

Kenilworth Site Delivery Officer Update – June 2023

1. The new Kenilworth School is scheduled to open at the start of the academic school year in September 2023. The physical works will be completed by mid-summer allowing for the relocation from Leyes Lane and Rouncil Lane sites.

Road works in relation to the school project commenced on the 10 April 2023 and are ongoing these include:

- Construction of a separate access with right turn lane and egress junctions on to Glasshouse Lane.
- Construction of new shared footways / cycleways along Glasshouse Lane, Leyes Lane and Dencer Drive.
- Installation of two Toucan (pedestrian and cycle) crossings on Glasshouse Lane.
- Creation of a 20mph zone on Glasshouse Lane along the school frontage.
- Raised humps and speed cushions on Glasshouse Lane along the school frontage.
- No waiting restrictions on Dencer Drive and Leyes Lane to protect the new signals from indiscriminate parking.

Consultation on a toucan crossing for Dencer Drive / Leyes Lane instead of the proposed traffic signal junction is underway and is expected to conclude on 12 June. Subject to approval this will form part of these works.

2. The existing secondary school at Leyes Lane and sixth form school at Rouncil Lane, upon becoming vacant in September will be secured and prepared for redevelopment. WDC are the landowners for these sites. Planning applications are being prepared 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 (W/21/0550). Show home is open.
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 (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 within the next couple of months the first seven affordable housing units will be handed over to WDC.

There is a current application (W/23/0217) to vary planning condition 23 associated with access points to the site. The applicants wish to revise the timescale for the delivery of access points to the site from Glasshouse Lane and Crewe Lane to provide Crewe Lane access in advance of the Glasshouse Lane access. The Local Authority and Highway Authority are considering this request.

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. The building despite being Locally Listed is not afforded the same level of protection as nationally designated Listed Building and the process of demolition proposed was in accordance with the regulations.

In addition to the prior notification application the applicant has also submitted an application for demolition of the hotel and conference centre and replacement with 55 dwellings (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. Works to the highway access off Leamington

Road took place in April 2023. It is anticipated that approximately 40 dwellings will be completed this year with the show home opening late spring/early summer 2023.

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 (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. Kenilworth Rugby Club sites (Glasshouse Lane). An outline planning application (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.
8. Kenilworth Rugby Club new site (adjacent to the Pavilions housing development off Warwick Road) has the benefit of planning permission (W/20/1402). Pre commencement conditions are underway including the completion of the construction of three ponds, with the relocation of newts currently in progress. As highlighted at point 6 a planning application for the existing site has been submitted by Bloor Homes to further facilitate this move.
9. Kenilworth Wardens site. WDC continues to work with the Wardens Cricket Club to enable them to prepare 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.
10. Bovis Homes continue to develop The Pavilions site off Warwick Road. The Pavilions comprises of 125 dwellings in total. The majority of the dwellings are complete with remaining plots 92 - 125 under construction; these are due 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

Becky Burridge MRTPI
Site Delivery Officer

Policy and Delivery
Place, Arts and Economy
Warwick District Council
Riverside House, Milverton Hill,
Royal Leamington Spa, CV32 5HZ

becky.burridge@warwickdc.gov.uk

tel: 01926 456523