

Kenilworth Site Delivery Officer Update – Land East of Kenilworth, November 2024

1. The new **Kenilworth School and Sixth Form** (map ref ED2) opened in September 2023. Major highway improvements directly associated with the school are now complete. Additional parking restrictions on some of the surrounding roads will be consulted on by the County Council shortly.
2. The existing secondary school at **Leyes Lane** (map ref H09) and sixth form school at **Rouncil Lane** are now fully vacant. WDC are the landowners for these sites. Cabinet members and Officers are currently looking at options available to the Council to bring forward development of the school sites along with other major developments in Kenilworth. No decisions have been made. WDC expect to be able to provide further information in the New 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). Site visits at start of September confirmed that 72 dwellings are complete and 27 are under construction.
4. Bovis, Linden Homes and Milverton 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. Site visits at start of September confirmed that 64 dwellings are complete and 197 are under construction.

Contractors hope to commence highway works opposite Stansfield Grove in the new year and expect work to be complete late Spring 2025. There will be traffic signals in place for safety reasons whilst the work is undertaken. This will deliver a new 4 arm roundabout at Glasshouse Lane / Stansfield Grove. Footway and cycleway facilities will also be provided and speed limits put in place. The scheme will connect into existing footways and to the newly created ones within the development.

5. The **Land at Thickthorn** has a hybrid planning permission, and the reserved matters applications are coming forward in phases.

Charles Church (Persimmon Homes) are on site and Phase 1 for 98 dwellings is under construction (map ref W/20/2020). Site visits at start of September confirmed that 61 dwellings are complete and 33 are under construction.

Phase 2 of the scheme comprising 144 dwellings and public open space (map ref W/23/1726) was approved on 19 June 2024. Persimmon have commenced on site; in early September 7 dwellings were under construction. Off-highway works have commenced on the land within their ownership to create the new access onto Glasshouse Lane, these are expected to run for 14 weeks before on highway works commence in 2025. On Highway works will be traffic lights restricting flow with some night-time closures for surfacing.

A revised reserved matters application for Phase 3 is currently being considered by planning officers (map ref W/22/1990) This comprises 267 dwellings including 125 affordable homes, a local centre, the remainder of the spine road, open space and other ancillary and supporting infrastructure.

The remainder of the site has outline permission for 12 self-build dwellings, employment uses (map ref E1), a community centre and primary school.

6. **Land at Woodside Conference Centre**. Prior Approval for the demolition of all existing buildings on site was approved on 27 April 2023. An application for the demolition of the existing buildings and erection of 55 dwellings and associated works was approved at planning committee on 16 April 2024 subject to a S106 being signed (map ref W/24/0270).

7. **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 200 dwellings (150 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 Wardens site.** Kenilworth Wardens Sports Club and WDC have confirmed that plans to relocate the sports club to land at Castle Farm and deliver up to 110 new dwellings on their existing site at Glasshouse Park will no longer be proceeding.

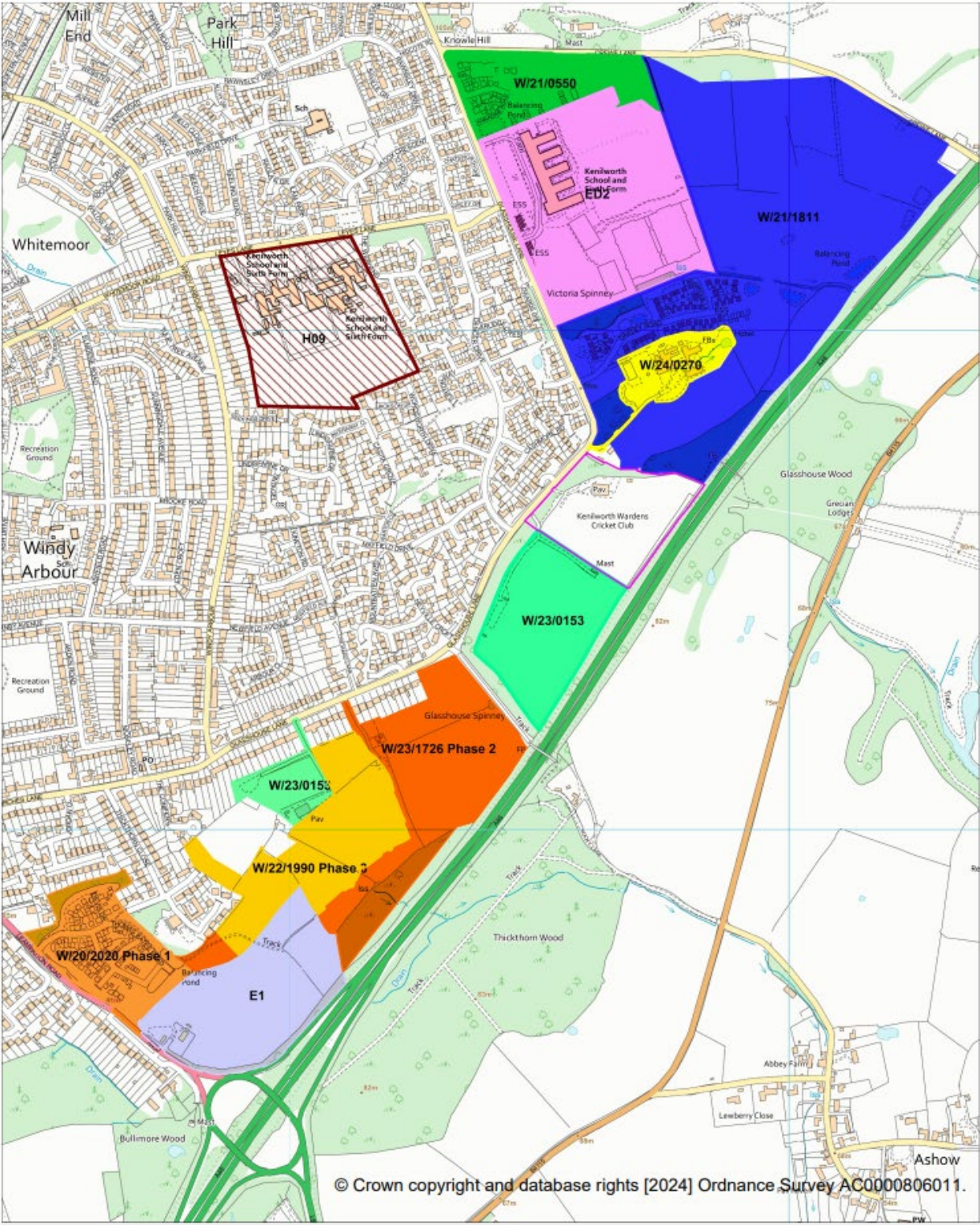
This was a difficult decision, as the scheme is no longer viable based on current market conditions, which being volatile are quite different to where they were a few years ago when this project was first considered. Challenges have included significant inflation in the construction industry, higher interest rates and wider market factors.

9. Bovis Homes **The Pavilions** site off Warwick Road (W/19/0784). The Pavilions comprises of 125 dwellings in total. All dwellings are now complete on this site.

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Land East Of Kenilworth

LOCATION PLAN

Scale:
1:10000

Plan:

Drawn By:
GIS

Date:
28 November 2024

File No.

North:



Development Services: Town Hall, Parade, Royal Leamington Spa. CV32 4AT