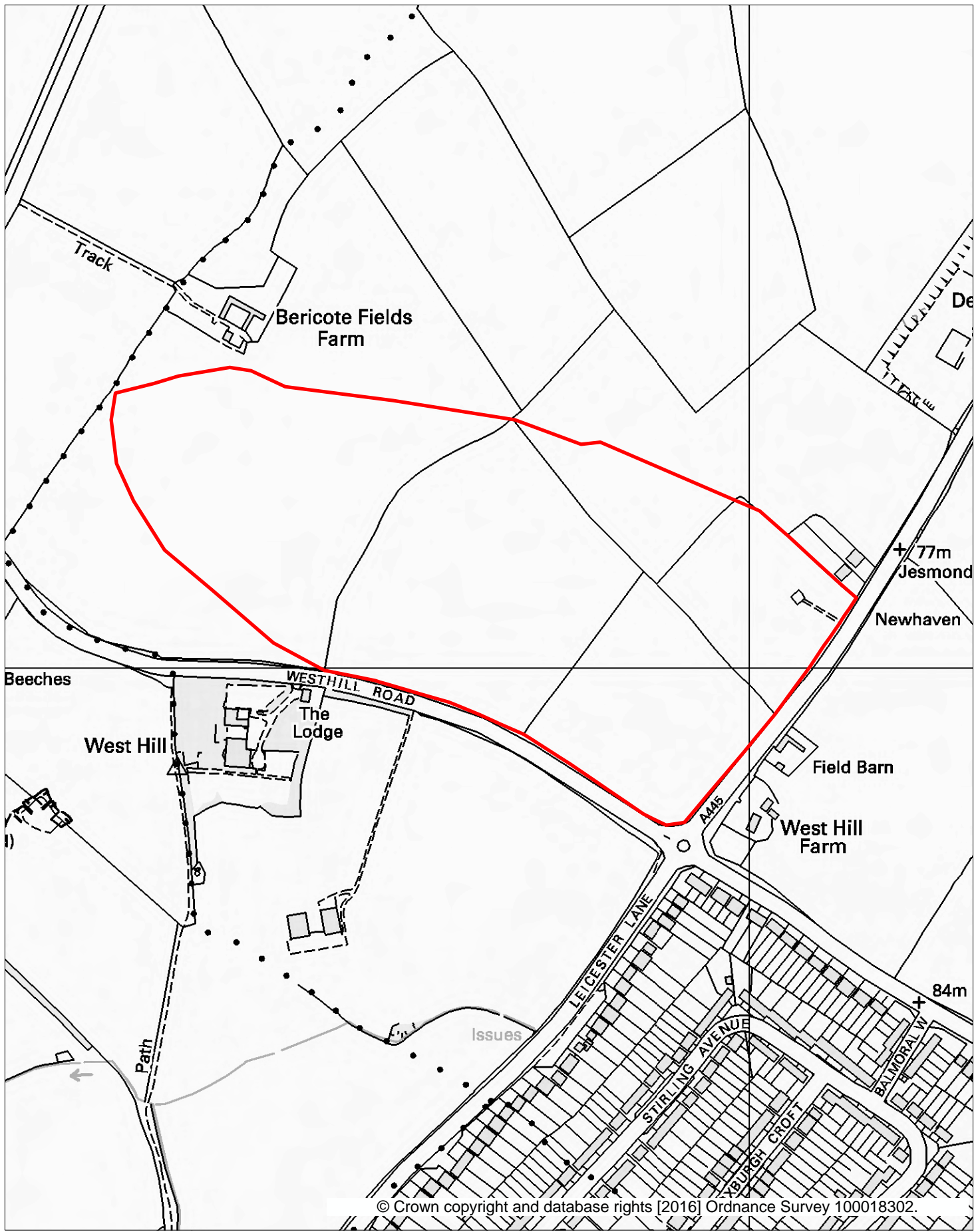
Grid Reference:
433481 E, 268798 N

North: 

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

Site Ref	L64	Site Name	Land west of Leicester Lane (A445)
Site Size (Hectares)	18.5	Settlement	Leamington
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	L64, L65 both adjacent		

Suitability for Housing						
Location	Adjacent to built-up area of Leamington					
Policy Restrictions	Green Belt					
Physical Constraints	295m approx. to high pressure gas pipeline to north					
Potential Impacts	Loss of open countryside, impact on levels of encroachment into open land					
Environmental Conditions	Majority of area is open and rural in character. No boundaries suitable to prevent encroachment in visual or amenity terms. 2015 Green Belt Study review identifies the parcel (RL2) containing site: "... Large parts of the parcel, particularly the northern half, are free from development, open and have the characteristics of the countryside"					
Overall Suitability	Not suitable for development - not in accordance with strategy					
Availability						
Availability for development within 6 – 10 years.						
Achievability						
The applicant is seeking to promote the site through the SHLAA and the emerging DPD process						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	277	40dph	370	50dph	462
Timeframe (in terms of practicality only)	2014/19		2019/24	✓	2024/29	



