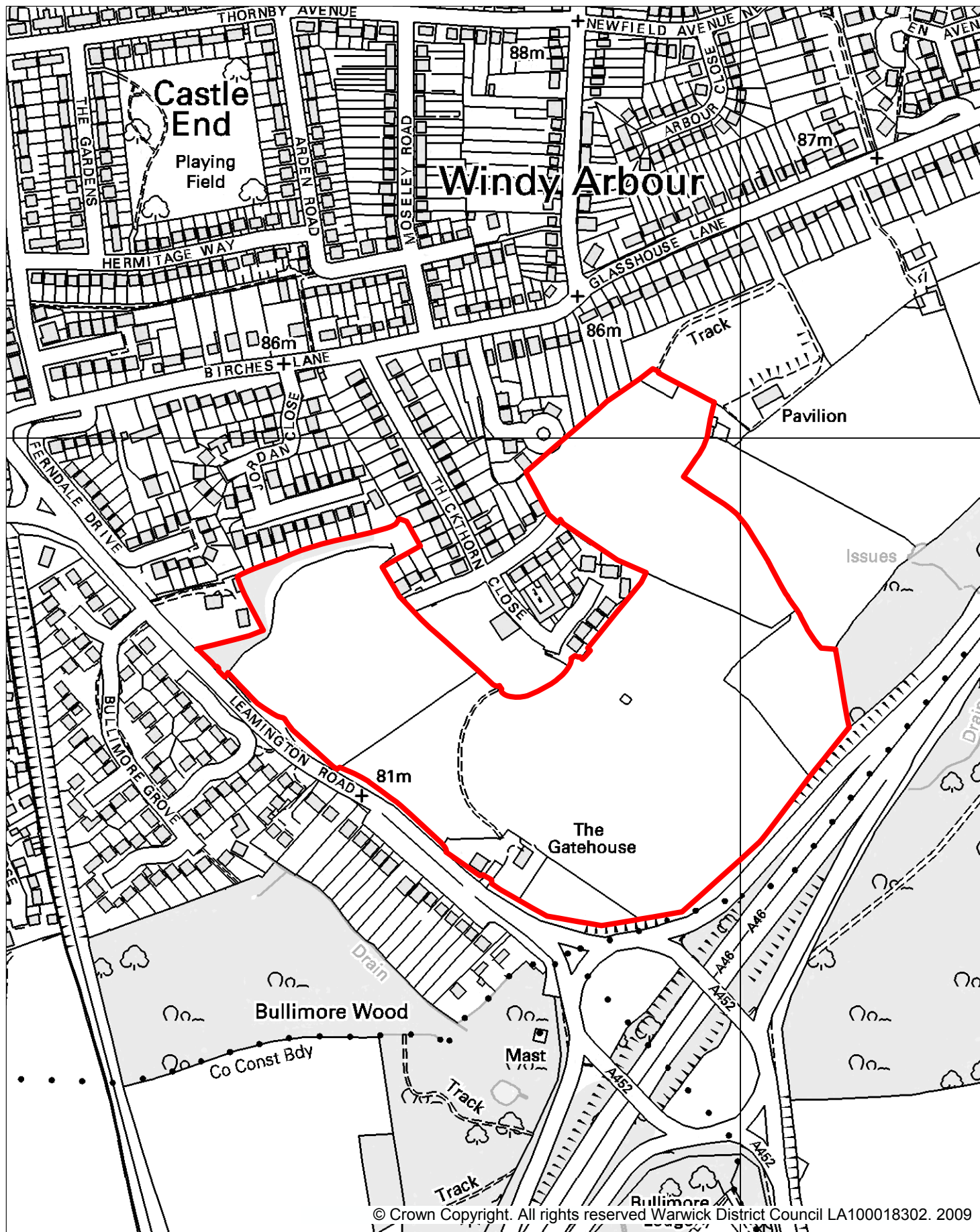


Site Ref	K01	Site Name	Land at Thickthorn
Site Size (Hectares)	16.51	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	K06 Kenilworth RFC; K09 Jersey Farm		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	A number of mature trees which are subject to TPOs Surface water drainage potentially a problem in eastern part of site.					
Potential Impacts	Impact on area of low landscape value. Part of boundary adjacent to Ancient Woodland Impact on setting of Grade II listed Manor adjacent to site					
Environmental Conditions	Southern boundary of site subject to noise and air pollution from A46.					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water, protect properties from noise, and to protect the listed building and ancient woodland.					
Availability						
Available for mixed use development (housing and employment).						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	248	40dph	330	50dph	413
Timeframe (in terms of practicality only)	2011/16	300	2016/21	0	2021/26	0



K01 Land at Thickthorn

LOCATION PLAN

Scale:
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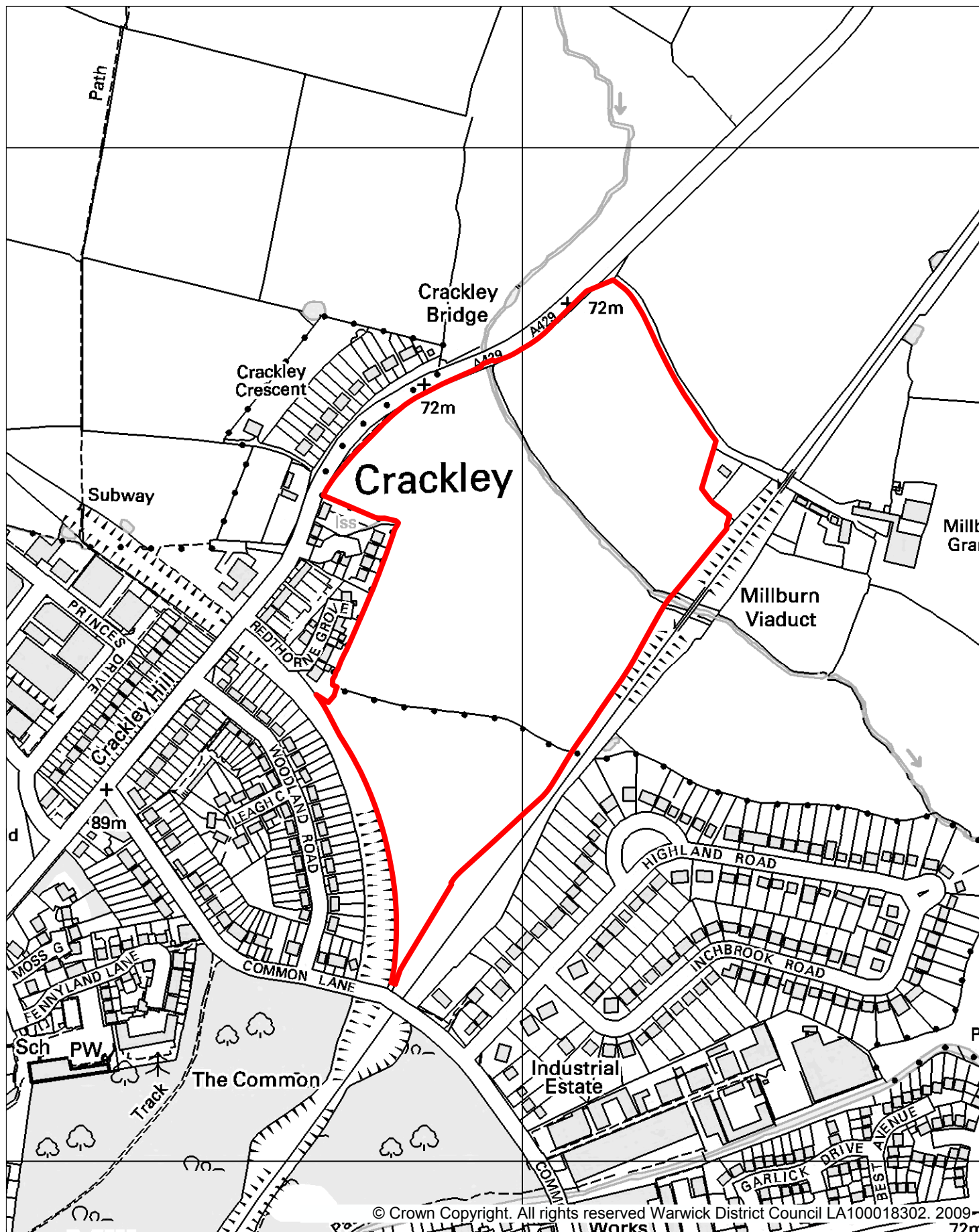
Date:
28 January 2009

Grid Reference:
429798 E, 270880 N

North: ↑

Site Ref	K02	Site Name	Crackley Triangle & East of Kenilworth Road
Site Size (Hectares)	14.26	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Part Green Belt					
Physical Constraints	Flood Risk Zones 2, 3A & 3B run through northern part of site. Configuration of southern part of site.					
Potential Impacts	Within an area of high landscape value where development would extend the built-up area of Kenilworth into an area of open land which is visually important in landscape terms in maintaining the separation between the town and the urban edge of Coventry and avoiding coalescence of settlements. A number of prominent trees with TPOs on western boundary. Potential SINC on railway embankments					
Environmental Conditions	Noise from railway line					
Overall Suitability	Not suitable due to flooding constraints, landscape impact and impact of extending Kenilworth in a northerly direction in an area where the gap between Kenilworth and Coventry is particularly sensitive.					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K02 Crackley Triangle & East of Kenilworth Road

