

Strategic Housing Land Availability Assessment

Site Assessments: Kenilworth

May 2014



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 Loss of Grade 1 agricultural land					
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)	2014/19	200	2019/24	85	2024/29	0



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K01 Land at Thickthorn

LOCATION PLAN



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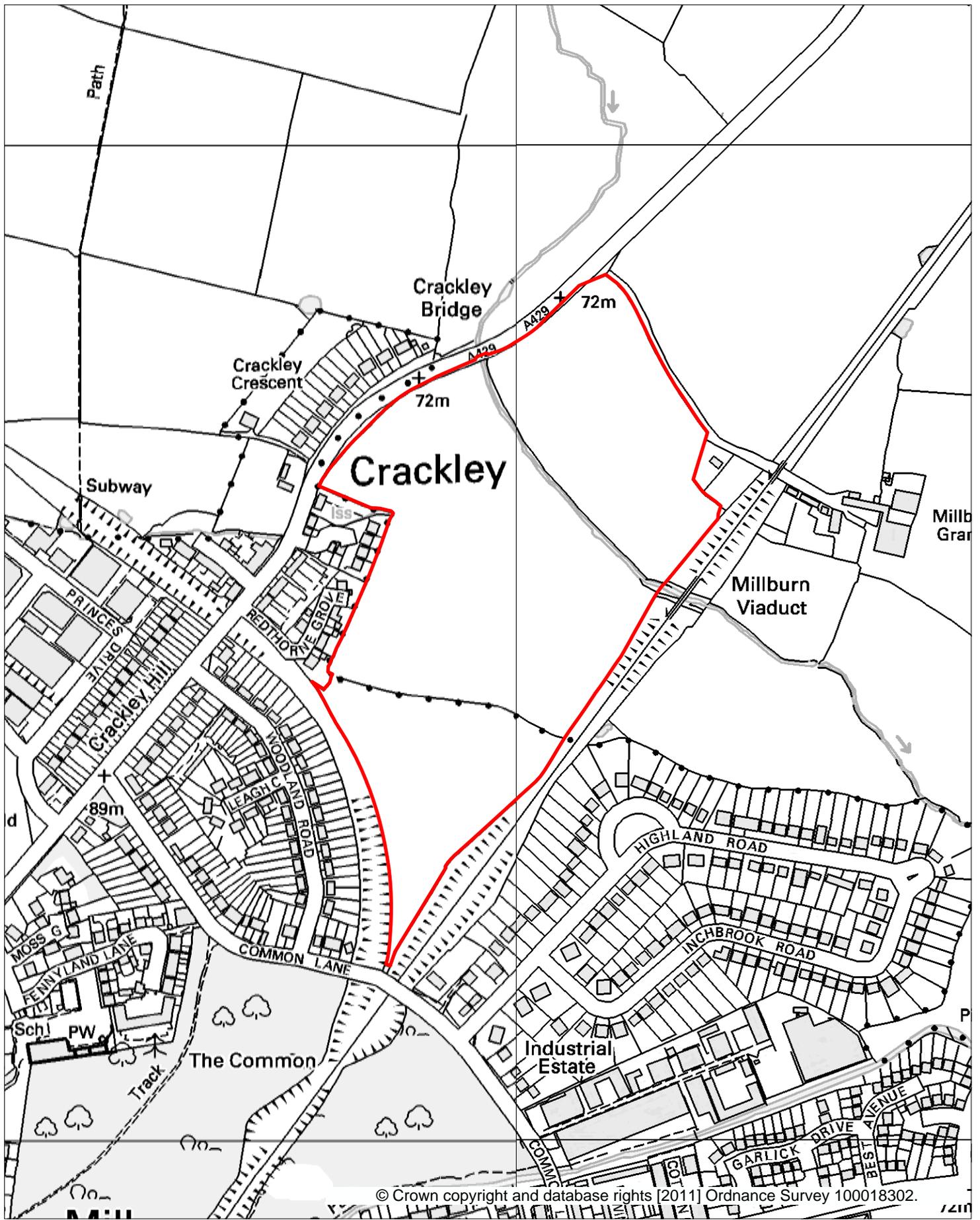
Date:
21 October 2011

Grid Reference:
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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	Potential ground contamination and noise from railway.					
Overall Suitability	Northern section 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. However there is potential scope for development in the southern "triangle" subject to: suitable access; contaminated land survey; noise assessment; air quality assessment & light impact assessment					
Availability						
Developer is currently working on a planning application for development of the southern "triangle" for around 75 homes						
Achievability						
Achievable, in part, subject to satisfactory access arrangements and satisfactory conditions in terms of land/soil quality, air quality, noise and light						
Housing Capacity						
Development Mix	Housing	67	Other Uses	33		
Potential Capacity	30dph	65	40dph	86	50dph	108
Timeframe (in terms of practicality only)	2014/19	90	2019/24		2024/29	



K02 Crackley Triangle & East of Kenilworth Road

LOCATION PLAN

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Date:
21 October 2011

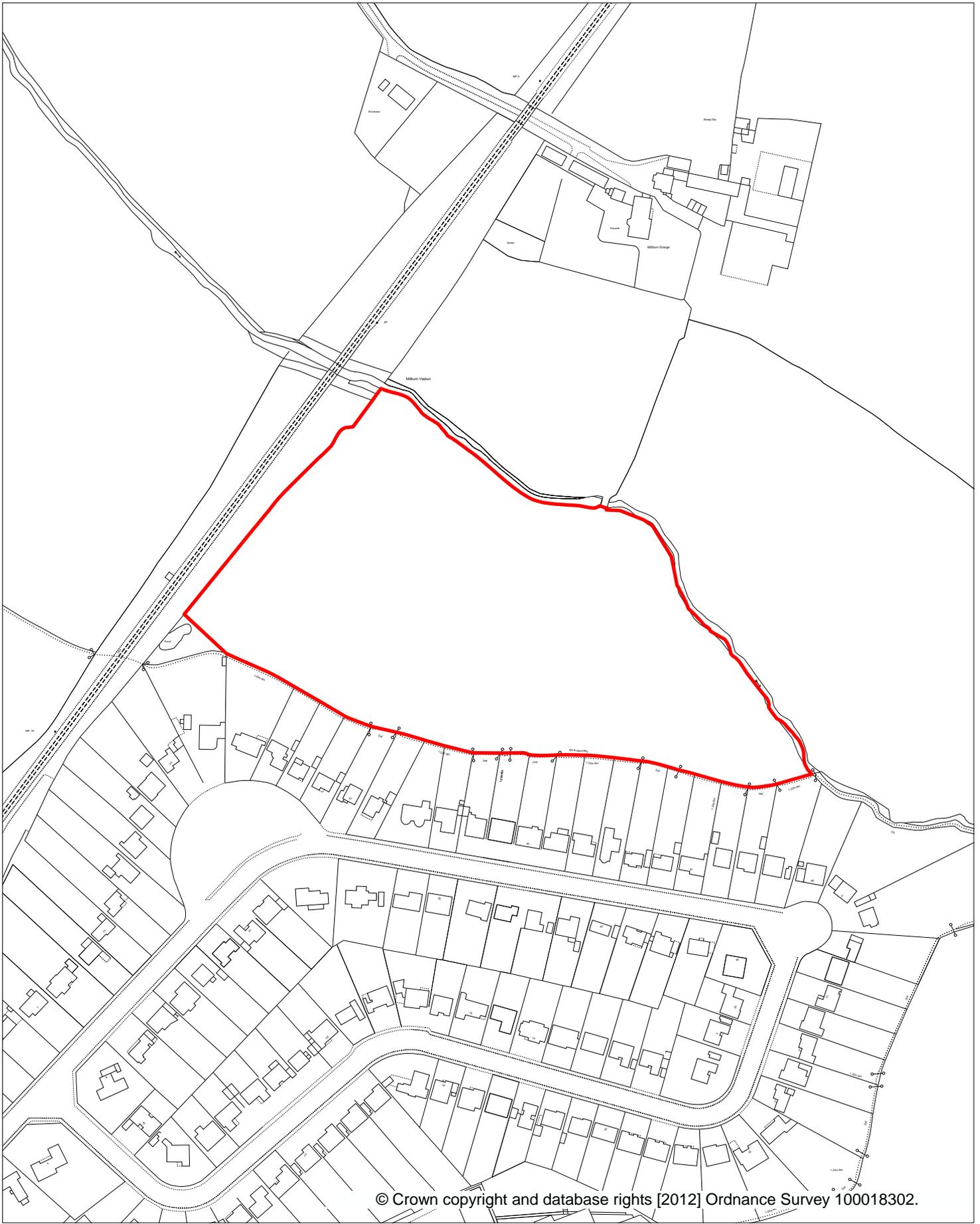
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429972 E, 273530 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19		2019/24		2024/29	



