

Kenilworth Site Delivery Officer Update – October 2023

1. The new **Kenilworth School and Sixth Form** opened in September 2023 (Map ref ED2). CR Reynolds, Warwickshire County Highways' contractors, are continuing to work on the highway improvements and expect to complete those associated with the school in November 2023.
2. The existing secondary school at **Leyes Lane (Map ref H09)** and sixth form school at **Rouncil Lane**, upon becoming vacant 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 for these sites.
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 October, 11 dwellings were complete and 36 dwellings were under construction.
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. The first seven affordable housing units have been handed over to WDC and some are already occupied. An approved temporary access is in use off Glasshouse Lane, with works planned for the permanent roundabout access expected to commence once all works associated with the school are complete in November.
5. **Land at Woodside Conference Centre**. Prior Approval for the demolition of all existing buildings on site was approved on 27 April 2023.
In addition to the demolition application, the applicant also submitted a full planning application for demolition of the hotel and conference centre and replacement with 55 dwellings (Map ref W/23/0415). Amended plans were submitted to the Council in July 2023. 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). On a site visit in October, 9 dwellings were complete and 78 dwellings were classed as under construction.

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. Amended plans were submitted to the Council in July 2023. This application is currently being considered by Planning Officers.
7. WDC are continuing to look at opportunities for attracting suitable 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 closely with the Kenilworth Wardens Sports 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 **The Pavilions** site off Warwick Road (W/19/0784). The Pavilions comprises of 125 dwellings in total. The site is virtually complete with the final seven plots under construction.

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

Becky Burridge MRTPI

Site Delivery Officer

Policy and Delivery

Place, Arts and Economy

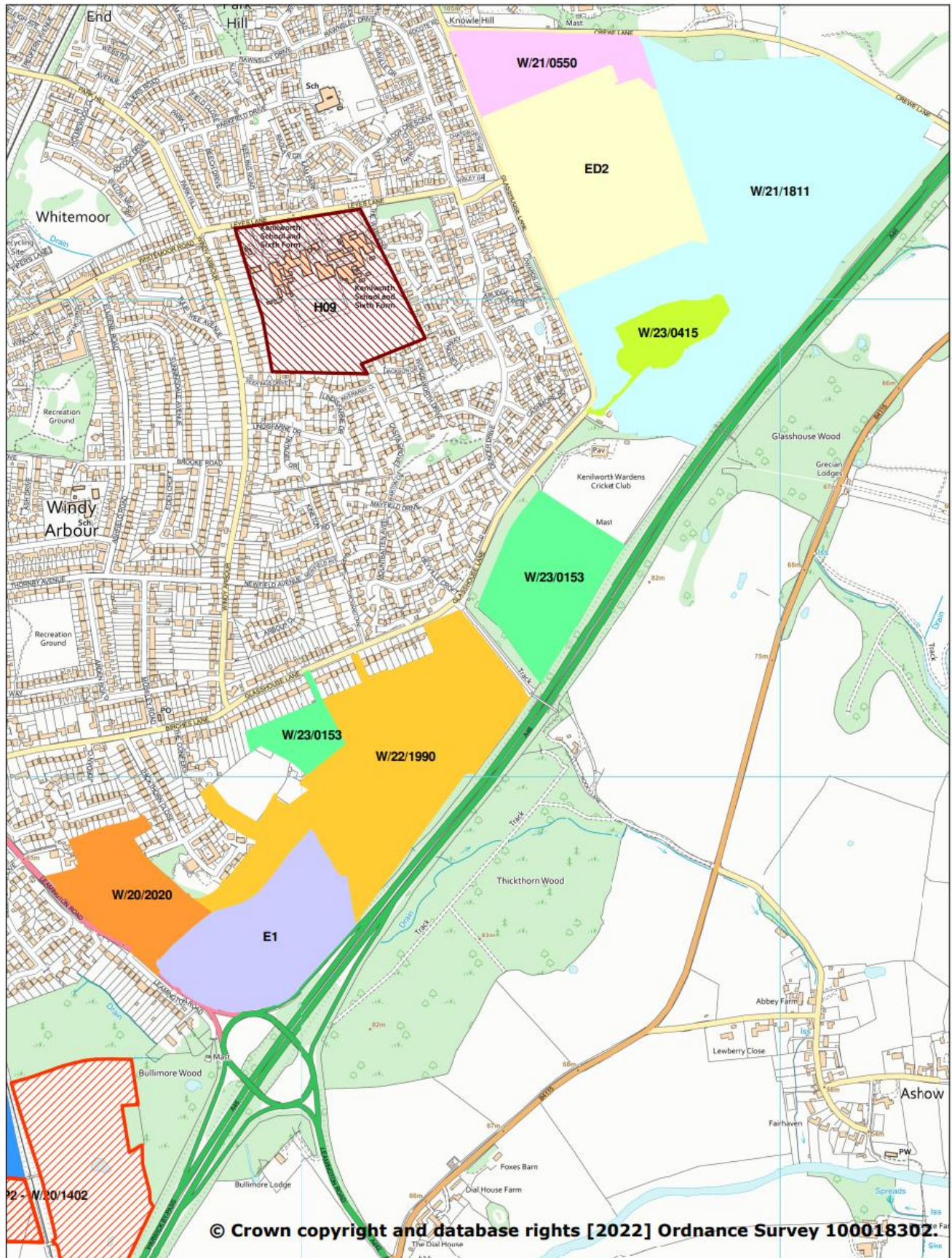
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Land east of Kenilworth

Scale: 1:10000 @A4 Drawn By: GIS

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