LOCATION PLAN

Scale:
1:5000

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DR

Date:
28 January 2009

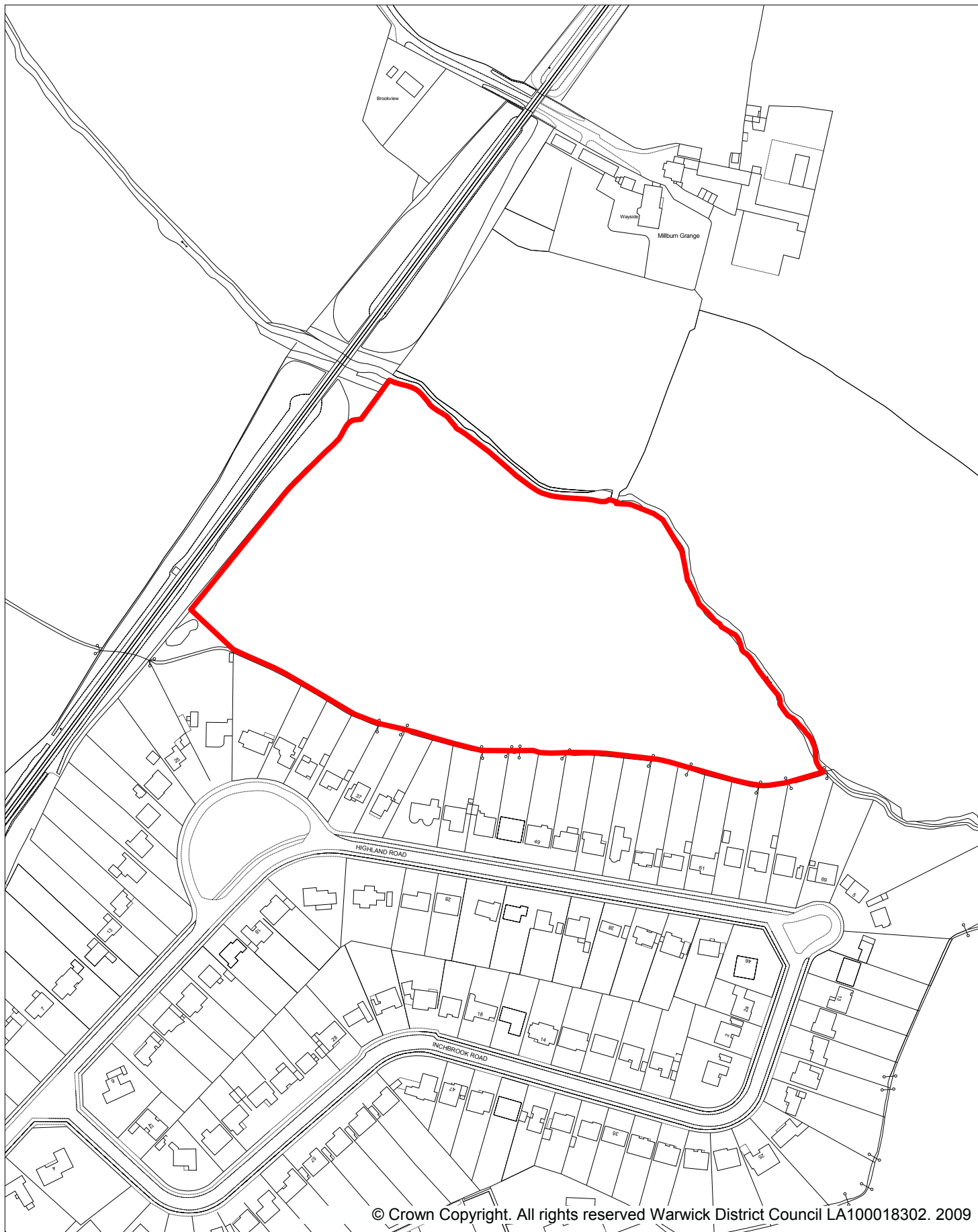
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Site Ref	K03	Site Name	North of Highland Road
Site Size (Hectares)	3.26	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependant upon adjoining land, i.e. demolition of adjoining properties. Flood Risk Zones 2, 3A & 3B run through northern part of site					
Potential Impacts	Within an area of high landscape value where development would extend the built-up area of Kenilworth into an area of open land which is visually important in landscape terms in maintaining the separation between the town and the urban edge of Coventry and avoiding coalescence of settlements.					
Environmental Conditions	Noise from railway line					
Overall Suitability	Not suitable due to flooding and access constraints, landscape impact and impact of extending Kenilworth in a northerly direction in an area where the gap between Kenilworth and Coventry is particularly sensitive.					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K03 North of Highland Road

LOCATION PLAN

Scale:
1:2500

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Date:
28 January 2009

Grid Reference:
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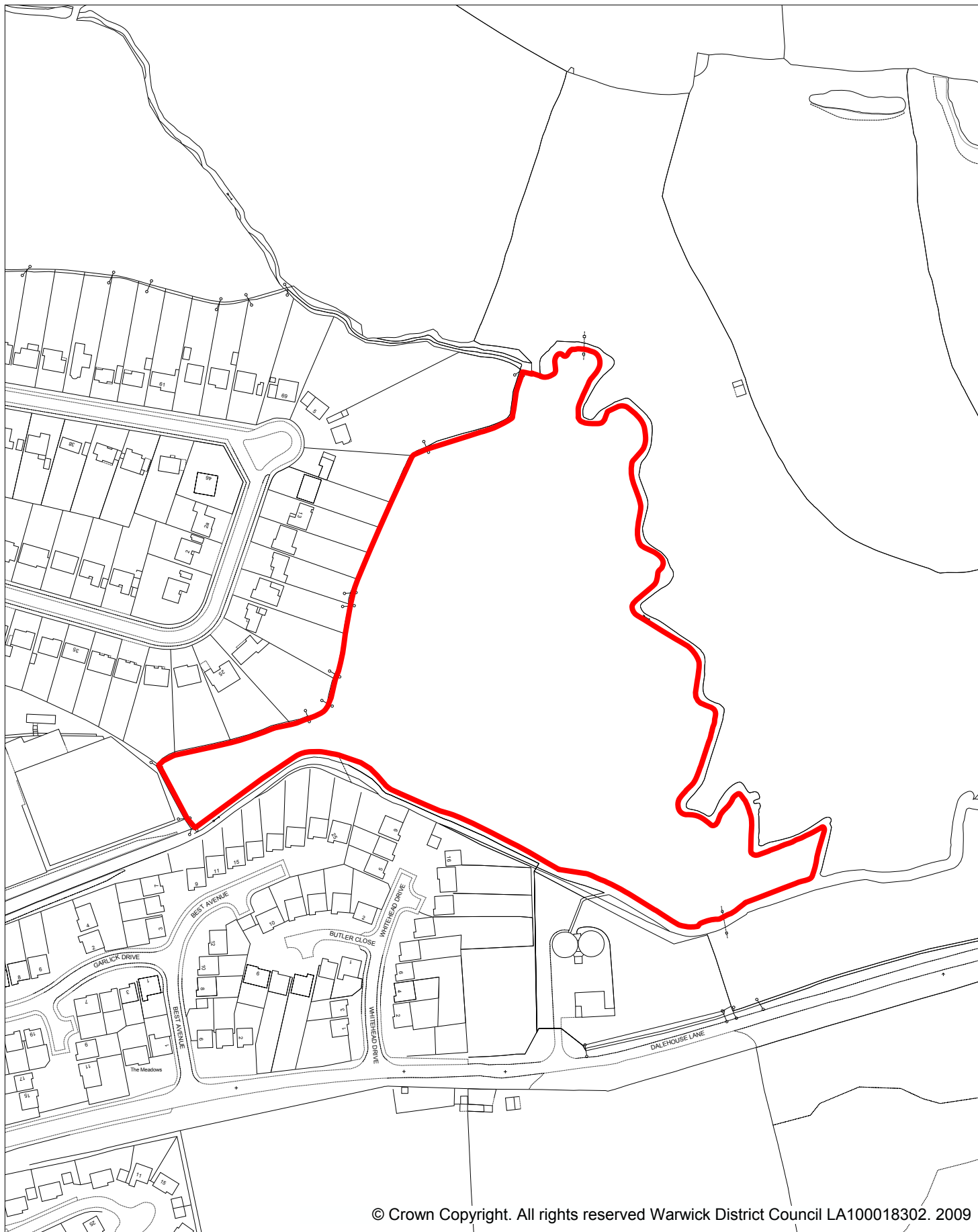
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Site Ref	K04	Site Name	East of Inchbrook Road
Site Size (Hectares)	3.67	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	K08 Common Lane Industrial Estate		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependant upon adjoining land or demolition of adjoining properties. Site bounded on two sides by watercourses – about 75% of site within Flood Risk Zones 2, 3A & 3B.					
Potential Impacts	Within an area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to flooding and access constraints and potential landscape impact which cannot be overcome					
Availability						
Owner has expressed willingness to release site for development						
Achievability						
Not achievable unless securing access from adjoining development or land.						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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K04 East of Inchbrook Road