K03 North of Highland Road

LOCATION PLAN



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24 May 2012

Grid Reference:
430243 E, 273423 N

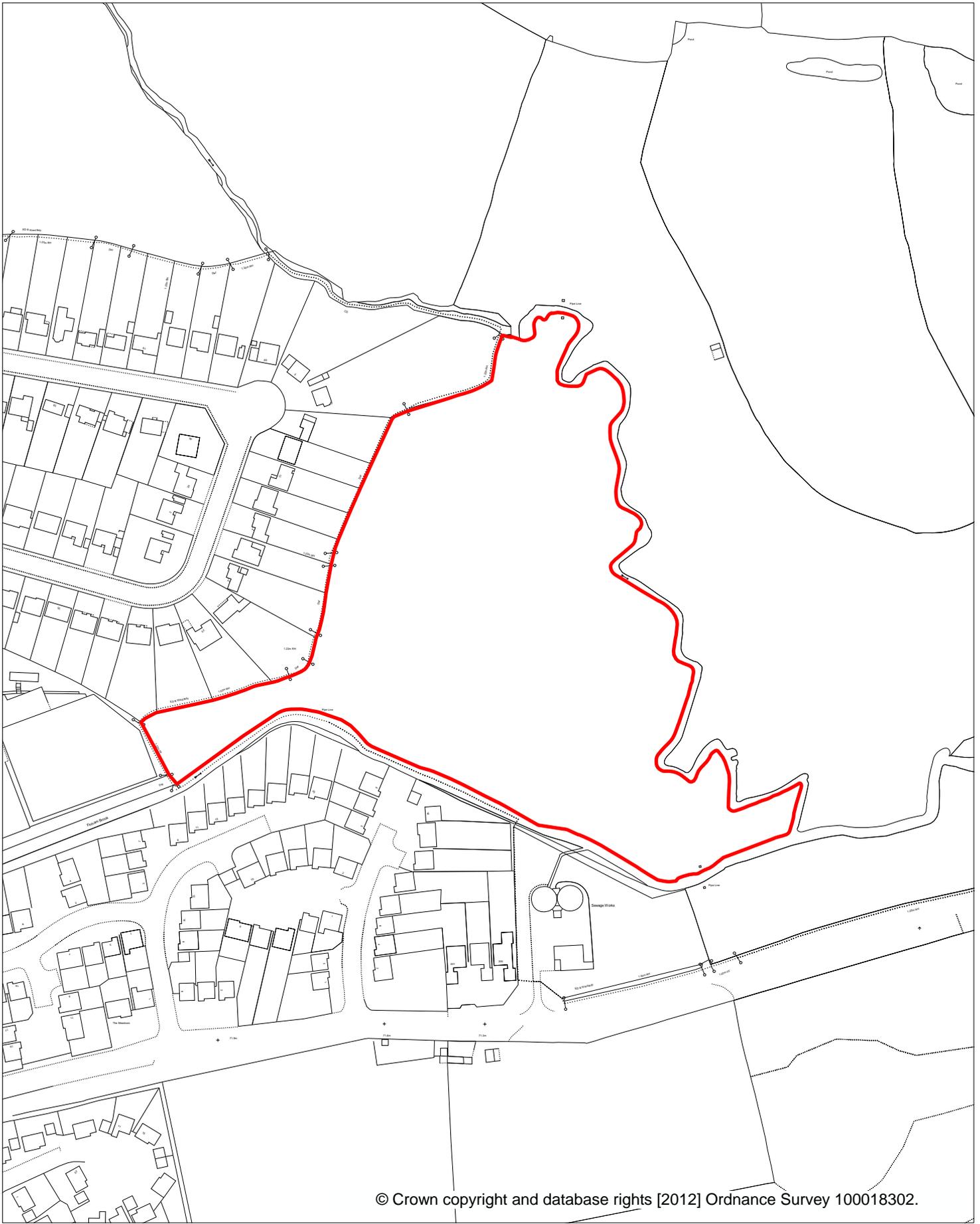
North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19		2019/24		2024/29	



K04 East of Inchbrook Road

LOCATION PLAN

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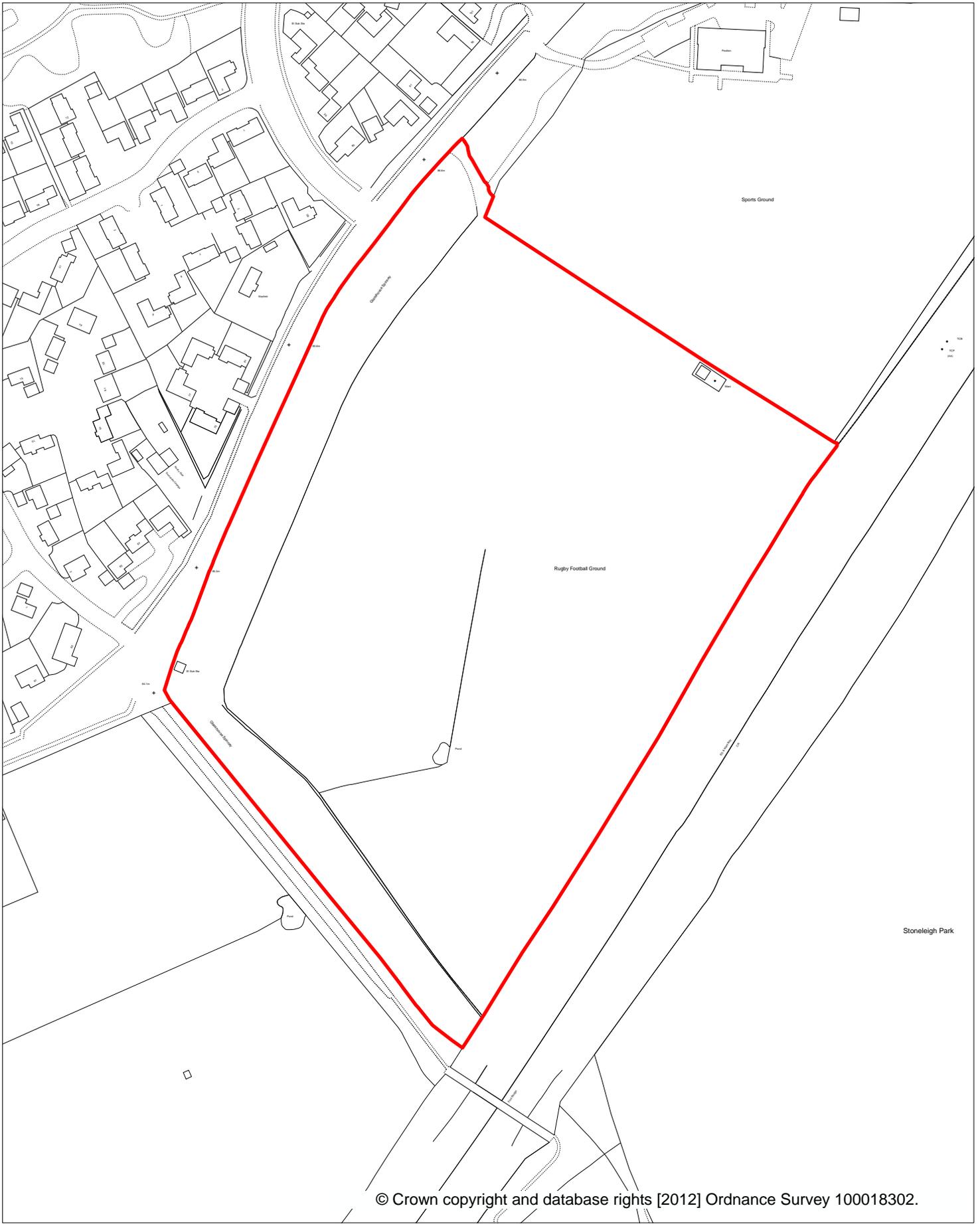
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19	0	2019/24	130	2024/29	0



K05 Kenilworth RFC - Land off Rocky Lane

LOCATION PLAN

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1:2500

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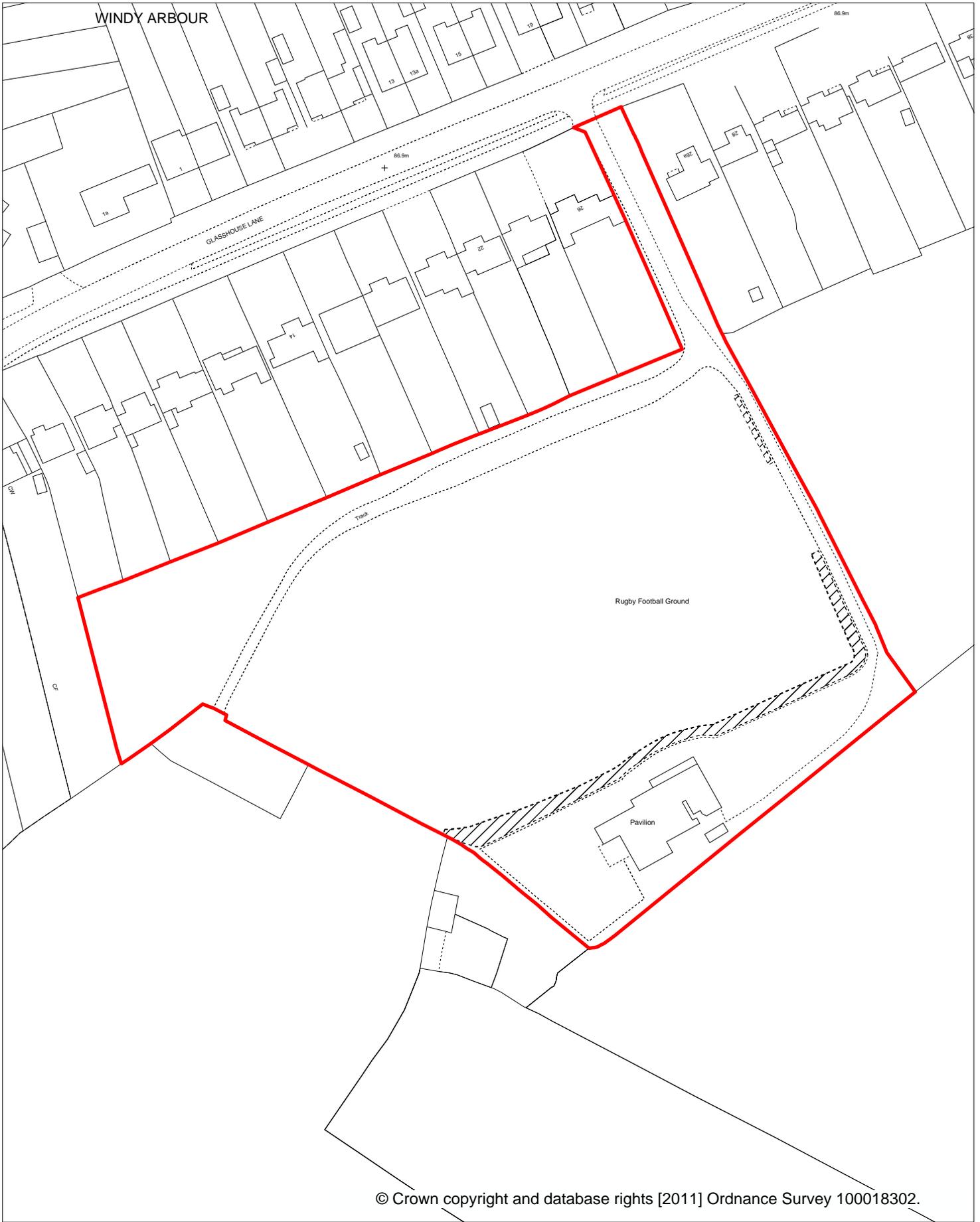
Grid Reference:
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North: 