L64 Land North of Westhill Road

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

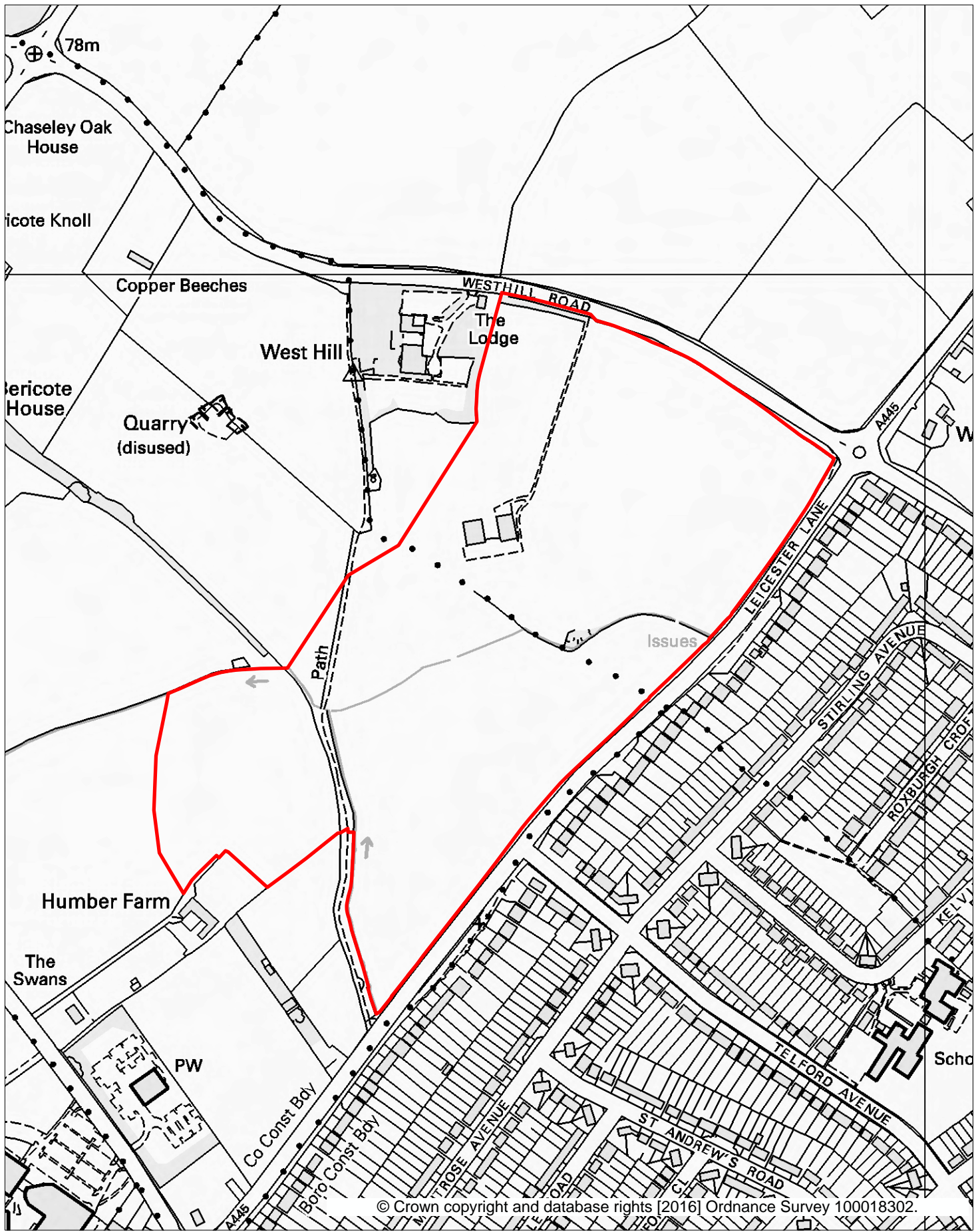
Date:
02 March 2016

Grid Reference:
432740 E, 269050 N

North:

Site Ref	L65	Site Name	Land south of Westhill Road
Site Size (Hectares)	19.7	Settlement	Leamington
Source	SHLAA 2015	Land Type	greenfield
Adjacent/Overlapping Site	L48 – Land at Blackdown L64, L65 both adjacent		

Suitability for Housing						
Location	Adjacent to built-up area of Leamington					
Policy Restrictions	Green Belt					
Physical Constraints	Site crossed in south west corner by public footpath W206 Area susceptible to groundwater flooding Part of site an area of groundwater vulnerability					
Potential Impacts	Loss of open fields. Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value					
Environmental Conditions	Majority of area is open and rural in character. No boundaries suitable to prevent encroachment in visual or amenity terms. 2015 Green Belt Study review identifies the parcel (RL2) containing site: "... Large parts of the parcel, particularly the northern half, are free from development, open and have the characteristics of the countryside"					
Overall Suitability	Not suitable for development - not in accordance with strategy, impact on area of landscape value					
Availability						
Availability for development within 6 – 10 years.						
Achievability						
The applicant is seeking to promote the site through the SHLAA and the emerging DPD process for residential-led mixed use						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	295	40dph	394	50dph	492
Timeframe (in terms of practicality only)	2014/19		2019/24	✓	2024/29	