LOCATION PLAN

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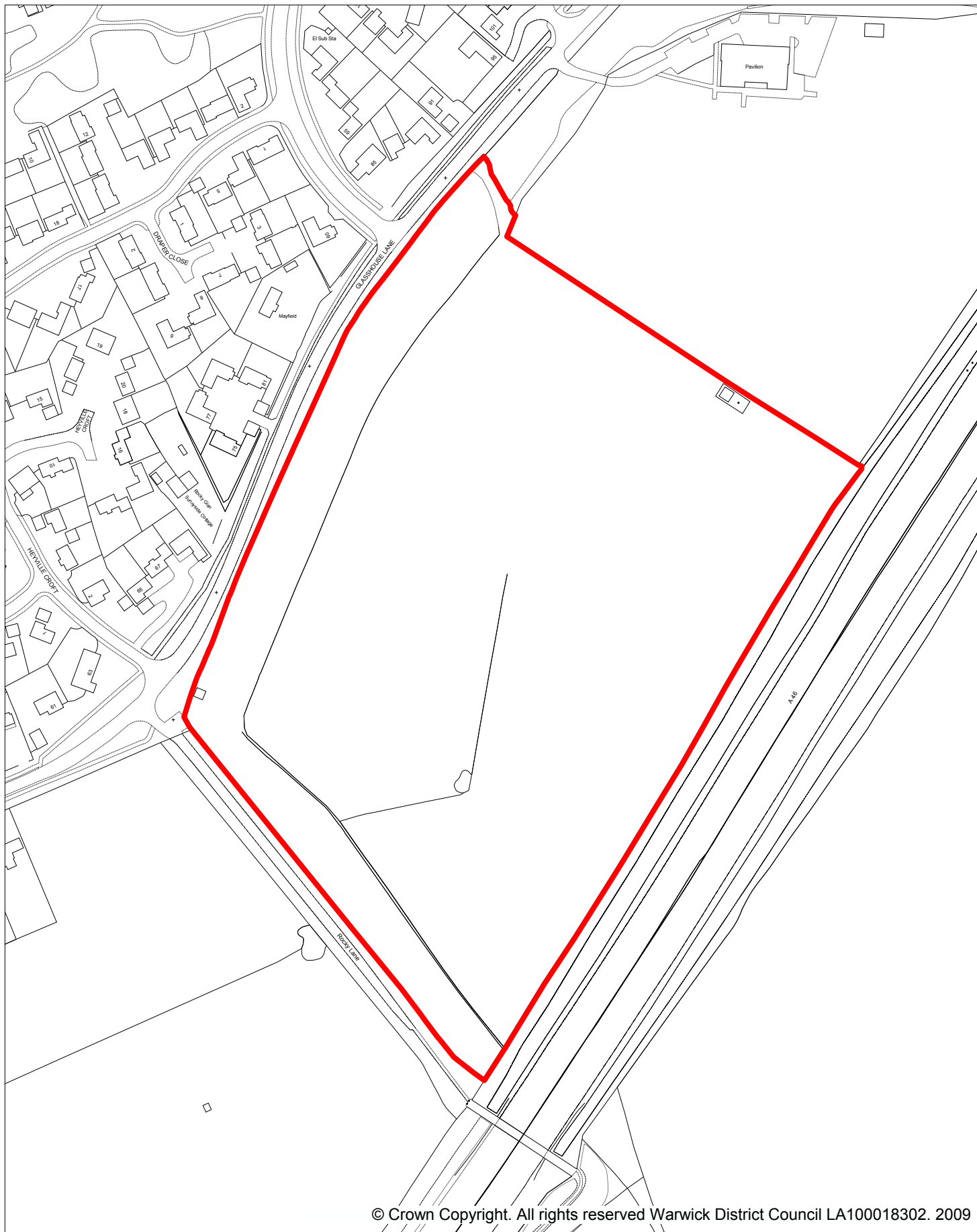
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Site Ref	K05	Site Name	Kenilworth RFC - Land off Rocky Lane
Site Size (Hectares)	7.72	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	K09 Jersey Farm		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Significant trees on boundary Surface water drainage potentially a problem in eastern part of site. The site is classified as ALC Grade 2					
Potential Impacts	Impact on area of low landscape value. Potential SINC along north- and south-western boundaries					
Environmental Conditions	Noise from A46					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and provision of improved alternative sports facilities and buffer to contain surface water and protect SINCs.					
Availability						
Owner has expressed willingness to relocate existing rugby club which has operational issues in order to release land for development to enable the delivery of improved sports facilities. No alternative site currently available and may delay delivery of housing.						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	115	40dph	154	50dph	193
Timeframe (in terms of practicality only)	2011/16	0	2016/21	150	2021/26	0



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K05 Kenilworth RFC - Land off Rocky Lane

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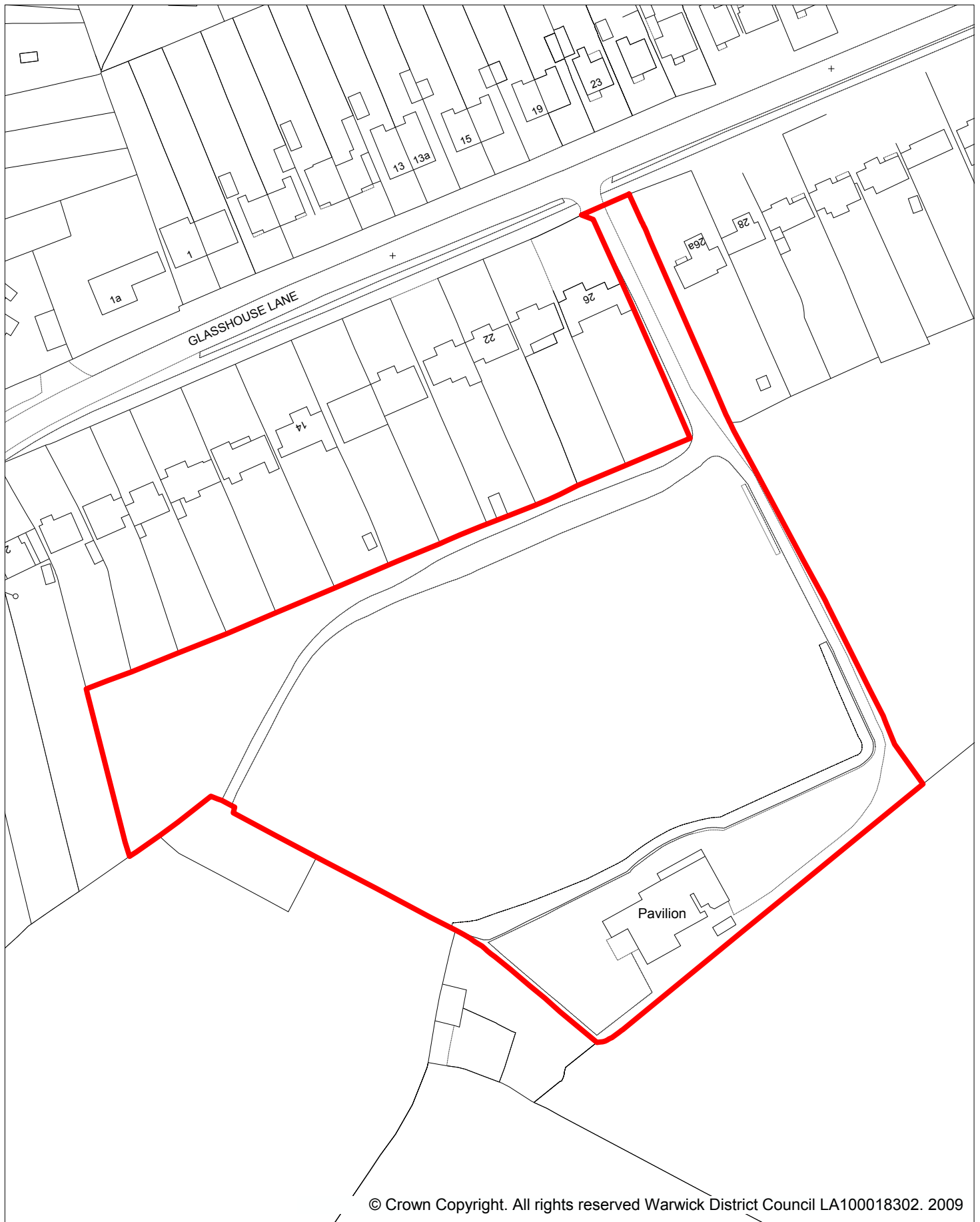
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Site Ref	K06	Site Name	Kenilworth RFC – Land at Glasshouse Lane
Site Size (Hectares)	1.76	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	K01 Land at Thickthorn; K09 Jersey Farm		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	None					
Potential Impacts	Impact on area of low landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and provision of improved sports facilities.					
Availability						
Owner has expressed willingness to relocate existing rugby club, which has operational issues, in order to release land for development to enable the delivery of improved sports facilities. No alternative site currently available and may delay delivery of housing.						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	35	40dph	47	50dph	59
Timeframe (in terms of practicality only)	2011/16	0	2016/21	50	2021/26	0



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K06 Kenilworth RFC - Land at Glasshouse Lane

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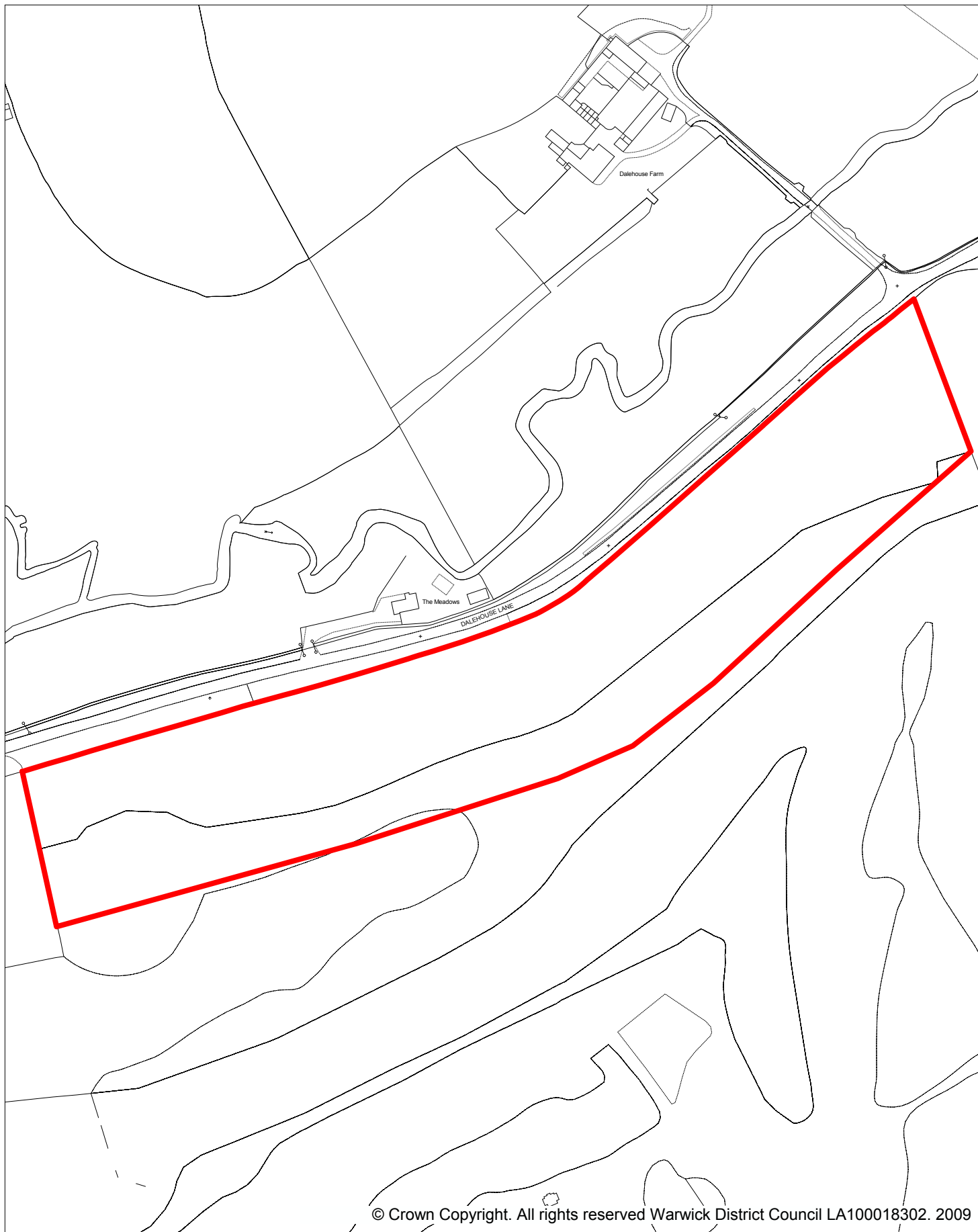
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Site Ref	K07	Site Name	Kenilworth Golf Club, Dalehouse Lane
Site Size (Hectares)	4.02	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Open countryside and not adjacent to built up area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Linear configuration of site					
Potential Impacts	Impact on area of high landscape value. Dalehouse Lane linear potential SINC					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to location, which is separated from urban area, and impact on area of high landscape value.					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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K07 Kenilworth Golf Club, Dalehouse Lane

