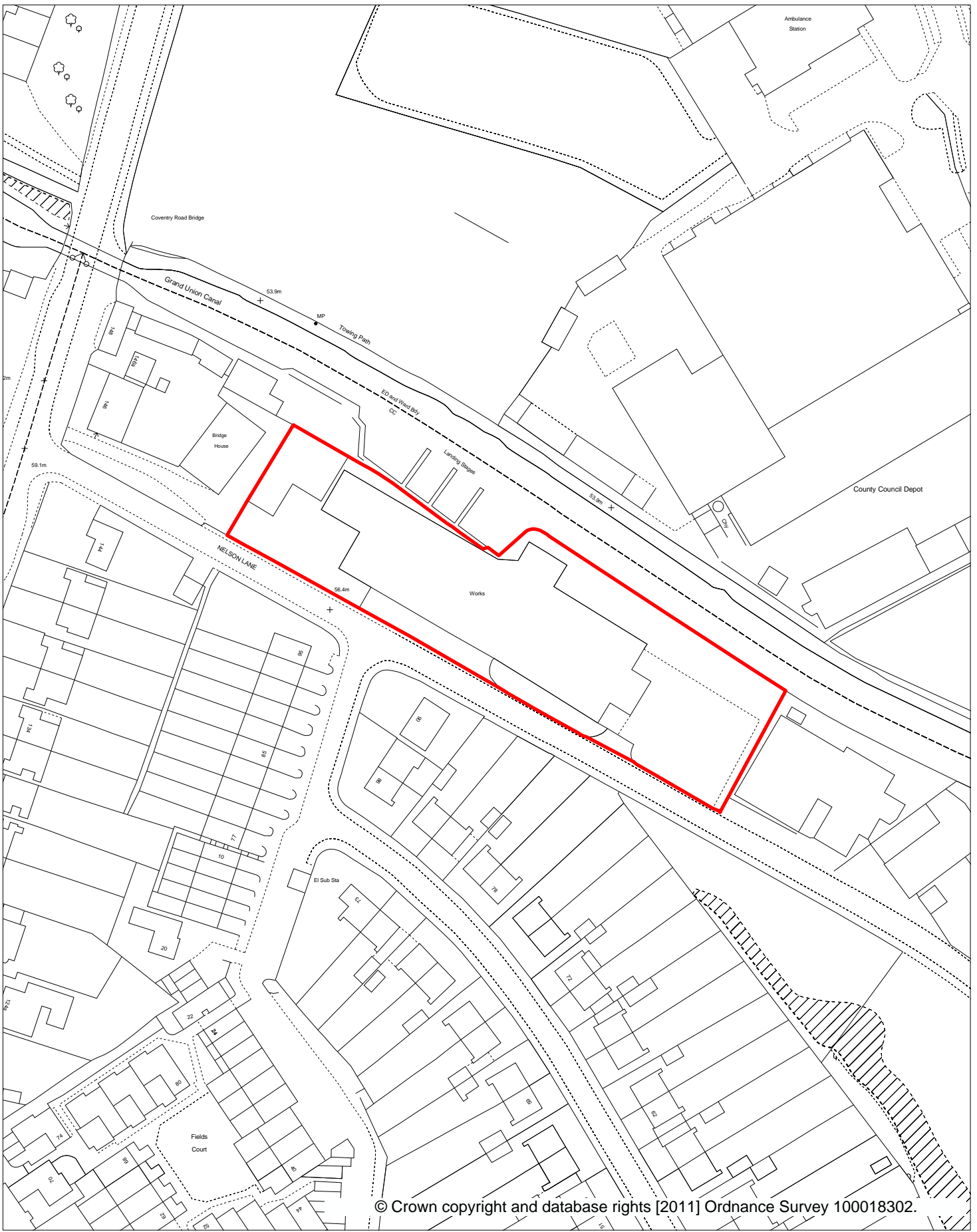


<b>Site Ref</b>	W01	<b>Site Name</b>	Tamlea Building
<b>Site Size (Hectares)</b>	0.47	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Built up area					
<b>Policy Restrictions</b>	Protecting Employment Land and Buildings					
<b>Physical Constraints</b>	Site configuration may limit capacity. Potential contamination. Within an area of Groundwater Vulnerability					
<b>Potential Impacts</b>	Impact on operations on adjoining employment uses Adjacent Grand Union Canal is a Potential SINC					
<b>Environmental Conditions</b>	Adjacent to potential noise and air pollution from employment uses.					
<b>Overall Suitability</b>	Not suitable due to environmental conditions in area of existing employment uses					
<b>Availability</b>						
Owner has expressed willingness to release land for development within two years.						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