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)	2014/19	0	2019/24	40	2024/29	0

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K06 Kenilworth RFC - Land at Glasshouse Lane

LOCATION PLAN



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429984 E, 271090 N

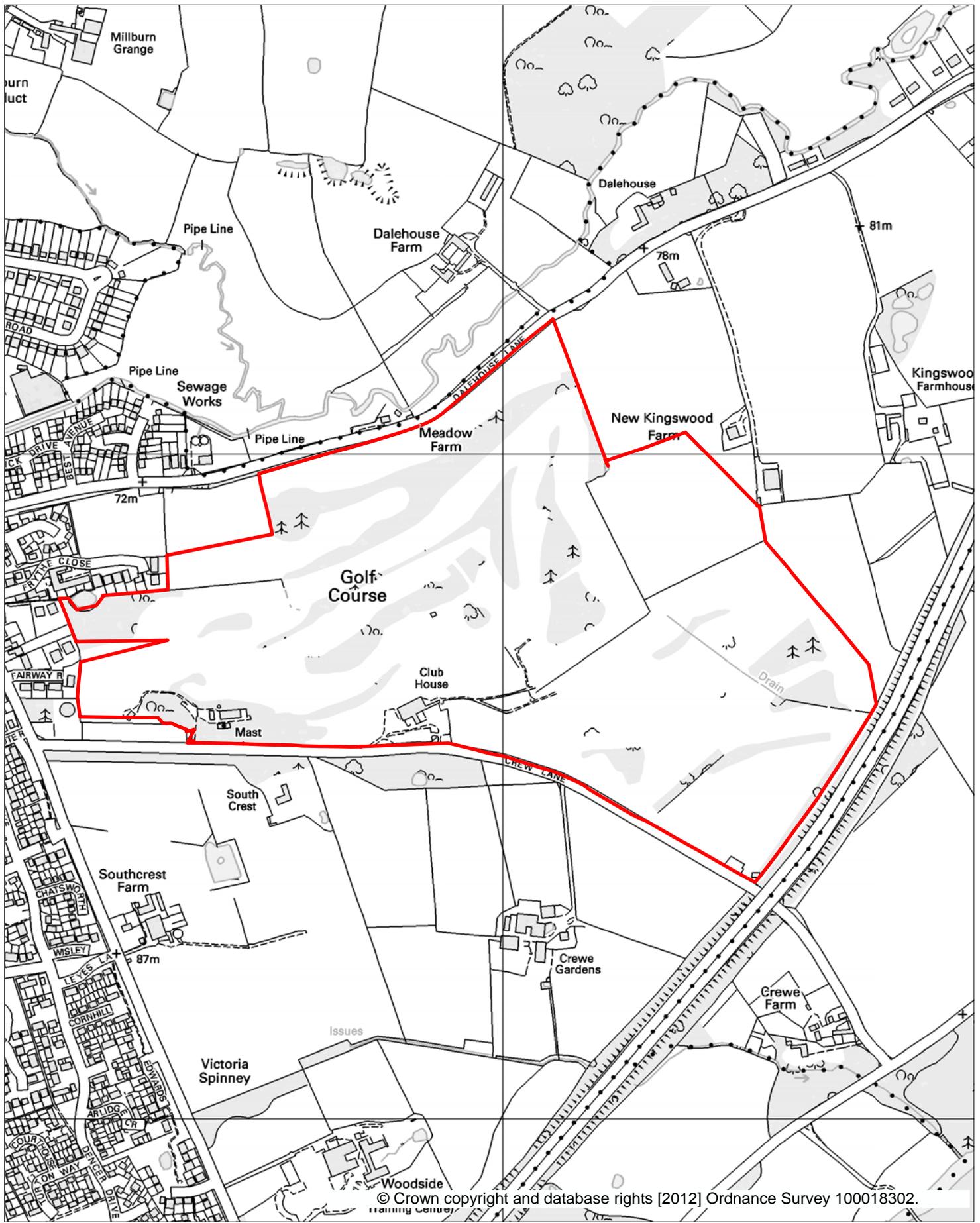
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K07	Site Name	Kenilworth Golf Club, Dalehouse Lane
Site Size (Hectares)	51.04	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K17 (Southcrest Farm) & K18 (Glasshouse Lane/ Crewe Lane)		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	High pressure gas pipeline adjoins the south eastern boundary between the site and the A46 Coventry Way/ Centenary Way National Trail traverses the site east/west					
Potential Impacts	Impact on area of high landscape value. Dalehouse Lane linear potential SINC Grade 2 Agricultural Land Impact on Area of Groundwater Vulnerability					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to Green Belt amendment; satisfactory diversion of National Trail; satisfactory relocation of golf club; mitigation of impact on groundwater and area of high landscape value					
Availability						
Owner has expressed willingness to release land for development but relocation of club will be required						
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	750	40dph	1,000	50dph	1,250
Timeframe (in terms of practicality only)	2014/19	0	2019/24	440	2024/29	435



K07 Kenilworth Golf Club, Dalehouse Lane

LOCATION PLAN



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SJ

Date:
18 May 2012

Grid Reference:
430979 E, 272759 N

North: 

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. <i>Outline planning permission granted for 72-bed care home on 0.64 has of site 03/05/12 (W11/1394)</i>						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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K08 Common Lane Industrial Estate

LOCATION PLAN



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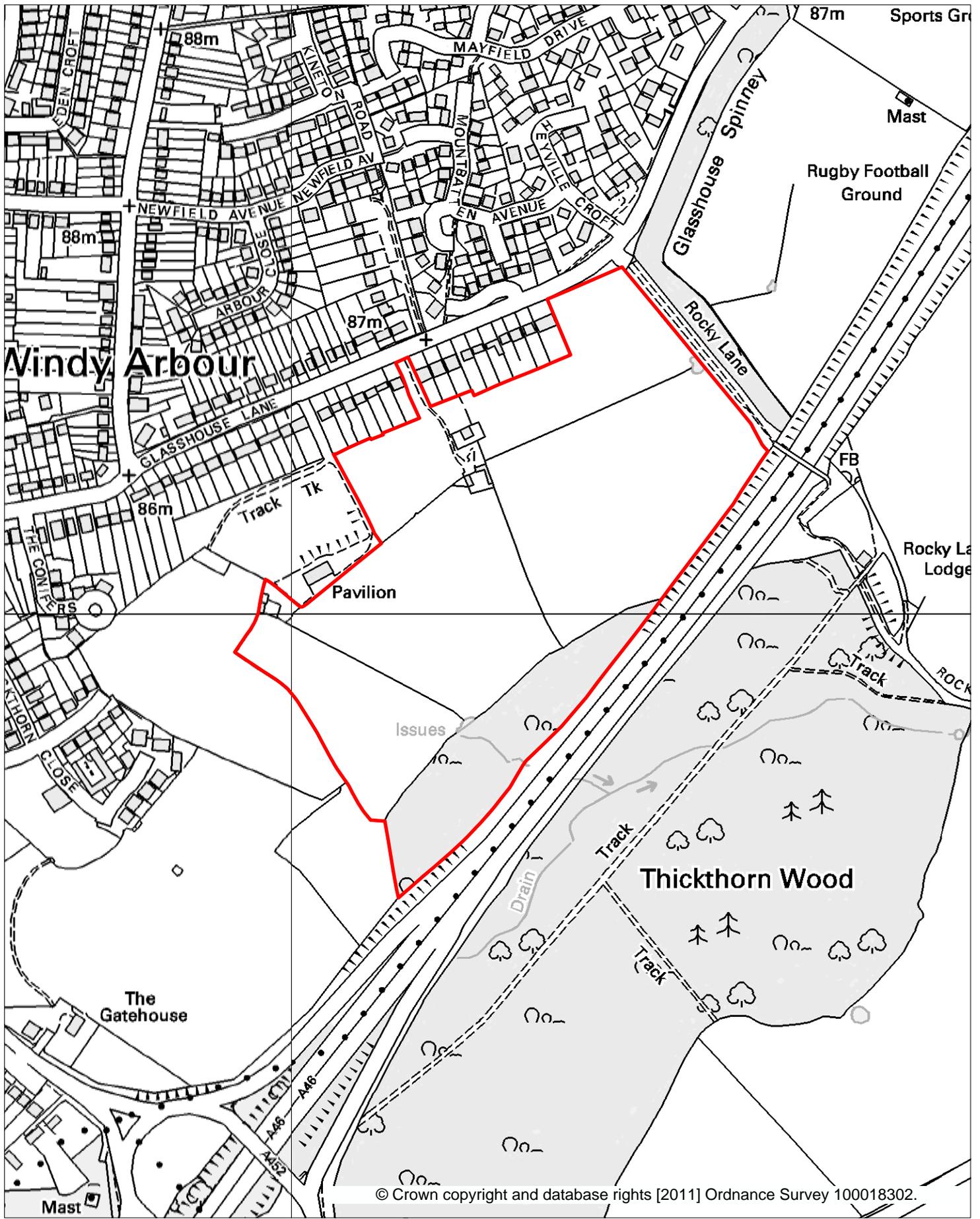
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Telephone: (01926) 450000. Facsimile: (01926) 456542.

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.					
Potential Impacts	Impact on area of low landscape value. Ancient Woodland to south of site Loss of agricultural land classified as Grade 1 and 2					
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)	2014/19	200	2019/24	70	2024/29	0



K09 Jersey Farm, Glasshouse Lane

LOCATION PLAN



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1:5000

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Grid Reference:
430196 E, 271002 N

North:

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Telephone: (01926) 450000. Facsimile: (01926) 456542.