LOCATION PLAN

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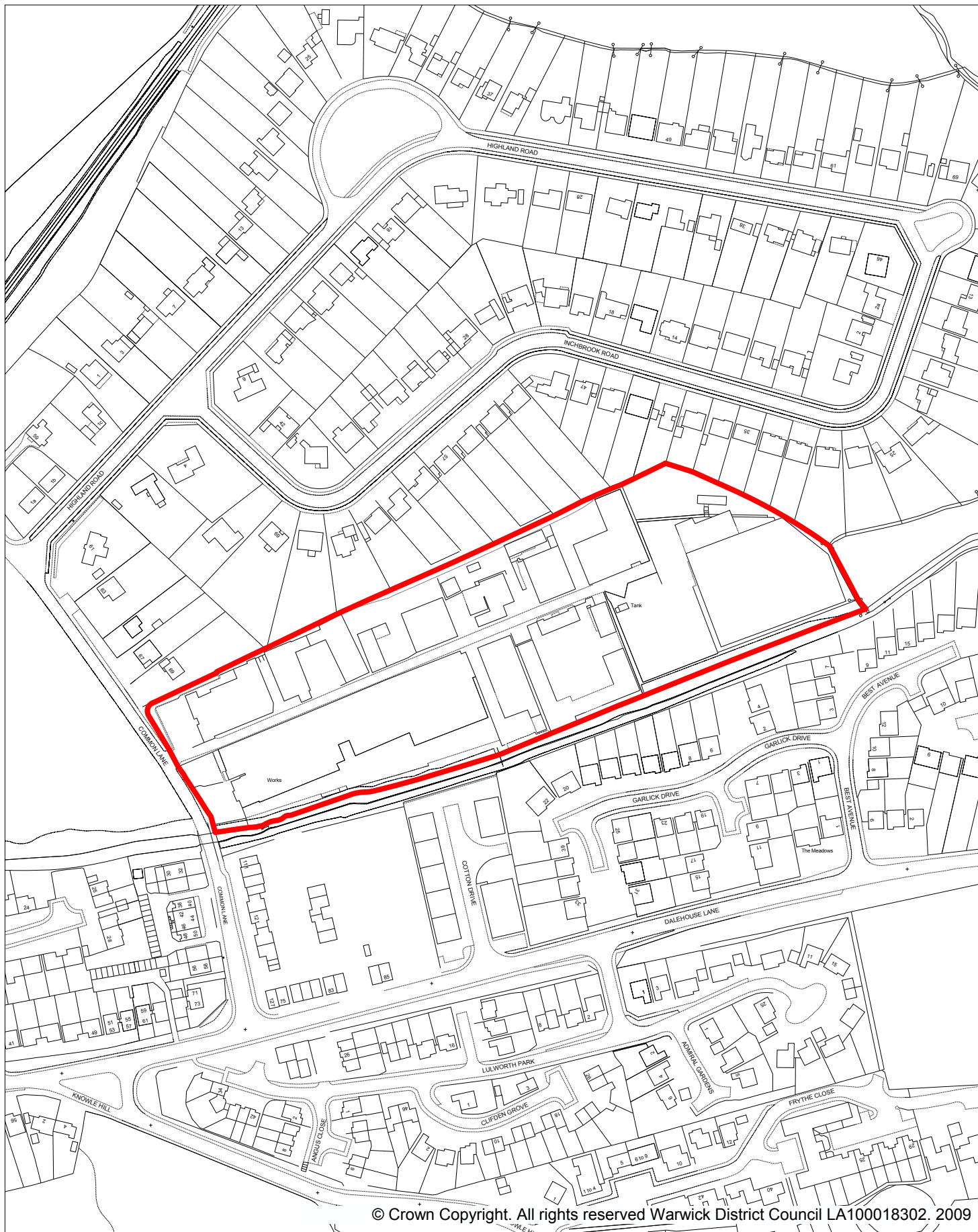
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Site Ref	K08	Site Name	Common Lane Industrial Estate
Site Size (Hectares)	2.97	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Previously Developed
Adjacent/ Overlapping Site	K04 East of Inchbrook Road		

Suitability for Housing						
Location	Existing built up area					
Policy Restrictions	Protecting Employment Land and Buildings					
Physical Constraints	Finham Brook forms southern boundary and this part of site is within Flood Risk Zones 2, 3A and 3B. Probable contamination. Asbestos present on some buildings. Poor site configuration.					
Potential Impacts	Kenilworth Common Local Nature Reserve on opposite side of Common Lane					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to flood risk, poor site configuration on remainder of site and contamination.					
Availability						
Not currently available. Land in multiple-ownership. Some buildings in use, others vacant and on the market.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K08 Common Lane Industrial Estate

LOCATION PLAN

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1:2500

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Date:
28 January 2009

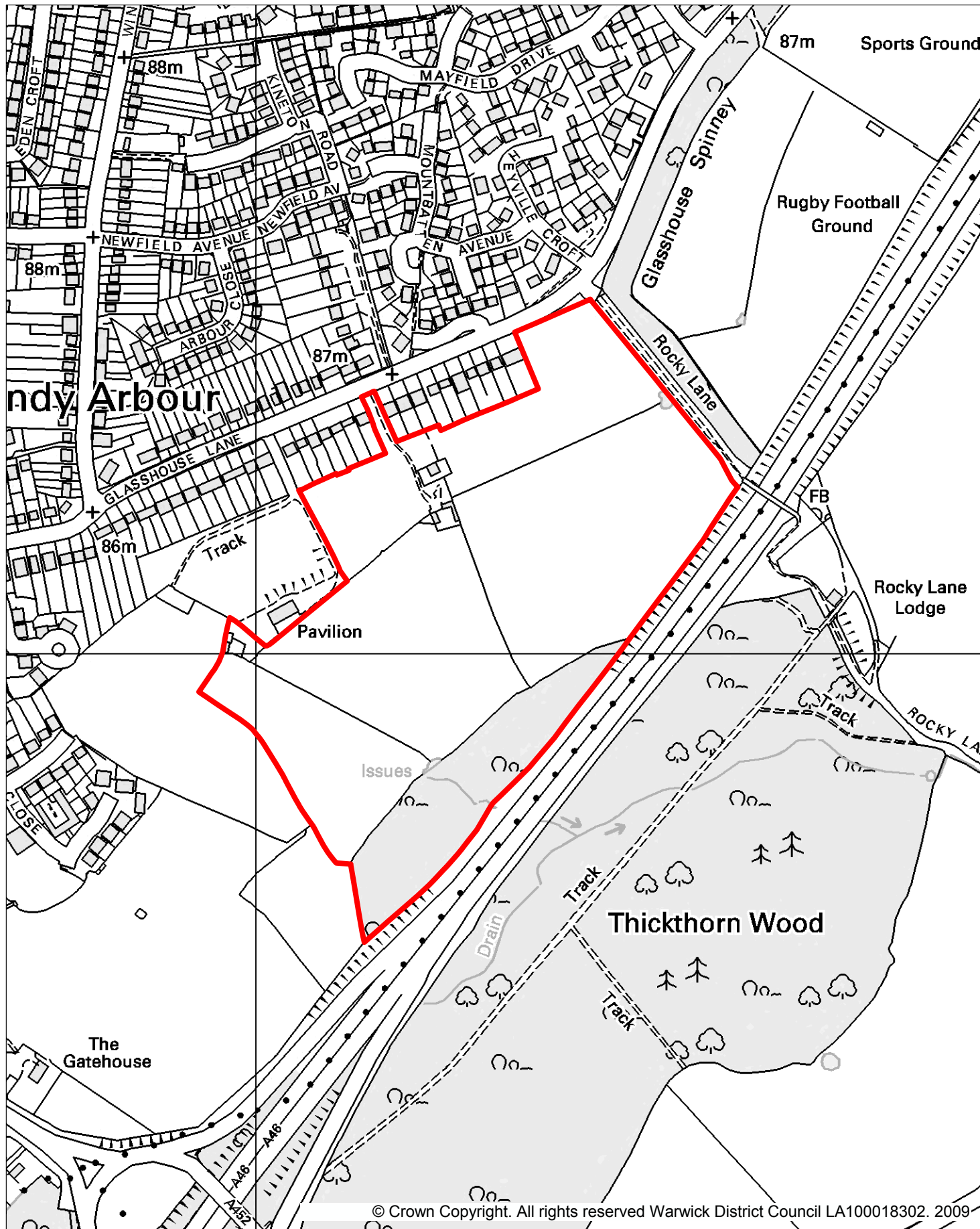
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Site Ref	K09	Site Name	Jersey Farm, Glasshouse Lane
Site Size (Hectares)	15.47	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K01 Land at Thickthorn; K05 RFC Off Rocky Lane; K06 RFC Glasshouse Lane		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Surface water drainage potentially a problem in eastern part of site. The majority of the site is classified as ALC Grade 2					
Potential Impacts	Impact on area of low landscape value. Ancient Woodland to south of site					
Environmental Conditions	Noise and air pollution from A46 to south east					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water, protect properties from noise, and to protect the ancient woodland.					
Availability						
Available, subject to agricultural tenancy but owner willing to release for development						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	232	40dph	310	50dph	387
Timeframe (in terms of practicality only)	2011/16	300	2016/21	0	2021/26	0