W01 Tamlea Building, Nelson Lane

LOCATION PLAN




Scale:  
1:1250

Drawn By:  
CP

Date:  
21 October 2011

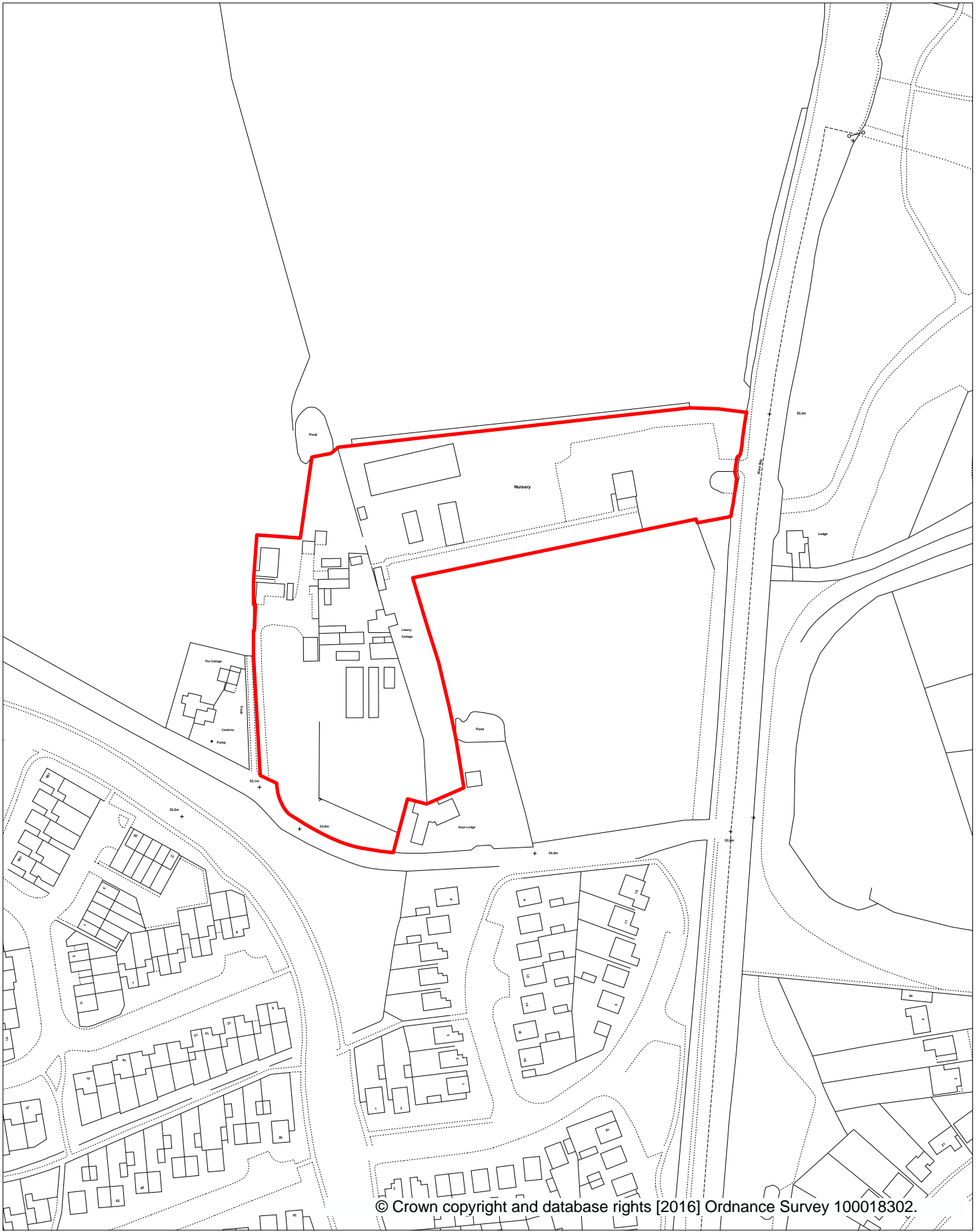
Grid Reference:  
428985 E, 265888 N

North: 

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

<b>Site Ref</b>	W05	<b>Site Name</b>	Hinton's Nursery, Coventry Road (note that Walled Garden is now excluded from the site)
<b>Site Size (Hectares)</b>	0.89 (excluding walled garden)	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield/ Previously Developed
<b>Adjacent/ Overlapping Site</b>		W28 Loes Farm, Guy's Cliffe	

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Warwick urban area					
<b>Policy Restrictions</b>	Green Belt Protecting Historic Parks and Gardens					
<b>Physical Constraints</b>	None					
<b>Potential Impacts</b>	Impact on Registered Park/ Garden of Special Historic Interest Within an area of high landscape value					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Not suitable due to impact on Registered Park/Garden of Historic Interest					
<b>Availability</b>						
Owner has expressed willingness to release land for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