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 dependent 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)	2014/19		2019/24		2024/29	



K10 Land West of Clinton Lane

LOCATION PLAN

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21 October 2011

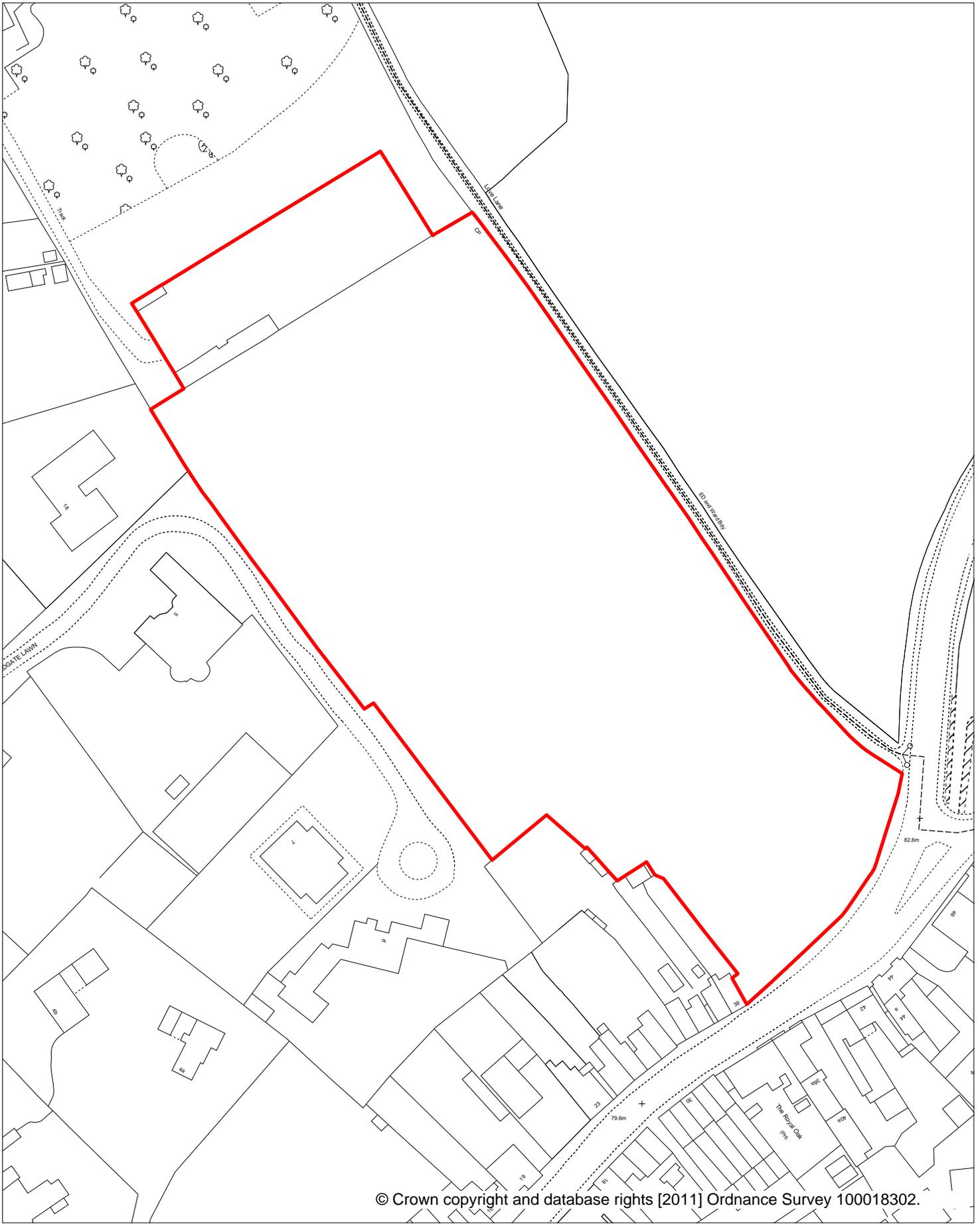
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North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19		2019/24		2024/29	



K11 Land at New Street

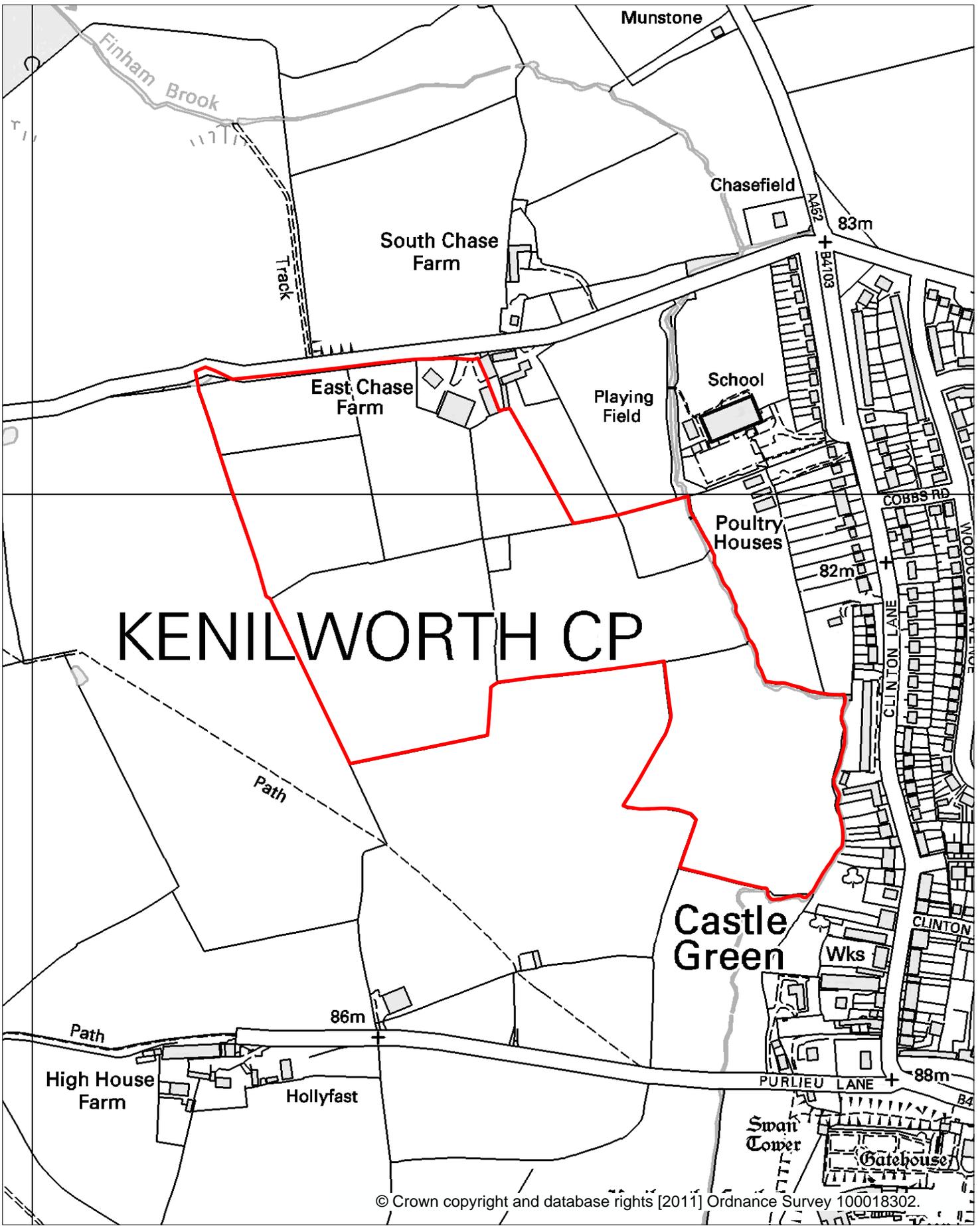
LOCATION PLAN

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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19		2019/24		2024/29	



K12 Land at Clinton Lane

LOCATION PLAN



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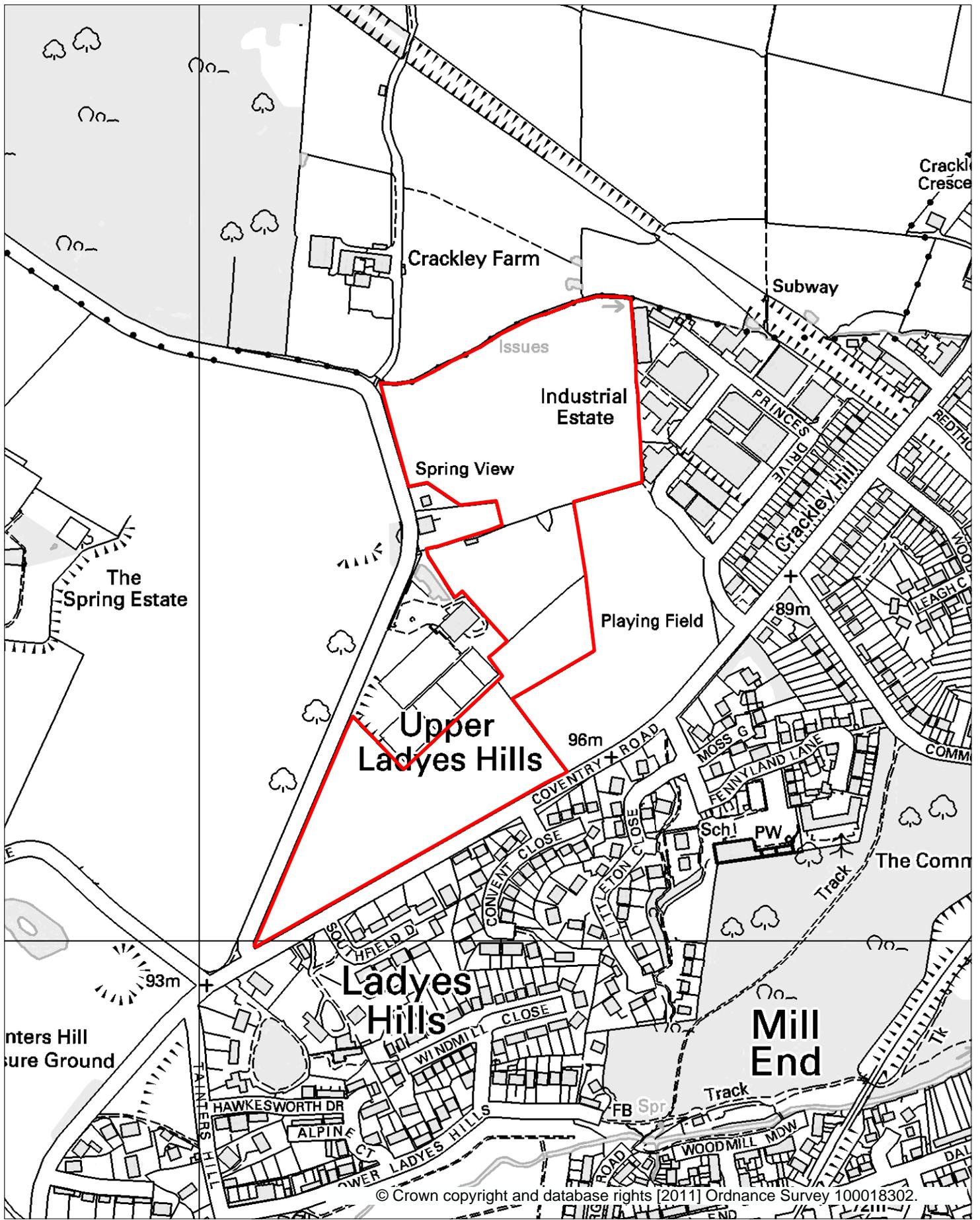
Date:
27 October 2011