K09 Jersey Farm, Glasshouse Lane

LOCATION PLAN

Scale:
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Date:
28 January 2009

Grid Reference:
430268 E, 270997 N

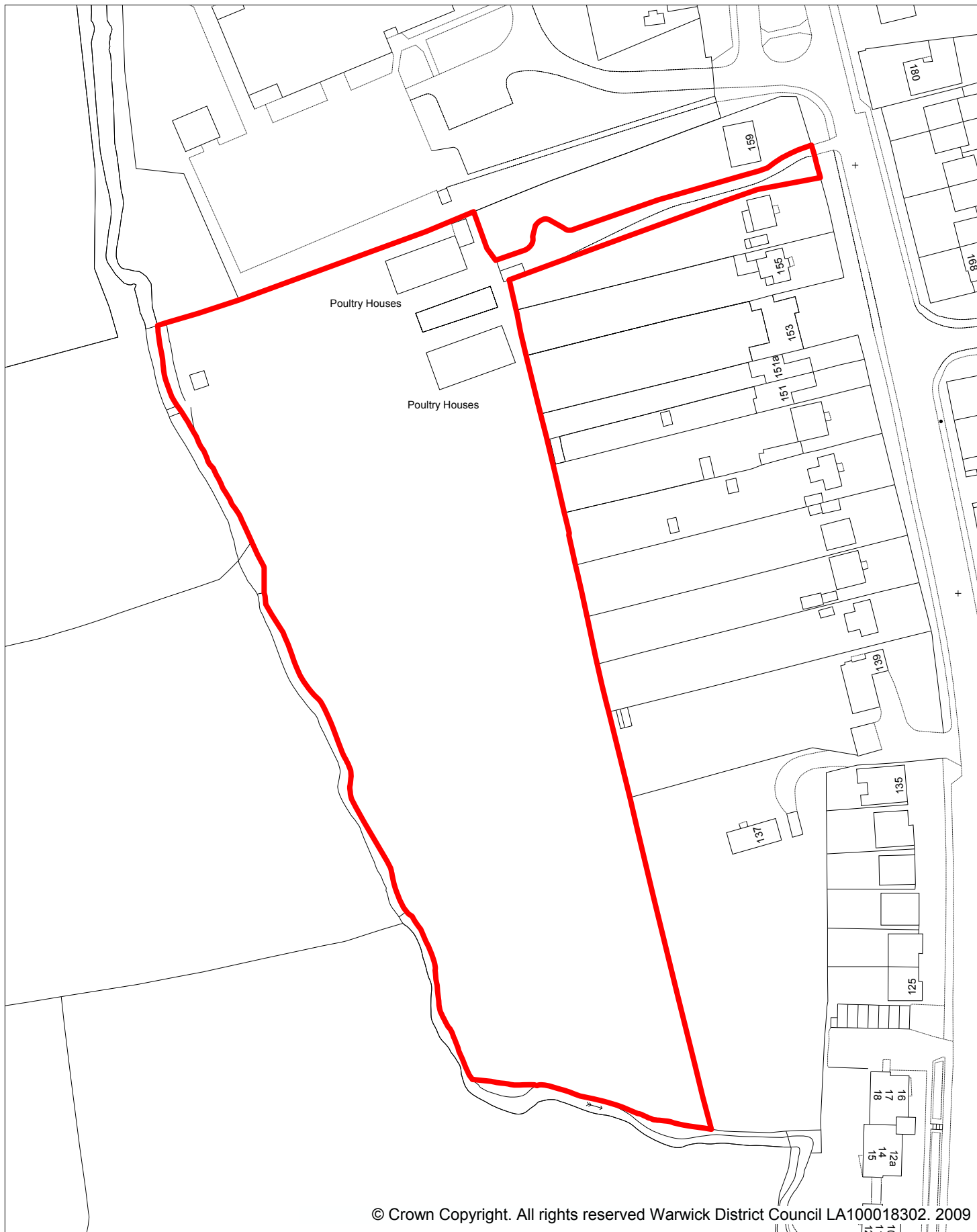
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Site Ref	K10	Site Name	Land West of Clinton Lane
Site Size (Hectares)	1.54	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K12 Land at Clinton Lane		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Inadequate access and therefore dependant upon third party land and demolition of adjoining properties. Flood Risk Zones 2, 3A within eastern half of site Flood Risk Zone 3B running along western edge and to south					
Potential Impacts	Impact on high landscape value which is historically important to the setting of the town.					
Environmental Conditions	Area liable to flooding					
Overall Suitability	Not suitable, due to access and flooding constraints and impact upon area of high landscape value.					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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K10 Land West of Clinton Lane

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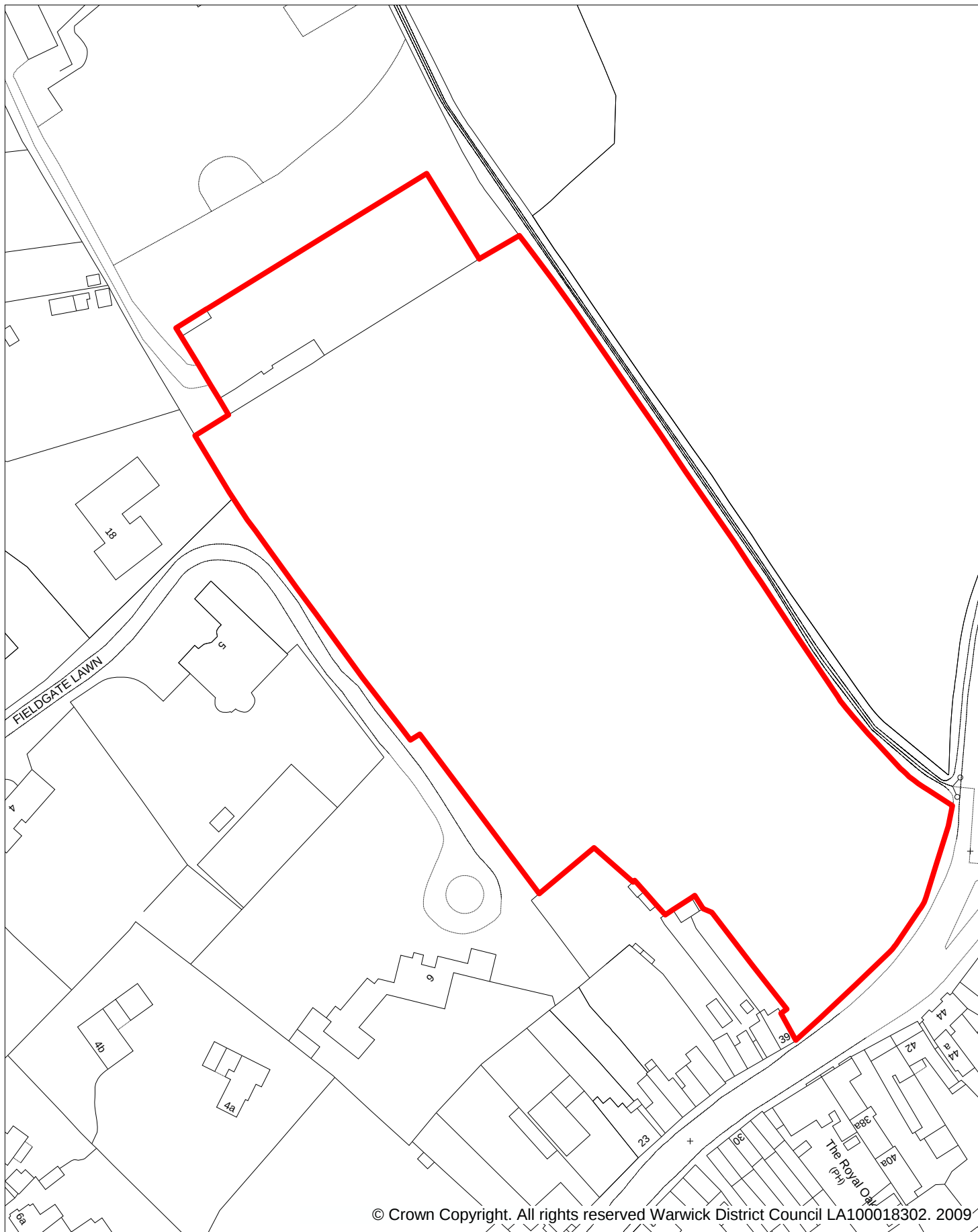
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North:



Site Ref	K11	Site Name	Land at New Street
Site Size (Hectares)	1.83	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Former quarry site with landfill – geotechnical survey required. Adjacent to Air Quality Action Area which may affect layout and orientation of buildings					
Potential Impacts	Parliament Piece Local Nature Reserve to east of Love Lane. Site within Kenilworth Conservation Area. Three TPOs on site and protected trees on western boundary. Impact on area of high landscape value.					
Environmental Conditions	Satisfactory only subject to extensive remediation					
Overall Suitability	Not suitable, due to impacts on area of high landscape value and adjoining nature reserve.					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K11 Land at New Street