W05 Hintons Nursery

LOCATION PLAN

Scale:  
1:2000

Drawn By:  
MM

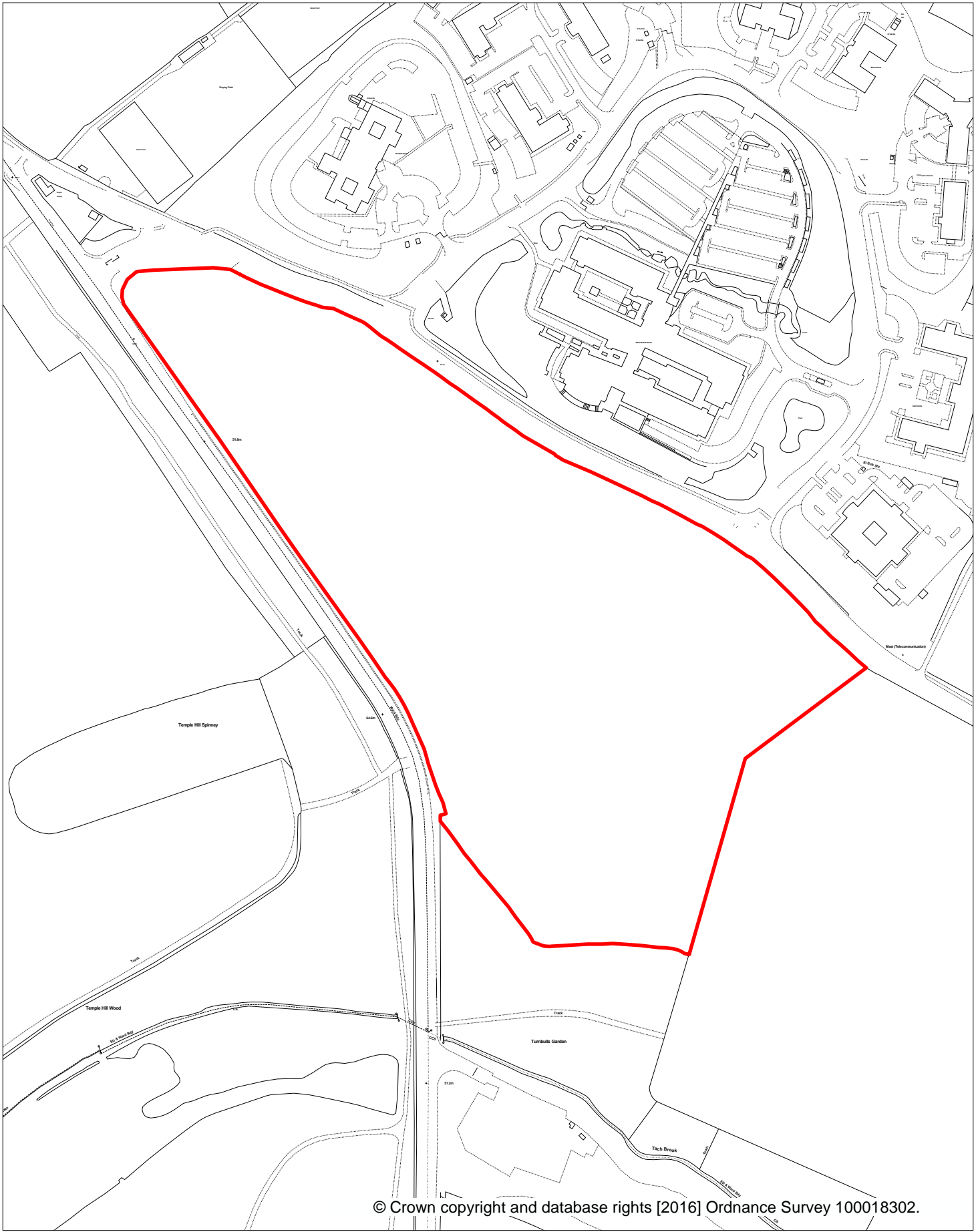
Date:  
04 March 2016

Grid Reference:  
428908 E, 266673 N

North:

<b>Site Ref</b>	W10	<b>Site Name</b>	Land South of Gallows Hill
<b>Site Size (Hectares)</b>	13.76	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 14	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R26 Gallows Hill/ Europa Way W26 and W27		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Warwick urban area					
<b>Policy Restrictions</b>	Open countryside					
<b>Physical Constraints</b>	Configuration of site					
<b>Potential Impacts</b>	Impact on settings of nearby Warwick Castle and the associated Registered Park and Garden of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the “defensible” town of Warwick including the Conservation Area and several Grade I & II buildings Impact on Potential SINC to south of site (New Waters & Nursery Wood). Impact on area of high landscape value Loss of Grade 2 Agricultural Land.					
<b>Environmental Conditions</b>	Landfill to south of site – land remediation may be required					
<b>Overall Suitability</b>	Site considered suitable for development, following the granting of planning permissions (on appeal) for neighbouring sites. In light of this landscape and heritage issues have been reviewed.					
<b>Availability</b>						
Owners have expressed willingness to release site for mixed use development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	207	<b>40dph</b>	276	<b>50dph</b>	345
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