Grid Reference:
427452 E, 272878 N

North:

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.					
Potential Impacts	Within an area of high landscape value. Loss of Grade 2 Agricultural Land					
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)	2014/19		2019/24		2024/29	



K13 Land at Crackley Lane/ Coventry Road

LOCATION PLAN



Scale:
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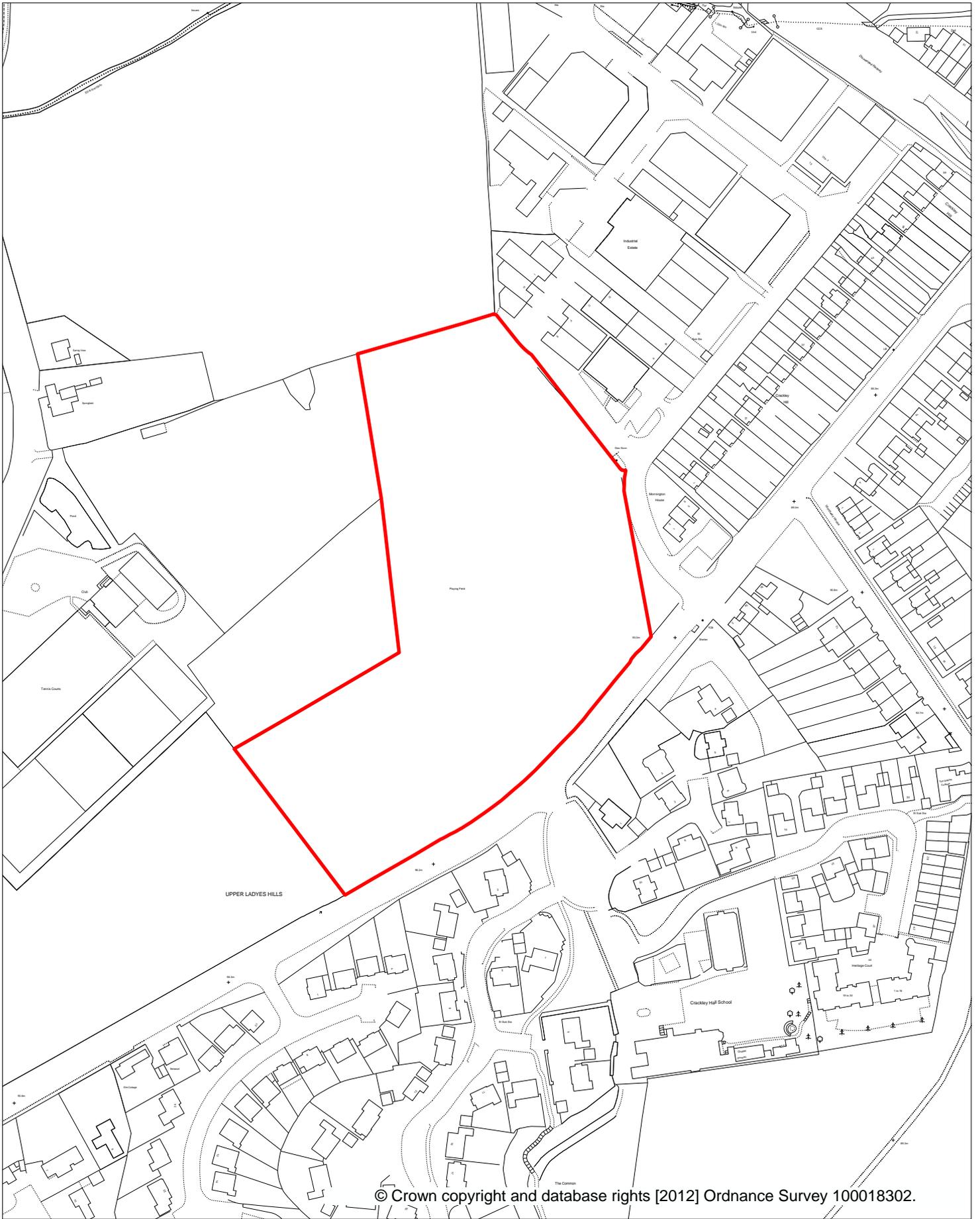
Date:
27 October 2011

Grid Reference:
429287 E, 273329 N

North: 

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)	2014/19		2019/24		2024/29	



K14 Playing Fields, Coventry Road, Kenilworth

LOCATION PLAN

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24 May 2012

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429437 E, 273311 N

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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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)	2014/19	5	2019/24	0	2024/29	0



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K15 Talisman Theatre Site

LOCATION PLAN



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428564 E, 271481 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K17	Site Name	Southcrest Farm
Site Size (Hectares)	18.27	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K18 Glasshouse Lane/ Crewe Lane; K19 Woodside Training Centre & K07 Kenilworth Golf Club		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to Green Belt amendment					
Availability						
Available - the site is under the control of, and being promoted by, a developer						
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	273	40dph	364	50dph	455
Timeframe (in terms of practicality only)	2014/19	200	2019/24	115	2024/29	0



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K17 Southcrest Farm

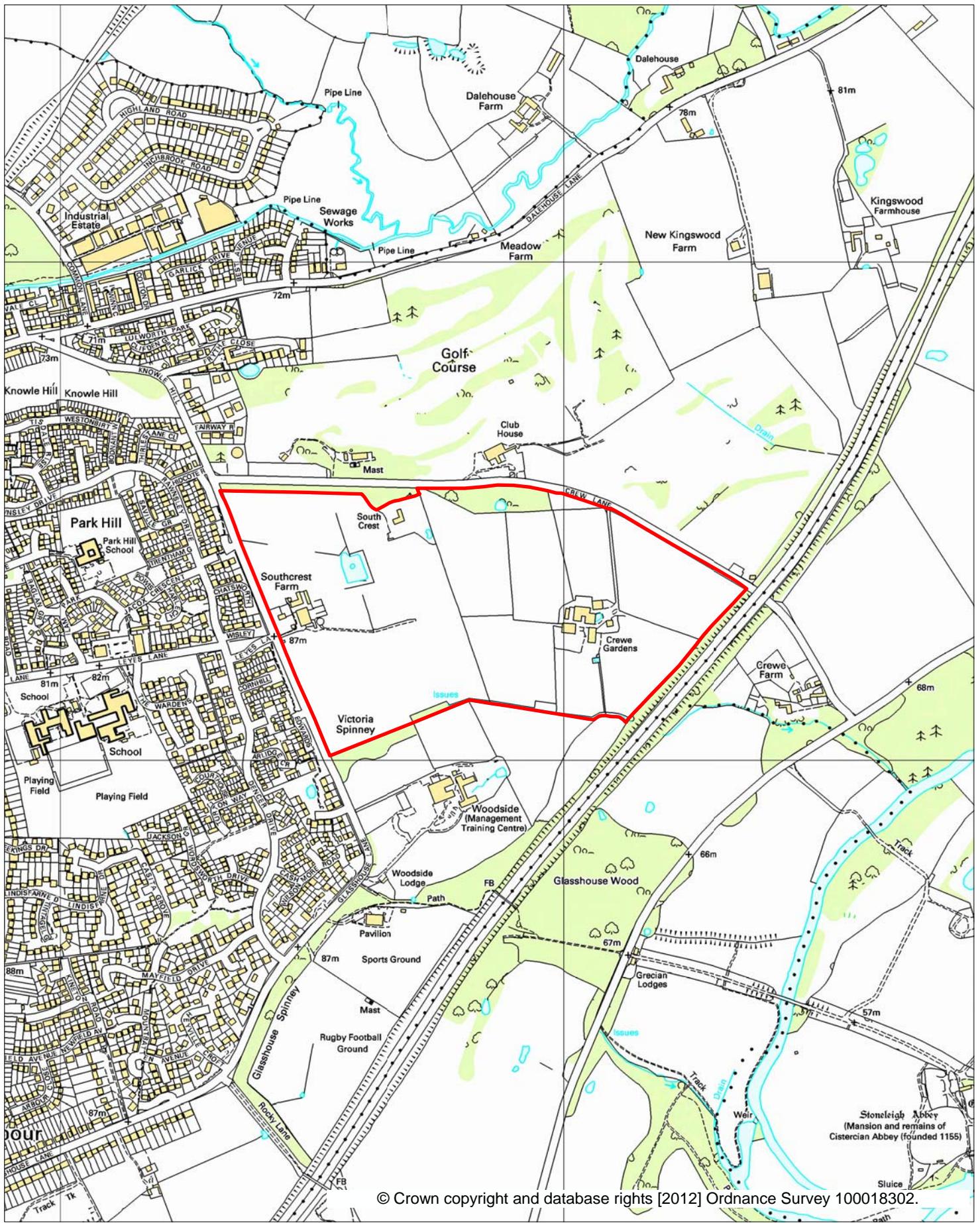
LOCATION PLAN

Scale: 1:5000	Drawn By: CP	Date: 21 October 2011	Grid Reference: 430570 E, 272355 N	North:
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K18	Site Name	Glasshouse Lane/ Crewe Lane
Site Size (Hectares)	37.28	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K17 Southcrest Farm; K19 Woodside Training Centre; K07 Kenilworth Golf Club		