L65 Land at Leicester Lane

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

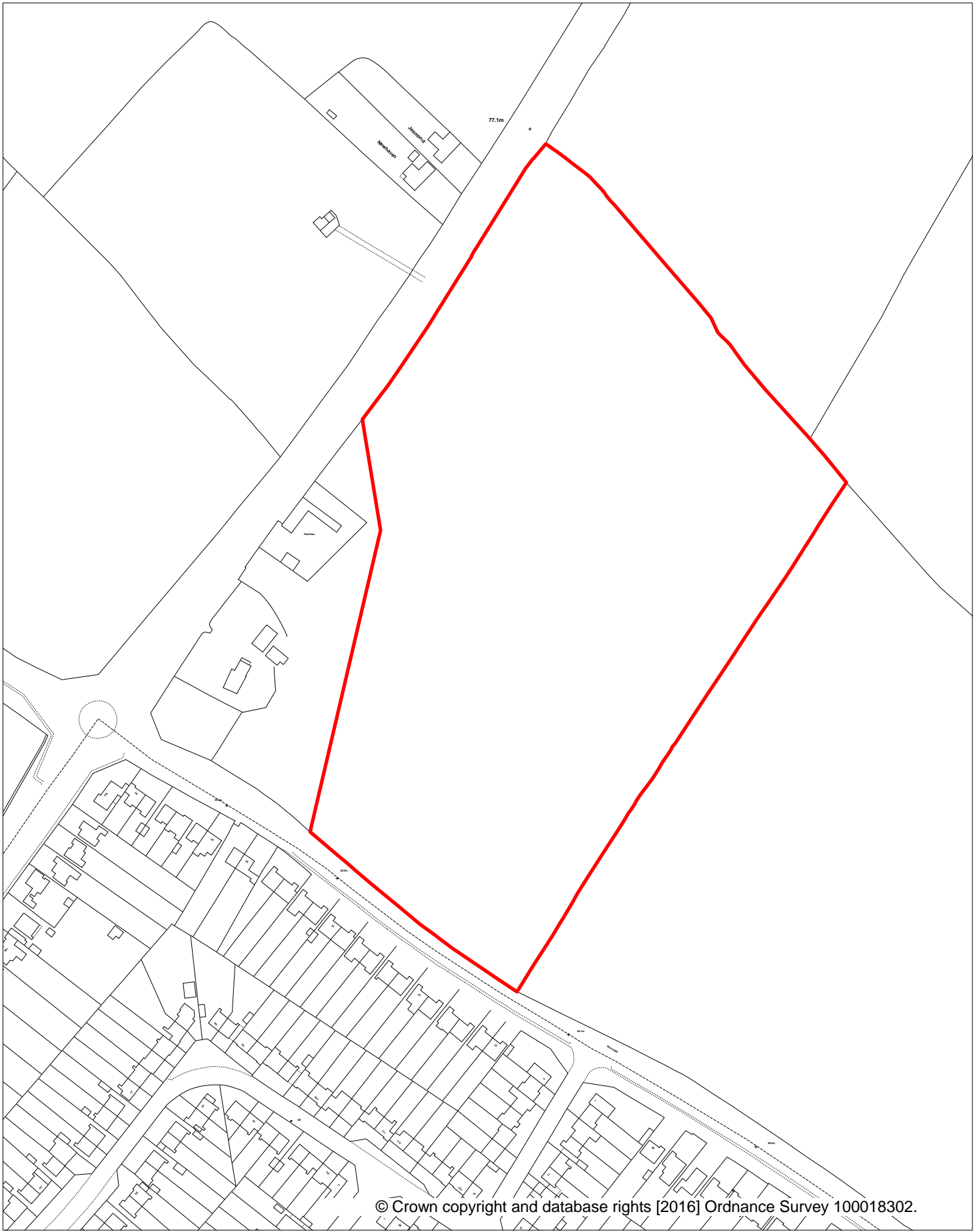
Date:
02 March 2016

Grid Reference:
432565 E, 268658 N

North:

Site Ref	L66	Site Name	Land north of Kenilworth Road
Site Size (Hectares)	6.1	Settlement	Cubbington
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	L19 – Land at North Cubbington; L63 – Land north of Kenilworth Road		

Suitability for Housing						
Location	Adjacent to urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Area susceptible to ground water flooding Area of groundwater vulnerability					
Potential Impacts	Impact on open countryside Identified as Grade 2 (provisional) Agricultural Land Majority of area is open and rural in character. No boundaries suitable to prevent encroachment in visual or amenity terms. 2015 Green Belt Study review identifies the parcel (RL2) containing site: "... Large parts of the parcel, particularly the northern half, are free from development, open and have the characteristics of the countryside"					
Environmental Conditions						
Overall Suitability	Not suitable – encroachment into open area, not in accordance with strategy					
Availability						
unspecified						
Achievability						
Landowner identified site for potential development as part of wider area of consideration						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	91	40dph	122	50dph	152
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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L66 Land North of Cubbington

LOCATION PLAN



Scale:
1:2500

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DSR

Date:
04 March 2016

Grid Reference:
433128 E, 268875 N

North:



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