W10 Land to the South of Gallows Hill

LOCATION PLAN

Scale:  
1:4000

Drawn By:  
MM

Date:  
23 March 2016

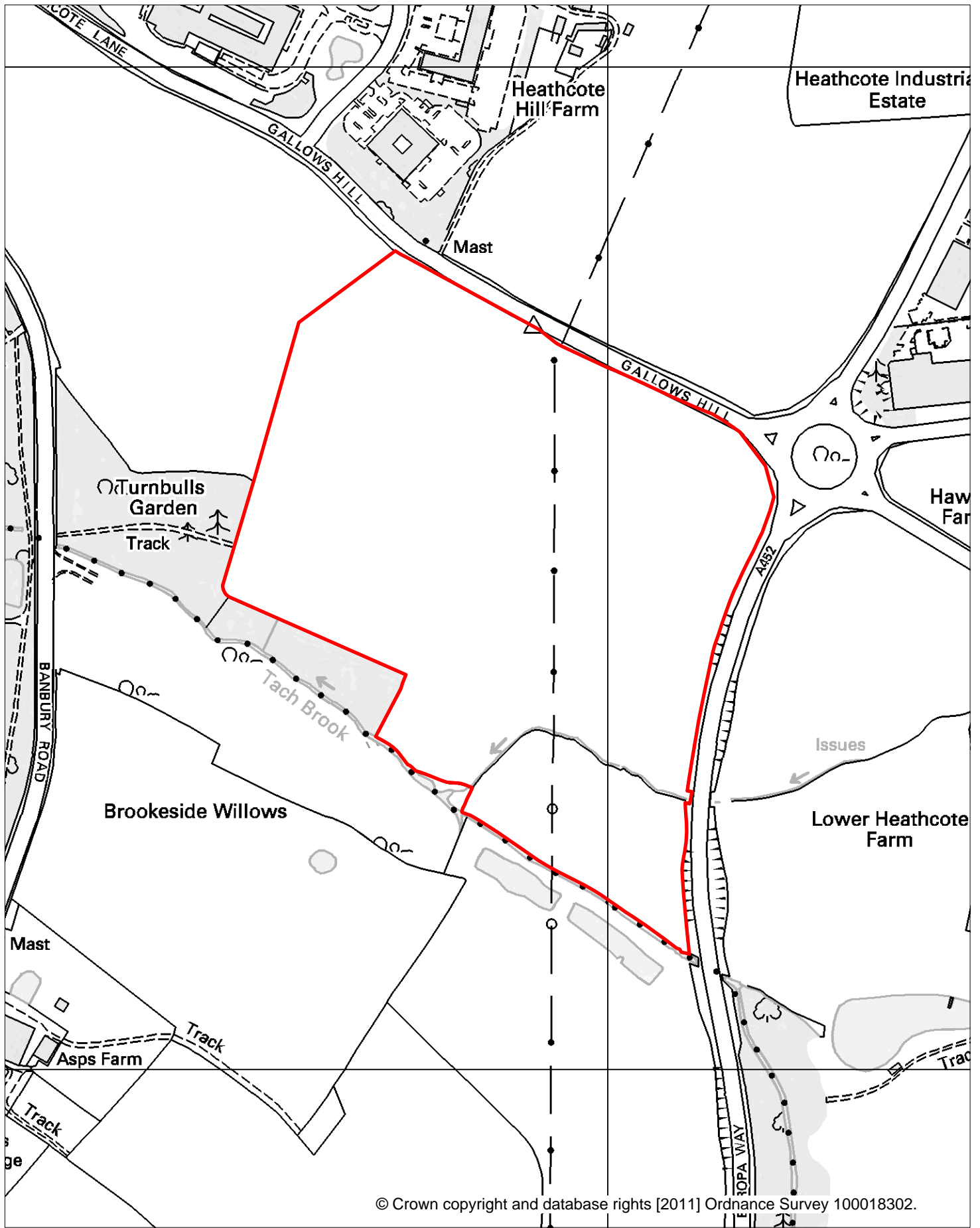
Grid Reference:  
429487 E, 263857 N

North:

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

<b>Site Ref</b>	W26	<b>Site Name</b>	Gallows Hill / Europa Way
<b>Site Size (Hectares)</b>	23.8	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	W10 Land South of Gallows Hill; W27 The Asps		

<b>Suitability for Housing</b>						
<b>Location</b>	Open countryside and not adjacent to built-up area					
<b>Policy Restrictions</b>	Open Countryside					
<b>Physical Constraints</b>	Small section of Flood Zones 2 and 3A to south of site. Overhead power lines 33kV and 132kV traverse the site. The site is classified as Grade 2 agricultural land					
<b>Potential Impacts</b>	Impact on settings of nearby Warwick Castle and the associated Registered Park and Garden of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the “defensible” town of Warwick including the Conservation Area and several Grade I & II buildings Impact on Potential SINC to south of site (New Waters & Nursery Wood). Impact on area of high landscape value Loss of Grade 2 Agricultural Land.					
<b>Environmental Conditions</b>	Landfill to south of site – land remediation may be required					
<b>Overall Suitability</b>	Study on “The Setting of Heritage Assets” (Feb 2014) concluded that the site should not be developed as the impact upon the setting of the highly significant assets, although less than substantial harm, could not be fully mitigated such that harm would still be apparent to significant historic assets. This was not the view of the inspector who allowed an appeal in 2016 and was supported by the SofS.					
<b>Availability</b>						
Site promoter has expressed willingness to bring the site forward for development						
<b>Achievability</b>						
Has planning permission on appeal for 450 dwellings						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