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 Underlying geology feeds a principal aquifer and any development must not compromise the quality of the water. Part of River Avon Local Wildlife Site traverses southern boundary of the site					
Potential Impacts	Loss of some Grade 2 Agricultural Land					
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)	2014/19	200	2019/24	450	2024/29	0



K18 Glasshouse Lane/ Crewe Lane

LOCATION PLAN



Scale:
1:10000

Drawn By:
DR

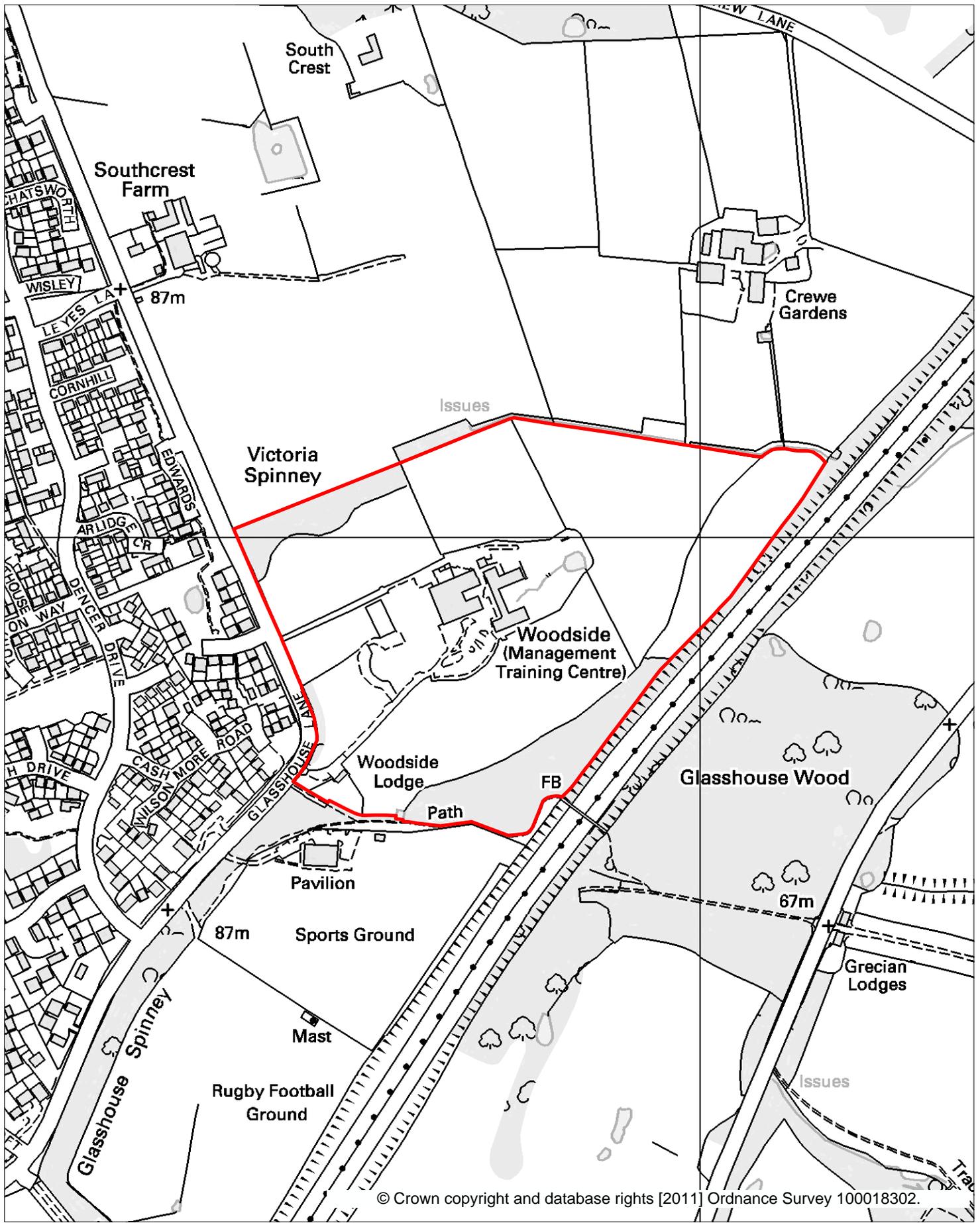
Date:
24 May 2012

Grid Reference:
430852 E, 272293 N

North: 

Site Ref	K19	Site Name	Woodside Training Centre
Site Size (Hectares)	15.01	Settlement	Kenilworth
Source	SHLAA 11	Land Type	Greenfield/ previously-developed Land
Adjacent/ Overlapping Site	K17 Southcrest Farm; K18 Glasshouse Lane/ Crewe Lane; K20 Kenilworth Wardens Cricket Club, Glasshouse Lane		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	<p>Part of Scheduled Ancient Monument (Roman Settlement at Glasshouse Wood) and potential SINC along east/ southeast boundary.</p> <p>Area of Ancient Woodland within southern part of site</p> <p>Significant trees along southern and north western boundaries</p> <p>Access arrangements require further investigation regarding visibility.</p> <p>Underlying geology feeds a principal aquifer and any development must not compromise the quality of the water.</p>					
Potential Impacts	Impact on Scheduled Ancient Monument, potential SINC and Ancient Woodland. Substantial buffers required and protection of species rich hedgerows essential to retain connectivity with woodlands.					
Environmental Conditions	Eastern boundary subject to noise and air pollution from A46					
Overall Suitability	Potentially suitable in part, subject to: <ul style="list-style-type: none"> • significant buffer to protect properties from noise and to protect Scheduled Ancient Monument, Ancient Woodland and potential SINC • satisfactory access arrangements • amendment to Green Belt boundary 					
Availability						
Available – the site is still in use but in the control of a developer						
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	150	40dph	200	50dph	250
Timeframe (in terms of practicality only)	2014/19	175	2019/24	0	2024/29	0



K19 Woodside Training Centre

LOCATION PLAN

Scale:
1:5000

Drawn By:
CP

Date:
01 November 2011

Grid Reference:
430790 E, 271923 N

North: 

Site Ref	K20	Site Name	Kenilworth Wardens Cricket Club
Site Size (Hectares)	4.75	Settlement	Kenilworth
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site	K05 Kenilworth RFC, Land off Rocky Lane; K19 Woodside Training Centre		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt Protecting sport & recreation facilities					
Physical Constraints	Site slopes down towards A46. Significant trees and other flora on north west boundary – Glasshouse Spinney potential SINC North east corner covered by Scheduled Ancient Monument (Roman Settlement at Glasshouse Wood) Surface water drainage potentially a problem in eastern part of site. Public footpath traverses northern boundary of site. Underlying geology feeds a principal aquifer and any development must not compromise the quality of the water					
Potential Impacts	Glasshouse Spinney potential SINC Roman Settlement at Glasshouse Lane Ancient woodland adjacent to northern boundary					
Environmental Conditions	South eastern boundary subject to noise and air pollution from A46					
Overall Suitability	Potentially suitable in part, subject to: <ul style="list-style-type: none"> • significant buffer to contain surface water, protect properties from noise and protect Scheduled Ancient Monument and Ancient Woodland • satisfactory relocation of sports facilities • amendment to Green Belt boundary 					
Availability						
Owner has expressed willingness to relocate existing cricket club in order to release land for development if adjoining sites are developed. 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 (Assuming developed along with adjoining sites)						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	38	40dph	50	50dph	63
Timeframe (in terms of practicality only)	2014/19	0	2019/24	44	2024/29	0



K20 Kenilworth Wardens Cricket Club

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

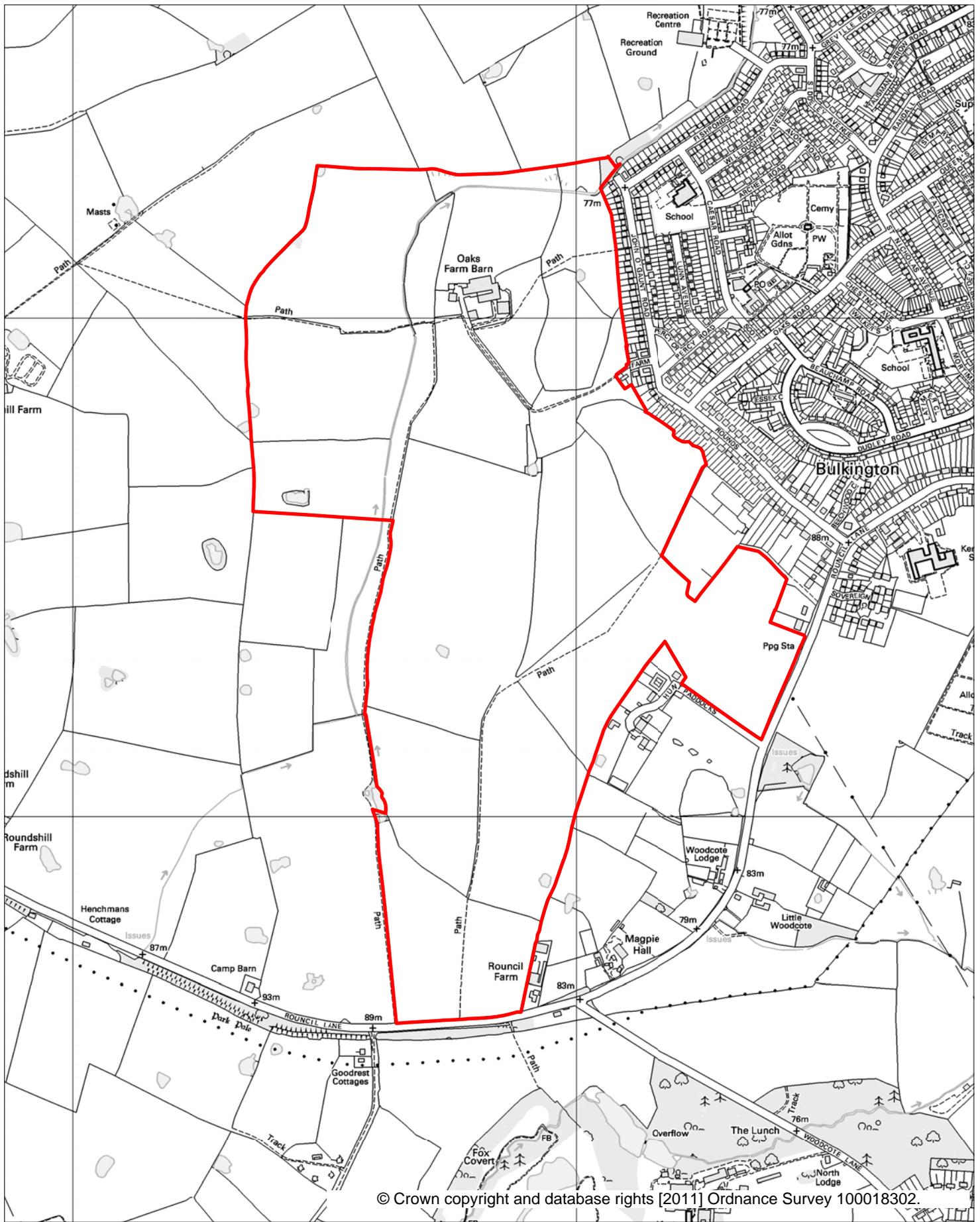
Date:
24 May 2012

Grid Reference:
430648 E, 271615 N

North: 