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
18 March 2009

Grid Reference:
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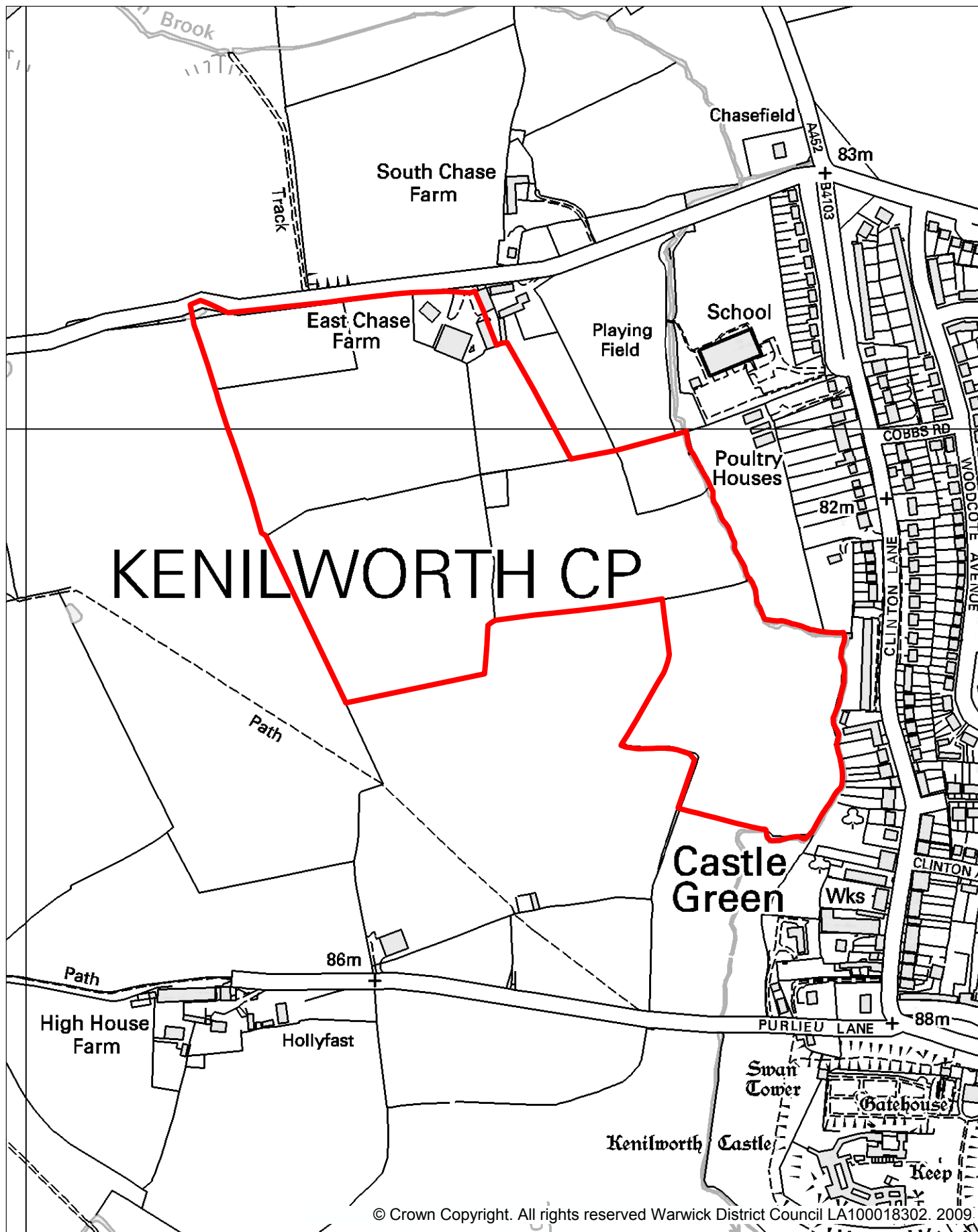
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Site Ref	K12	Site Name	Land at Clinton Lane
Site Size (Hectares)	16.5	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site	K10 West of Clinton Lane		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area (in part)					
Policy Restrictions	Green Belt					
Physical Constraints	Topography - slopes upwards from Clinton Lane Footpath running north/south through site Inadequate access Flood Risk Zones 2, 3A & 3B to east & south-east Badger setts within site					
Potential Impacts	Impact on high landscape value which is historically important to the setting of the town. Setting of Kenilworth Castle Scheduled Ancient Monument and Park & Garden of Historic Interest Finham Brook and Lakes potential SINC runs through the eastern side of the site					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to inadequate access and potential impact on the setting of Kenilworth Castle and an area of high landscape value.					
Availability						
Owner has expressed willingness to release land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K12 Land at Clinton Lane

LOCATION PLAN

Scale:
1:5000

Drawn By:
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Date:
28 January 2009

Grid Reference:
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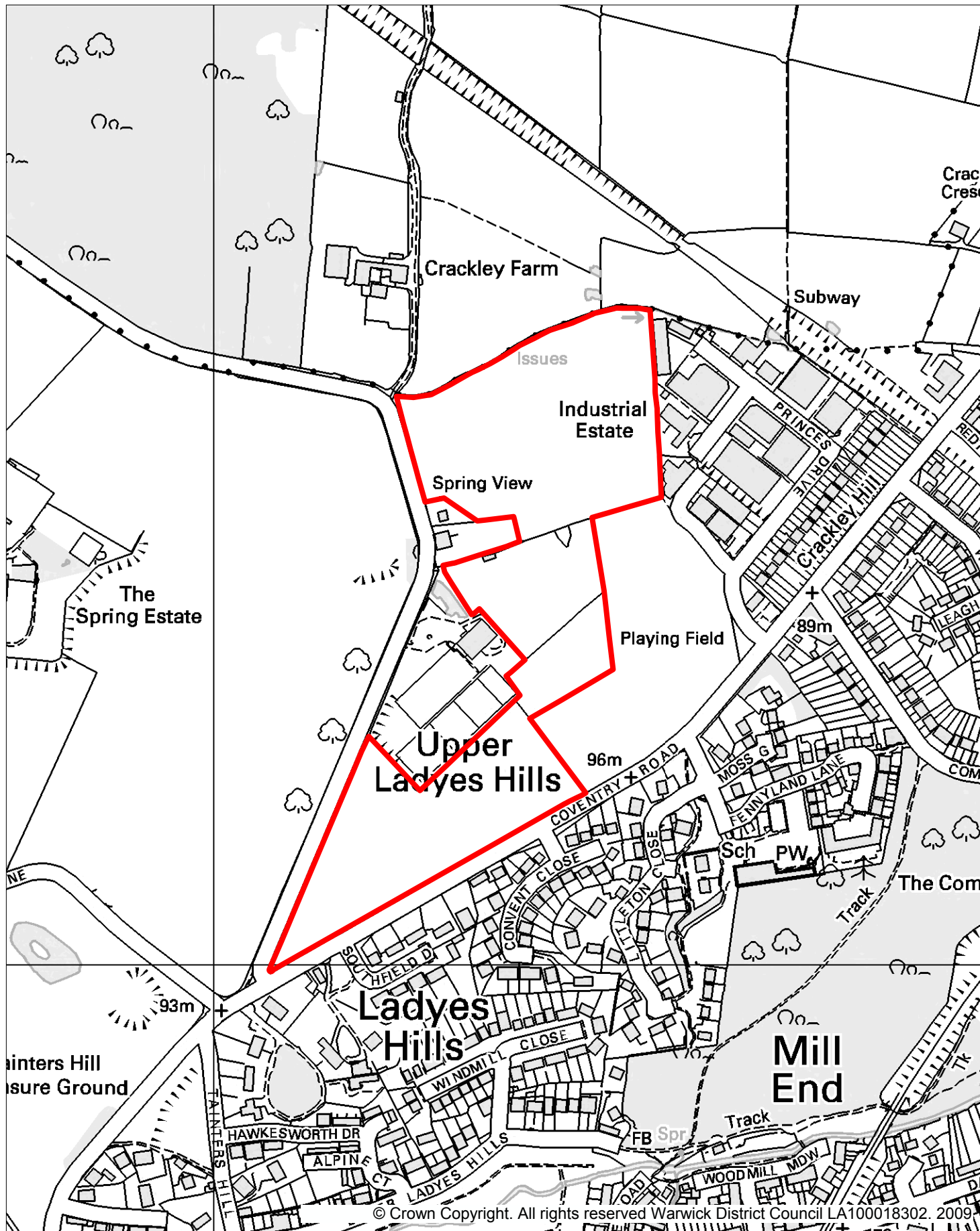
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Site Ref	K13	Site Name	Land at Crackley Lane/Coventry Road
Site Size (Hectares)	9.01	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K14 Playing Fields, Coventry Road		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Awkward configuration unless brought forward with adjoining land to east. The southern part of the site is classified as ALC Grade 2					
Potential Impacts	Within an area of high landscape value.					
Environmental Conditions	Noise from Princes Drive Industrial Estate to north east					
Overall Suitability	Not suitable due to impact on area of high landscape value					
Availability						
Owner is willing to release land for development. Site could be available within 2 years. Both the owner of this site and the adjacent site are willing to bring sites forward for mixed use development (housing and employment) together.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