W26 Gallows Hill/ Europa Way

LOCATION PLAN

Scale:  
1:5000

Drawn By:  
CP

Date:  
21 October 2011

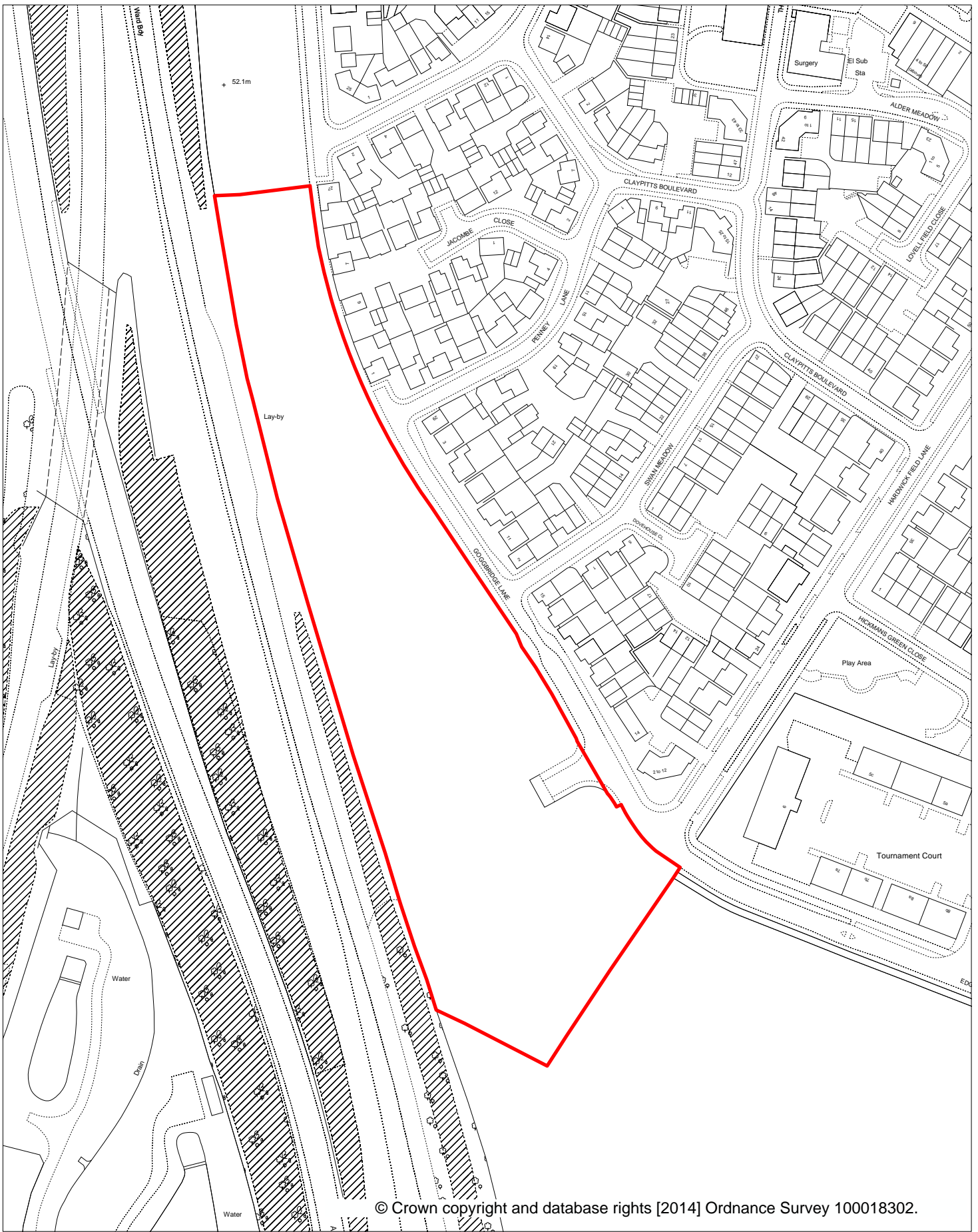
Grid Reference:  
429880 E, 263451 N

North:



<b>Site Ref</b>	W36	<b>Site Name</b>	Land at Goggbrook Lane
<b>Site Size (Hectares)</b>	2.34	<b>Settlement</b>	Warwick
<b>Source</b>	Omission Site	<b>Land Type</b>	Greenfield Land
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	On the edge of Warwick. The site borders the development area of South West Warwick (Chase Meadow)					
<b>Policy Restrictions</b>	None					
<b>Physical Constraints</b>	Noise from A46. South western part of site within Flood Zones 2, 3 and, 3a and 3b although recent works to Gog Brook may have addressed these issues.					
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>	Not satisfactory. The site promoter has prepared a Noise Assessment report but this is not considered to have satisfactorily demonstrated that noise can be mitigated across the site mainly due to elevated position of the highway and long narrow shape of site. Evidence of sewage spreading in past so contaminated land assessment would be required. Air quality also a problem.					
<b>Overall Suitability</b>	Not suitable – proximity to source of noise					
<b>Availability</b>						
Landowner has expressed a willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



## W36 Land at Goggbridge Lane

### LOCATION PLAN



Scale:  
1:2000

Drawn By:

Date:  
04 March 2014

Grid Reference:  
426627 E, 263259 N

North:



<b>Site Ref</b>	W43	<b>Site Name</b>	IDEX / Godiva, Charles Street		
<b>Site Size (Hectares)</b>	0.84	<b>Settlement</b>	Warwick		
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Previously-developed Land		
<b>Adjacent/ Overlapping Site</b>					

<b>Suitability for Housing</b>						
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<b>Location</b>	Within the existing built-up area of Warwick					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Proximity to other employment uses on Montague Road and Nelson Lane/Wharf Street Road Existing employment unit on site Substation and sewage main and pumping chamber on site					
<b>Potential Impacts</b>	Grand Union Canal Potential Local Wildlife Site adjacent to northern boundary of site Loss of employment land. Potential for enhancement of canal side					
<b>Environmental Conditions</b>	Potential noise from existing employment uses in locality					
<b>Overall Suitability</b>	Potentially suitable, as part of comprehensive scheme with housing to west, subject to satisfactory noise and flood assessments.					