Site Ref	K21	Site Name	Oaks Farm
Site Size (Hectares)	102.26	Settlement	Kenilworth
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Centenary Way public footpath traverses site north/south. Other footpaths present to north west and south of site Drainage – a large area of site would be required for water attenuation Site includes several filled ponds, a gravel pit and old brickworks.					
Potential Impacts	Impact on setting of Kenilworth Castle Scheduled Ancient Monument and Registered Park & Garden of Special Historic Interest Area of High Landscape Value Inchford Brook potential SINC Oaks Farmhouse Grade II Listed Building					
Environmental Conditions	Satisfactory subject to ground remediation works.					
Overall Suitability	Not suitable – impact on Kenilworth Castle and area of high landscape value					
Availability						
Owner has expressed interest in making the site available						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



K21 Oaks Farm

LOCATION PLAN

Scale:
1:10000

Drawn By:
CP

Date:
01 November 2011

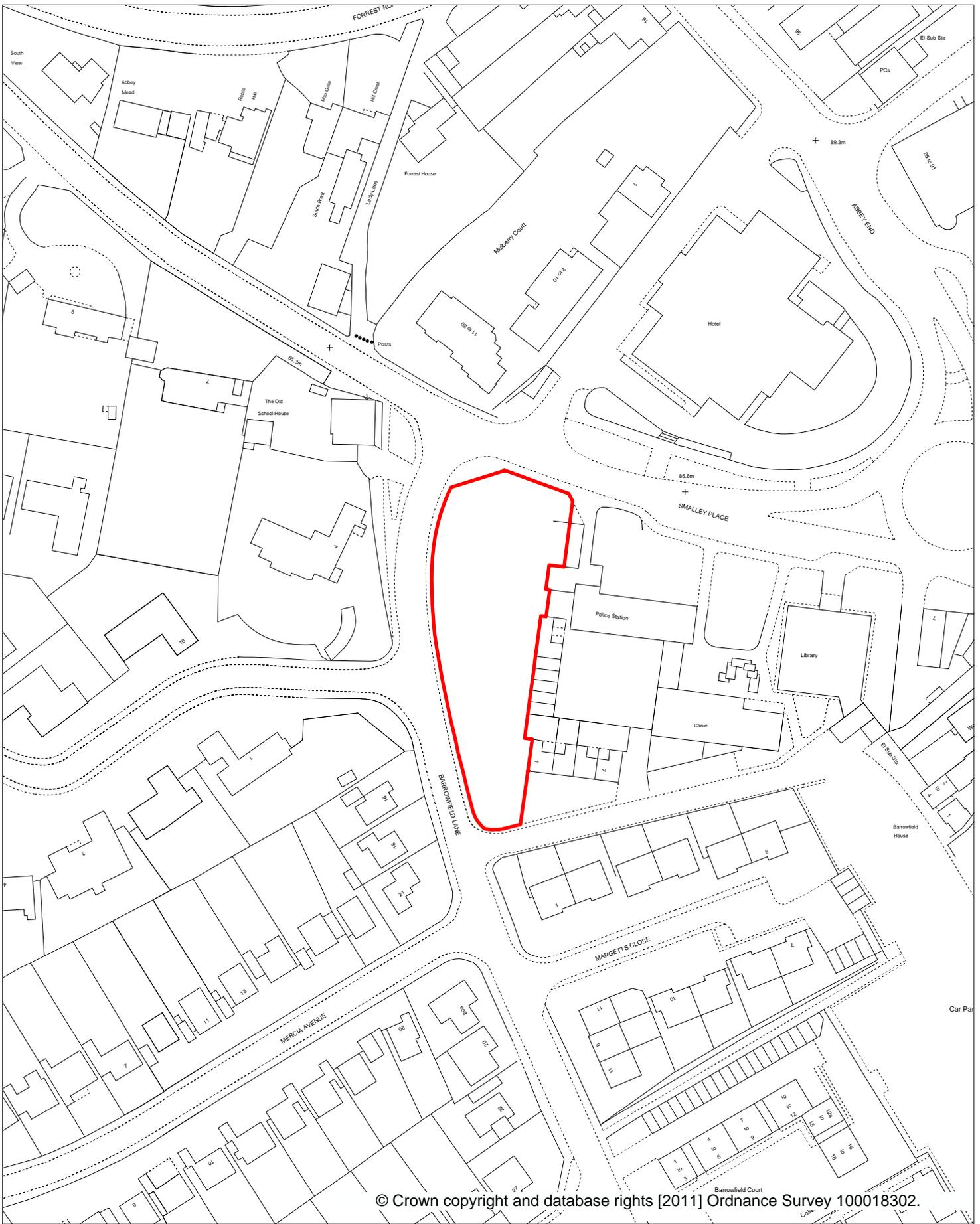
Grid Reference:
427827 E, 270406 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K22	Site Name	Kenilworth Former Magistrates Court
Site Size (Hectares)	0.24	Settlement	Kenilworth
Source	SHLAA 11	Land Type	Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Within Kenilworth Town Centre					
Policy Restrictions	None. However site lies within an area where there is planned redevelopment/ reconfiguration of existing buildings to accommodate a new Public Service Centre for Kenilworth. Development of this site for housing could prejudice the scheme.					
Physical Constraints	No suitable access point due to proximity of other junctions – Smalley Place, Highfield Close, mercia Avenue and Town Centre Car Park Four significant trees with TPOs on the site					
Potential Impacts	Site is adjacent to Kenilworth Conservation Area Potential impact on delivery of Public Service Centre					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable - access					
Availability						
Owner has expressed interest in making the site available						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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K22 Former Magistrates Court

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
01 November 2011

Grid Reference:
428580 E, 271776 N

North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K23	Site Name	Confidential Site
Site Size (Hectares)	0.61	Settlement	Kenilworth
Source	SHLAA11	Land Type	Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Within Kenilworth urban area					
Policy Restrictions	None					
Physical Constraints	Third party land may be required to secure satisfactory access and Transport Statement/ Assessment may be required Mature trees on site, but none protected Potential contamination arising from the demolition of the buildings. There is some filled ground on the edge of the site					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to access arrangements					
Availability						
Site still in use but owner has expressed interest in making the site available						
Achievability						
Subject to relocation of existing use, satisfactory access arrangements and viability						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	18	40dph	24	50dph	30
Timeframe (in terms of practicality only)	2014/19	16	2019/24	0	2024/29	0

Site Ref	K24	Site Name	Confidential Site
Site Size (Hectares)	0.35	Settlement	Kenilworth
Source	SHLAA11	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
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Location	Kenilworth urban area
Policy Restrictions	None
Physical Constraints	Third party land may be required to secure satisfactory access Potential contamination arising from demolition of buildings
Potential Impacts	Adjacent to Conservation Area. Potential impact on ability to relocate existing users on land required for proposed Kenilworth Railway Station
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to satisfactory access and suitable alternative arrangements for relocating user to enable the development of Kenilworth Railway Station

Availability

Owner has expressed an interest in making the site available
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Achievability

Subject to relocation of existing use, satisfactory access and arrangements for relocating existing user from land required for Kenilworth Railway Station.

Housing Capacity						
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Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	10	40dph	14	50dph	17
Timeframe (in terms of practicality only)	2014/19	10	2019/24	0	2024/29	0

Site Ref	K25	Site Name	East of Warwick Road		
Site Size (Hectares)	5.68	Settlement	Kenilworth		
Source	SHLAA11	Land Type	Greenfield		
Adjacent/Overlapping Site		R64(1) Land NE of Leek Wootton			

Suitability for Housing						
Location	Edge of Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Potential Local Wildlife Site straddles the railway embankment					
Potential Impacts	Impact on operation of neighbouring cricket club. Impact on area of high landscape value and views from south Impact on Green Belt of development extending beyond existing boundary of the built up area Impact on existing soft boundary of built up area of town comprising Bullimore Wood to east and cricket ground, Wootton Grange Farm and and school to the west. Impact on gap between Kenilworth and Leek Wootton. Further landscape study in 2014 (Addendum to 2012 Landscape Study) concludes that landscape impact could be mitigated with appropriate design and commitment to long term landscape enhancement.					
Environmental Conditions	Noise from railway. Impact of operation of cricket club					
Overall Suitability	Potentially suitable subject to a sensitive design approach to mitigate impact on the landscape and views from south as well as a commitment to long term landscape enhancement. Development should also seek to minimise impact on the operation of the Cricket Club and impact of noise from railway.					
Availability						
The landowners are promoting the site for development						
Achievability						
Subject to alteration of Green Belt; sensitive design approach and minimisation of impact on Cricket Club and of noise from railway						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	85	40dph	113	50dph	142
Timeframe (in terms of practicality only)	2014/19	0	2019/24	100	2024/29	0



