



**KEY:**

- Site Boundary (26.18Ha / 64.54 ac)
- Newbold Comyn Approved Masterplan (new facilities include extension to nature reserve and new cycle tracks)
- 5m Contours
- Public Rights of Way (PRoW) and Long Distance Footpath Routes
- Primary Access
- Primary Street
- Secondary / Side Streets
- Black Lane to serve as emergency access
- Residential Development Parcels
- Community Hub (single storey farmstead style buildings arranged around a courtyard)
- Key Frontages
- Focal Buildings
- Indicative Car Park Location
- Public Open Space / Extension to Newbold Comyn Park
- New Pedestrian / Cycle Routes
- Children's Play / Community Greenspace
- Surface Water Attenuation / Swales
- New and Existing Hedgerow
- Tree Planting
- Woodland Planting
- Relocated Riding School - Off Site

Near Net Developable Area = 8.93Ha @ average 32 dph = 286 Dwellings

Open Space / Extension to Newbold Comyn = 16.55Ha (includes Carpark)

Relocated Riding School south of Site = Approx 1.06Ha (excludes existing cottage)

Mixed Use Hub = 0.7Ha

d	06/05/21	Site Boundary Adjustment	-
Rev:	Date:	Description:	Initial:

**Project:**  
Land at Red House Farm  
Lillington, Leamington Spa

**Drawing:**  
A11d Concept Plan - Option 2

Scale:	1:3000 @ A2	Drawn:	AKP
Date:	16/03/21	Checked:	--

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