<b>Availability</b>						
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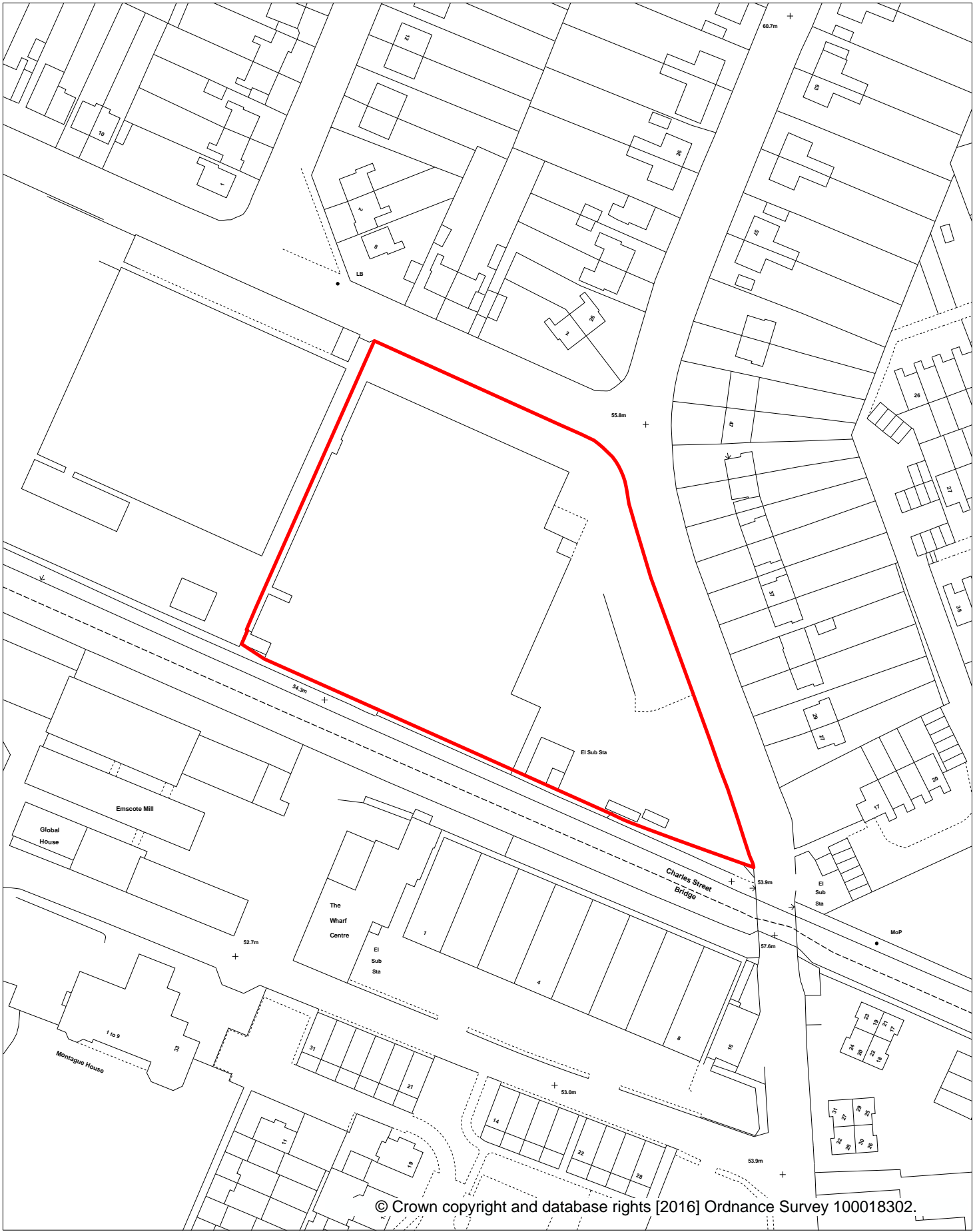
Not currently available but owner has expressed interest in re-locating to new premises						
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<b>Achievability</b>						
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Potentially achievable subject to relocation of business and viability of development						
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<b>Housing Capacity</b>						
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<b>Development Mix</b>	<b>Housing</b>	100%	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>	25	<b>40dph</b>	33	<b>50dph</b>	42
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	42	<b>2019/24</b>	0	<b>2024/29</b>	0



W43 IDEX / Godiva, Charles Street, Warwick

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
429422 E, 265755 N

North:

<b>Site Ref</b>	W44	<b>Site Name</b>	Lower Heathcote Farm & Adjoining Land
<b>Site Size (Hectares)</b>	6.02	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	W03 Heathcote Sewage Works; W07 Lower Heathcote Farm		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Warwick/Leamington urban area					
<b>Policy Restrictions</b>	Open Countryside					
<b>Physical Constraints</b>	The N & NW parts of site are classified as Grade 2 Agricultural Land					
<b>Potential Impacts</b>	Impact on open countryside in an area of medium/high landscape value. Loss of some Grade 2 & 3a Agricultural Land Site part of open space for existing outline planning consent for land at Lower Heathcote Farm					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable, subject to satisfactory provision of appropriate parks and open space provision within area of the country park and elsewhere					
<b>Availability</b>						
Available, landowners have expressed willingness to release the land						
<b>Achievability</b>						
Achievable, subject to market conditions						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	47%	<b>Other Uses</b>	53%		
<b>Potential Capacity</b>	<b>30dph</b>	84	<b>40dph</b>	113	<b>50dph</b>	141
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>	100	<b>2024/29 &amp; beyond</b>	



W44 The Triangle, Lower Heathcote

LOCATION PLAN



Scale:  
1:2700

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
430595 E, 262722 N

North: 