

## **Kenilworth Site Delivery Officer Update – July 2023**

1. The new Kenilworth School (KMAT) will open at the start of the academic school year in September 2023 (Map ref ED2). Morgan Sindall the main contractor have handed over the site to KMAT to enable them to complete their move from the existing school sites over the summer holiday. (Map ref ED2)

CR Reynolds, Warwickshire County Highways contractors, are continuing to work on the highway improvements directly outside the school. Works to Glasshouse Lane are scheduled to be completed in time for school opening on 1 September.

Further to the consultation that closed on 12 June 2023, a decision on the toucan crossing on Dencer Drive will be made by the County Council's Portfolio Holder and is expected to be announced during the first week of August. The remaining works on Leyes Lane and Dencer Drive is expected to be completed by the end of October 2023; a temporary crossing will be in place from September on Dencer Drive until the permanent one is operational.

Access to community sports facilities will transfer from Meadows Community Sports Centre when it closes at Leyes Lane on August 31 to the new school site off Glasshouse Lane. These facilities are expected to be open for community use from 1 September 2023 and will be managed by the school rather than Everyone Active.

2. The existing secondary school at Leyes Lane (Map ref H09) and sixth form school at Rouncil Lane (Map ref H12), upon becoming vacant in October will be secured and prepared for redevelopment. WDC are the landowners for these sites. Planning applications are being prepared by the Council's Housing Development Team with the intention of submitting them, later this year.

3. Miller Homes are on site and continuing to develop the site at South Crest Farm for 99 dwellings (Map ref W/21/0550). On a site visit in July, 36 dwellings were under construction and five are complete. Highway works associated with this development are underway alongside the highway works for KMAT on Glasshouse Lane.

4. Vistry, Bovis and Linden Homes are on site on land east of Glasshouse Lane and off Crewe Lane. They are building out the initial phases of their planning permission for 620 dwellings (Map ref W/21/1811). This includes 248 affordable homes that will be taken on by WDC which are net zero-carbon and built to 'national space' standards. It is anticipated that by the end of August the first seven affordable housing units will be handed over to WDC.

The application (W/23/0217) to vary planning condition 23 to enable the developers to provide the Crewe Lane access in advance of the Glasshouse Lane access is still being considered by the Highway Authority. Additional information has been provided by the applicant and a decision is imminent.

5. Land at Woodside Conference Centre. Prior Approval for the demolition of all existing buildings on site was approved on 27 April due to the limitations of the regulations associated with this type of application.

In addition to the prior notification application the applicant also submitted an application for demolition of the hotel and conference centre and replacement with 55 dwellings (Map ref W/23/0415). This application is currently being considered by Planning Officers.

6. The Land at Thickthorn has a hybrid planning permission. Charles Church (Persimmon Homes) are on site and Phase 1 for 98 dwellings is under construction (Map ref W/20/2020). The show home has recently opened, and it is anticipated that approximately 40 dwellings will be completed this year.

The remainder of the site has outline permission for a mix of residential (452 dwellings), retail and employment uses with supporting highways infrastructure, a community centre and primary school. A reserved matters planning application (Map ref W/22/1990) has been submitted for phase 2, including the Local Centre (Retail), Self-Build and Spine Road. This is currently being considered by Planning Officers.

7. WDC are continuing to look at opportunities for attracting employment uses to the land allocated for employment use (Map ref E1).

8. Kenilworth Rugby Club sites (Glasshouse Lane). An outline planning application (Map ref W/23/0153) has been submitted by Bloor Homes for these sites. The application is for the demolition of all existing structures and the erection of up to 220 dwellings (170 dwellings on the Cowpatch site, and 50 dwellings on KRFC Ground site), with associated access, sustainable urban drainage systems, open space, landscaping, drainage and ancillary infrastructure and ground remodelling. All matters are reserved except for means of access from two points of Glasshouse Lane. The application proposes a new access to the Cowpatch site. This application is currently being considered by Planning Officers.

9. Kenilworth Rugby Club new site (adjacent to the Pavilions housing development off Warwick Road) has the benefit of planning permission (Map ref W/20/1402). Pre commencement conditions have been discharged in part including the completion of the construction of three ponds, with the relocation of newts currently in progress. As highlighted at point 8, a planning application for the existing site has been submitted by Bloor Homes to further facilitate this move.

10. Kenilworth Wardens site. WDC continues to work with the Wardens Cricket Club to support them in preparing a deliverable planning application to relocate to the land adjacent to Castle Farm. Securing permission for this land will enable the site at Glasshouse Lane to be released for redevelopment.