K13 Land at Crackley Lane/ Coventry Road

LOCATION PLAN

Scale:
1:5000

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Date:
28 January 2009

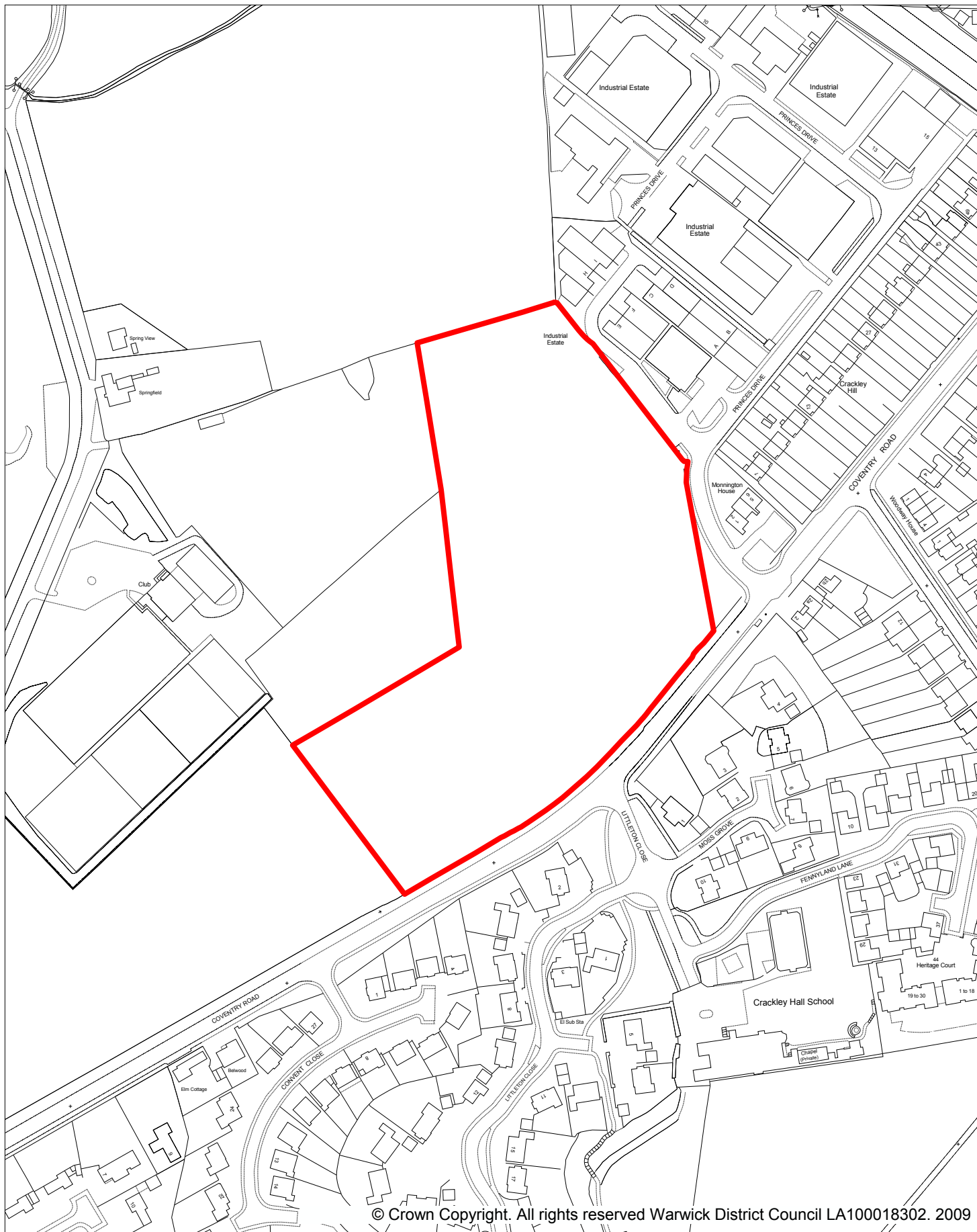
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Site Ref	K14	Site Name	Playing Fields, Coventry Road
Site Size (Hectares)	3.13	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K13 Crackley Lane/ Coventry Road		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	None					
Potential Impacts	Within an area of high landscape value.					
Environmental Conditions	Noise from Princes Drive Industrial Estate to north east					
Overall Suitability	Not suitable due to impact on area of high landscape value.					
Availability						
Owner wishes to retain 1.6 hectares of total site area (3.13ha) for sport & recreation. Remainder would be made available for mixed use development (housing and employment) in conjunction with adjoining site (K13).						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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K14 Playing Fields, Coventry Road, Kenilworth

LOCATION PLAN

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Grid Reference:
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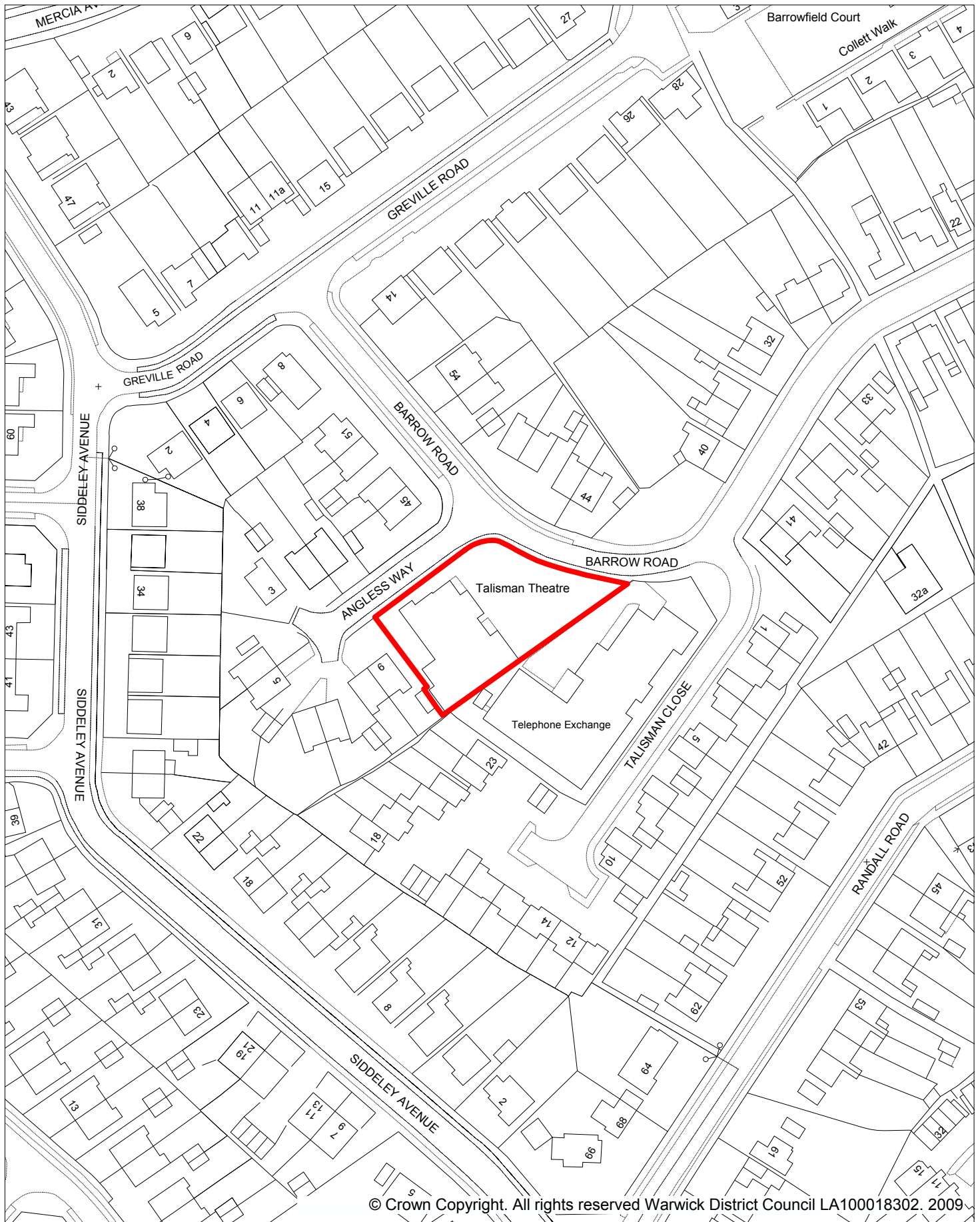
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Site Ref	K15	Site Name	Talisman Theatre Site
Site Size (Hectares)	0.13	Settlement	Kenilworth
Source	WDC	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Existing built up area					
Policy Restrictions	Protecting community facilities					
Physical Constraints	Proximity of neighbouring properties					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to provision of alternative facility					
Availability						
Available, subject to relocation of existing use to new Kenilworth Public Service Centre						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	4	40dph	5	50dph	6
Timeframe (in terms of practicality only)	2011/16	0	2016/21	5	2021/26	0



K15 Talisman Theatre Site

LOCATION PLAN

Scale:
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Date:
28 January 2009

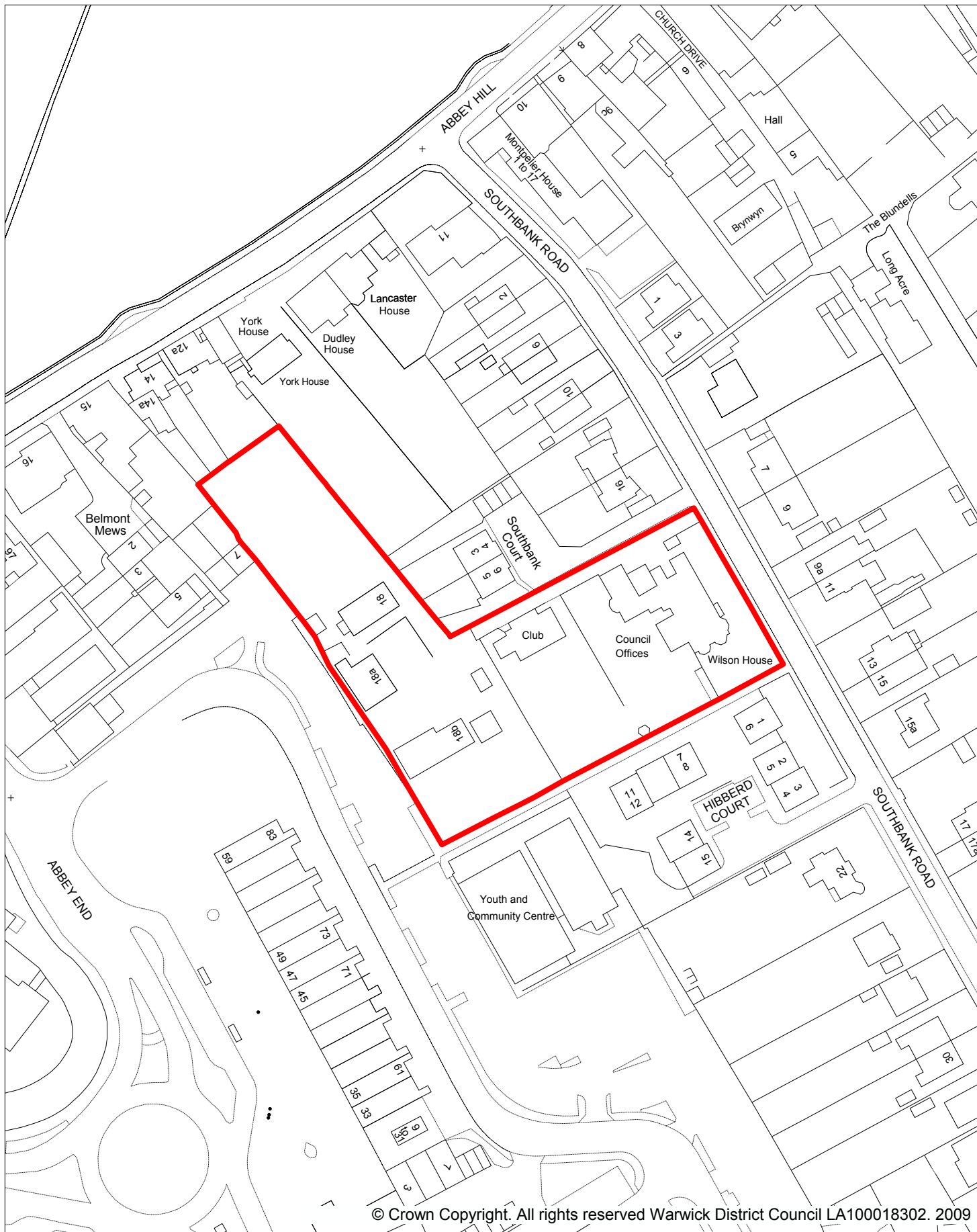
Grid Reference:
428567 E, 271484 N

North:

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning Services, P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K16	Site Name	Land at Southbank Road
Site Size (Hectares)	0.59	Settlement	Kenilworth
Source	WDC	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Existing built up area					
Policy Restrictions	None					
Physical Constraints	Small number of protected TPO trees to rear of site.					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Suitable					
Availability						
Available, subject to relocation of existing use to new Kenilworth Public Service Centre						
Achievability						
Achievable, subject to market.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	12	40dph	16	50dph	20
Timeframe (in terms of practicality only)	2011/16	0	2016/21	20	2021/26	0



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K16 Land at Southbank Road

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
428779 E, 271938 N

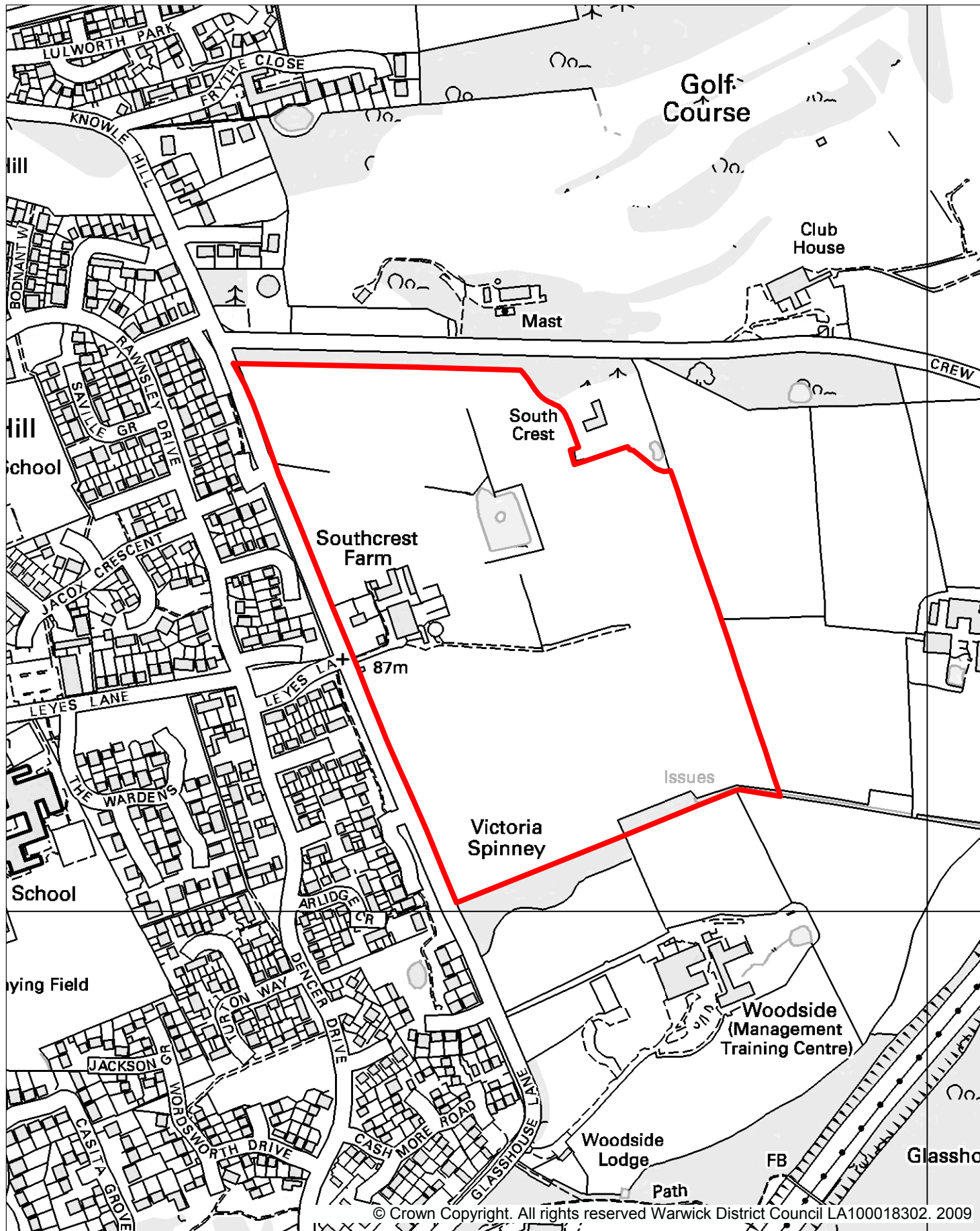
North:



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Site Ref	K17	Site Name	Southcrest Farm
Site Size (Hectares)	16.79	Settlement	Kenilworth
Source	SHLAA	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Site slopes down towards A46. Surface water drainage potentially a problem in eastern part of site.					
Potential Impacts	Impact on area of low landscape value.					
Environmental Conditions	Satisfactory, subject to mitigation against potential noise from A46					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water and protect properties from noise.					
Availability						
Available, landowner has expressed willingness to release the site for development						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	252	40dph	336	50dph	420
Timeframe (in terms of practicality only)	2011/16	300	2016/21	0	2021/26	0



K17 Southcrest Farm

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

Date:
28 January 2009

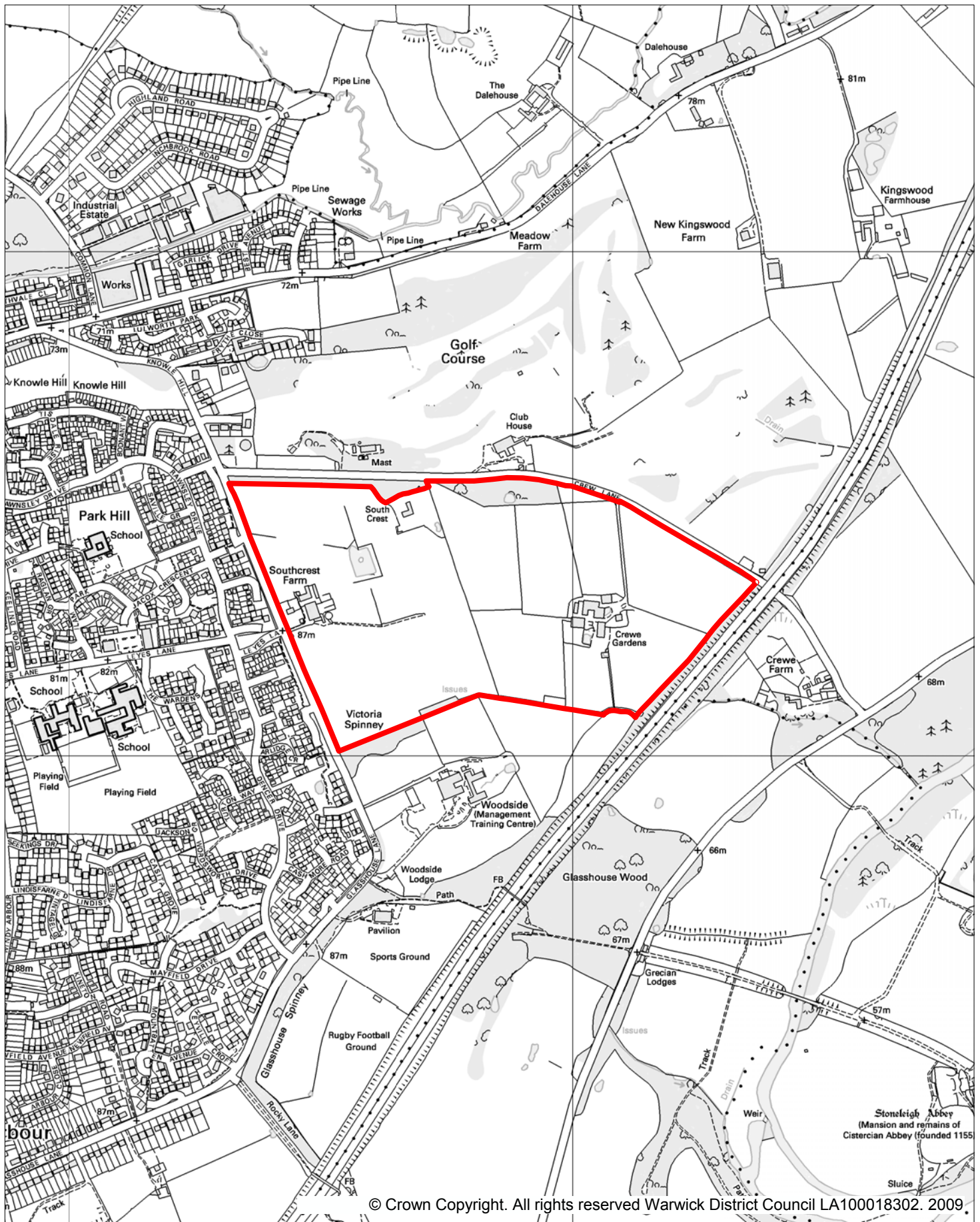
Grid Reference:
430563 E, 272287 N

North: ↑

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Site Ref	K18	Site Name	Glasshouse Lane/ Crewe Lane
Site Size (Hectares)	37.28	Settlement	Kenilworth
Source	SHLAA	Land Type	Greenfield
Adjacent/ Overlapping Site	K17 Southcrest Farm		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Site slopes down towards A46. Surface water drainage potentially a problem Eastern part of site is classified as Grade 2 ALC					
Potential Impacts	Impact on area of low landscape value.					
Environmental Conditions	Satisfactory, subject to mitigation against potential noise from A46					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water and protect properties from noise.					
Availability						
Promoters are in the process of securing control of the land and, if successful, would be willing to bring the site forward for development						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	559	40dph	746	50dph	932
Timeframe (in terms of practicality only)	2011/16	300	2016/21	450	2021/26	



K18 Glasshouse Lane/ Crewe Lane

LOCATION PLAN



Scale:
1:10000

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
430834 E, 272279 N

North:

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