

Kenilworth Site Delivery Officer Update – February 2022

1. The new Kenilworth School site continues to programme with an expected opening of the start of the academic school year in September 2023. The physical works will be completed by mid-summer allowing thereafter allowing the relocation from Leyes Lane and Rouncil Lane and fit out of the building.

The steel frame structure works were completed in full by Christmas. The works to create an additional temporary access point commenced in January and it is hoped that this will mean less disruption for local residents by moderating traffic flow into and out of the construction site. In the coming months the roof finishes installation should be completed. The contractor, Morgan Sindall Construction, is rapidly moving towards making sections of the building wind and water tight. In design terms the permanent access onto Glasshouse Lane and associated highways works nearby have been submitted to WCC Highways.

2. The existing secondary and sixth form school upon becoming vacant will be released for redevelopment. WDC are the landowners for these sites having acquired the sites and granted Kenilworth School back lease interests to continue operating until they relocate to their new accommodation off Glasshouse Lane. WDC are progressing bringing forward these two sites for housing. Ecological surveys and other inspections are taking place to be able to understand the sites in full.
3. The Avant housing (adjacent to the new school) was granted outline planning permission and reserved matters have now been submitted for a detailed scheme. The case officer in Development Management (Dan Charles) has fed back comments from Highways and other statutory consultees as well as his own comments to the applicant. Work is continuing on reviewing the application with statutory consultees and the applicant. This is for 99 dwellings.
4. The Land at Thickthorn Barwood scheme (planning application reference W/20/2020) went to Planning Committee in September. This was a hybrid application i.e. part detail and part outline, for a mix of residential (550 dwellings), retail and employment uses with supporting highways infrastructure, a community centre and primary school. The Judicial Review challenge period is still underway. A s106 Agreement was entered into in December 2021. In the coming months the programme for delivery and detailed planning submission(s) should be understood. Barwood Development Securities Limited have recently sold the majority, as yet not known if whole, of the site onto Persimmon Homes.
5. Reserved Matters Application reference W/21/1811, which relates to the largest parcel of land covered by the Land East of Kenilworth Development Brief, (this was previously known as the Catesby site) continues to be considered. Amongst other issues WDC colleagues in Environmental Health continue to engage with regard to ensuring that the impact of the neighbouring A46 is minimised. This is being led by the case officer in Development Management (Dan Charles). Similar to the Barwood application this site includes a 1 form entry primary school and other uses although it is predominantly housing. Associated application W/21/2137 for 5 dwellings to be used as show homes and a temporary sales unit was made in November 2021.
6. I continue to work with the two sports clubs (Kenilworth Wardens and Kenilworth Rugby Club) to deliver new accommodation for them to release their three existing sites for

housing as allocated in the Local Plan at land adjacent to Castle Farm and adjacent to the Pavilions Housing Development off Warwick Road. These are complex projects and it is important for the town that their new accommodation is fit for purpose and will allow them to flourish in providing high quality sporting and social facilities for the town and neighbouring villages.

7. There are two large scale residential developments at the Bloor Homes site at Crackley Triangle (Kenilworth Corner) and the Bovis Homes site on the Warwick Road (The Pavilions). The Pavilions comprises of 125 dwellings and there are currently 10 houses available for purchase being marketed. Construction is continuing on site as planned. Crackley Triangle comprises of 93 dwelling and all plots are now either sold or reserved.

My role for WDC is to facilitate the delivery of these sites in accordance with the Local Plan, and any supplementary Planning documents, as well as preparing other Committee Reports in terms of housing numbers, supporting infrastructure, and the Council's wider objectives as far as possible. The different land ownerships that form the Land East of Kenilworth makes this a complicated jigsaw. However, by engaging with the various parties, both in terms of the Developers and a range of relevant Stakeholders, and through being involved at an early stage (including the Council's preparation of a Development Brief for Land East of Kenilworth), then there is a greater possibility of better linked development coming forward. This is particularly key when existing uses must be relocated to release land for redevelopment.

Thanks

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