11. Bovis Homes continue to develop The Pavilions site off Warwick Road (W/19/0784). The Pavilions comprises of 125 dwellings in total. The majority of the dwellings are complete, and the site is expected to be completed by September 2023.

My role at WDC is to facilitate the delivery of these sites in accordance with the Local Plan, and any supplementary planning documents, including the Development Brief for Land East of Kenilworth, as well as preparing other committee reports in terms of housing numbers, supporting infrastructure, and the Council's wider objectives. The different land ownerships that form the Land East of Kenilworth make managing development in this area complex. By continuing to engage with developers and a range of relevant stakeholders throughout the process there is a greater possibility of a more cohesive development coming forward. This is particularly key when existing uses must be relocated to release land for redevelopment.

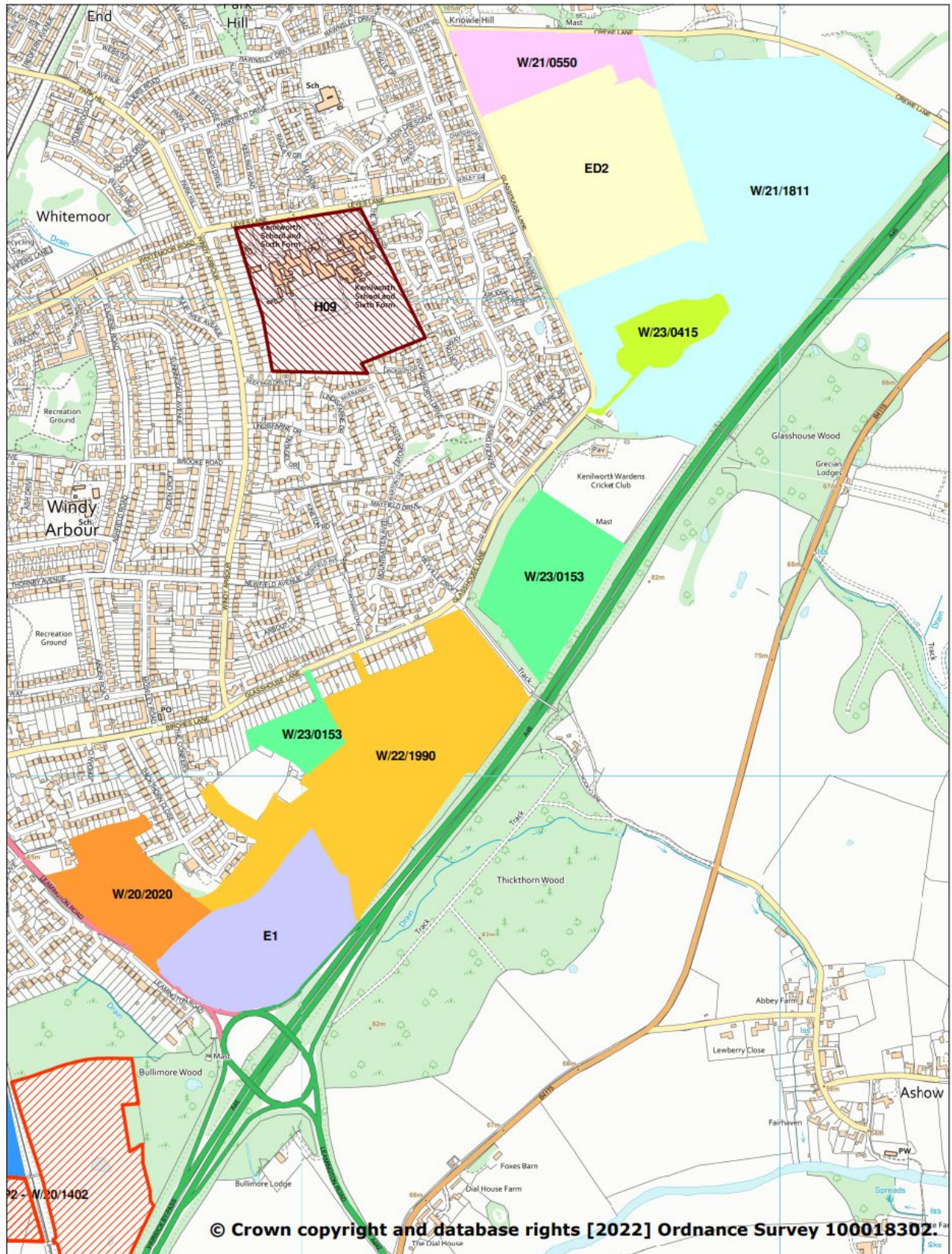
Thanks  
Becky

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**Land east of Kenilworth**

Scale: 1:10000 @A4 Drawn By: GIS

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