K25 East of Warwick Road

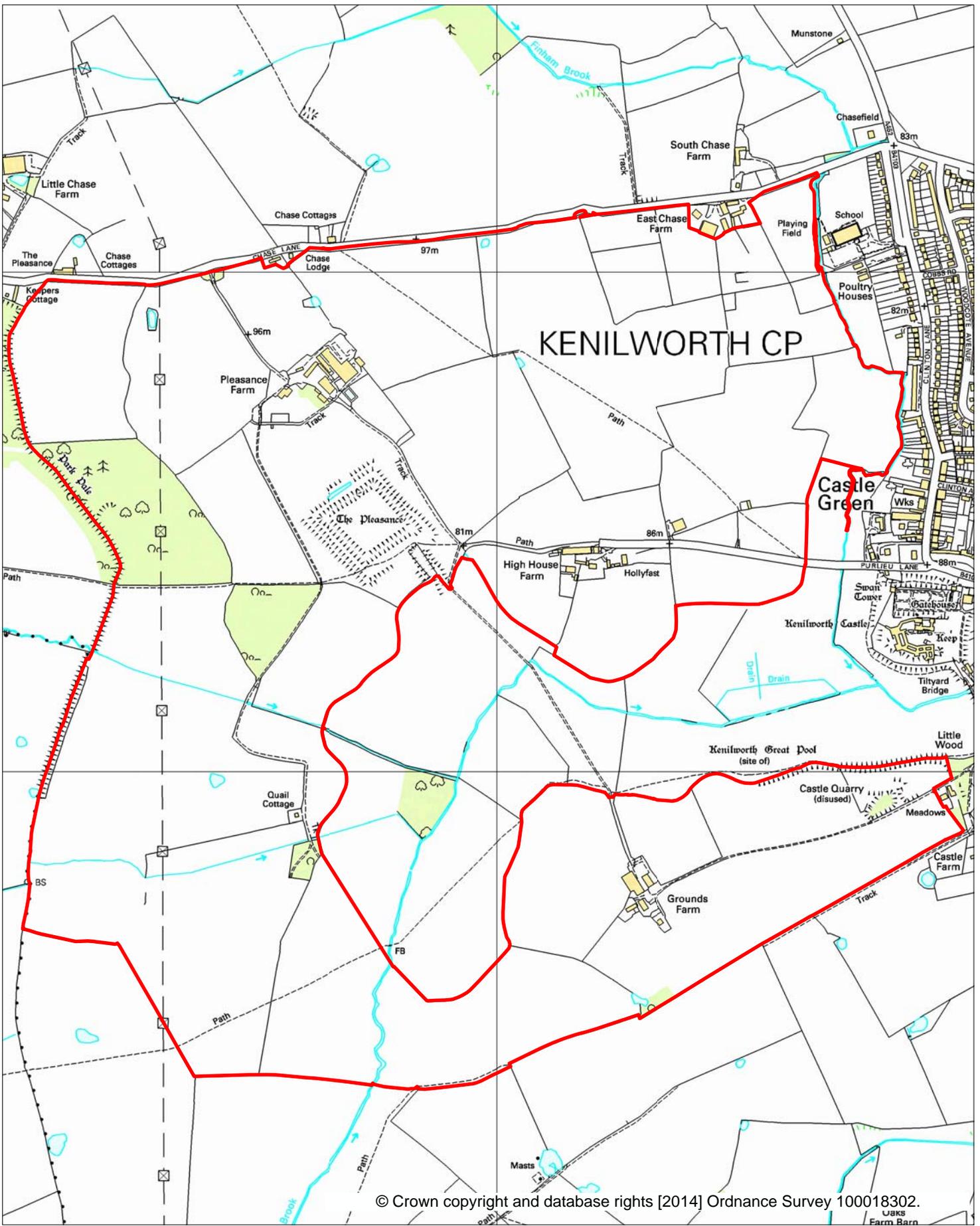
LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 24 May 2012	Grid Reference: 429263 E, 270299 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K26	Site Name	Land NW of Kenilworth
Site Size (Hectares)	204.49	Settlement	Kenilworth
Source	SHLAA14	Land Type	Greenfield
Adjacent/ Overlapping Site	K12 Land at Clinton Lane		

Suitability for Housing						
Location	Part of the site abuts the edge of Kenilworth					
Policy Restrictions	Green Belt					
Physical Constraints	Site includes a large part of the Registered Park and Garden of Special Historic Interest of Kenilworth Castle; The Pleasance potential Local Wildlife Site and The Pleasance Scheduled Ancient Monument (moated site). Much of the site is remote from the existing built up area of Kenilworth Town. Minerals Consultation Area. Strip of land in south of site included within SFRA Flood Zones 2, 3, 3a and 3b.					
Potential Impacts	Impact on Grade I Listed Kenilworth Castle and the Registered Park & Garden; and The Pleasance SAM & potential Local Wildlife Site.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact on Grade I Listed Building and Scheduled Ancient Monument of Kenilworth Castle and the associated Registered Park & Garden; and The Pleasance SAM and potential Local Wildlife Site					
Availability						
Landowner has expressed willingness to release the land for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



K26 Land NW of Kenilworth

LOCATION PLAN



Scale:
1:10000

Drawn By:
SJ

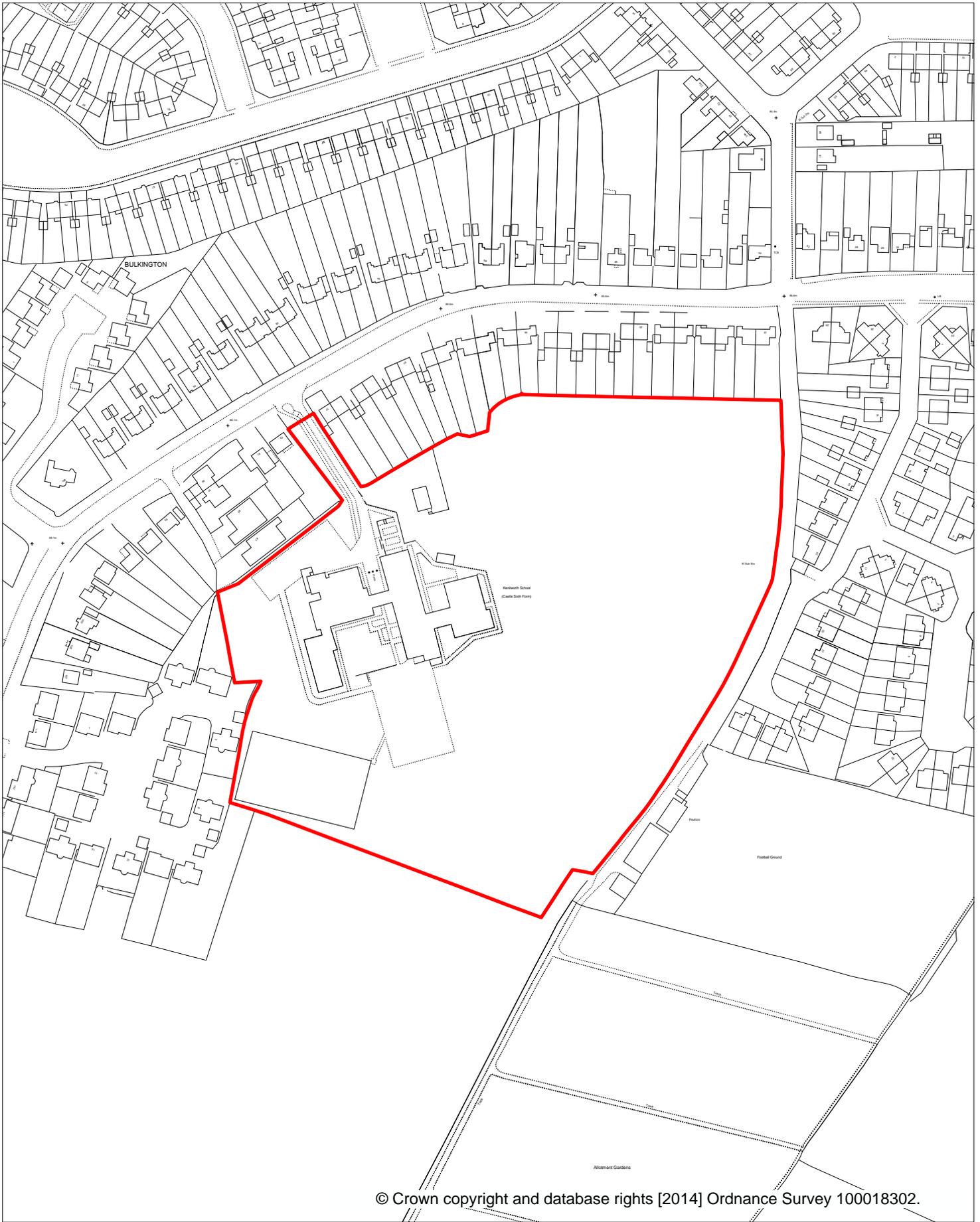
Date:
07 May 2014

Grid Reference:
426983 E, 272313 N

North:

Site Ref	K27	Site Name	Castle VI Form, Rouncil Lane
Site Size (Hectares)	5.16	Settlement	Kenilworth
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Edge of Kenilworth urban area					
Policy Restrictions	Green Belt Protection of open space - school playing fields					
Physical Constraints	Existing buildings on the site.					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to removal of site from Green Belt and justification for loss of playing fields.					
Availability						
Not currently available but the school have expressed interest in relocating the Castle VI Form and Kenilworth School onto a single site in the future						
Achievability						
Potentially achievable, subject to acquisition of alternative site and viability of relocation						
Housing Capacity						
Development Mix	Housing	67%	Other Uses		33%	
Potential Capacity	30dph	112	40dph	150	50dph	187
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	130



K27 Castle VI Form, Rouncil Lane

LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

Date:
07 May 2014

Grid Reference:
428752 E, 270514 N

North: 

Site Ref	K28	Site Name	Confidential Site
Site Size (Hectares)	0.5	Settlement	Kenilworth
Source	SHLAA14	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Edge of Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Location of site set back from the road with no direct access onto Warwick Road					
Potential Impacts	The site sits in isolation from existing built up areas in an area which has more of a rural character outside of the main built up area of the town. Impact on the setting of the Grade II Listed Wootton Grange Farmhouse. Access would need to pass through the site of the Farmhouse					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable – access, impact on the listed farmhouse, and detachment of site from existing built up area.					
Availability						
The owner has expressed interest in releasing the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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K29 Kenilworth School

LOCATION PLAN



Scale:
1:2500

Drawn By:
SJ

Date:
07 May 2014

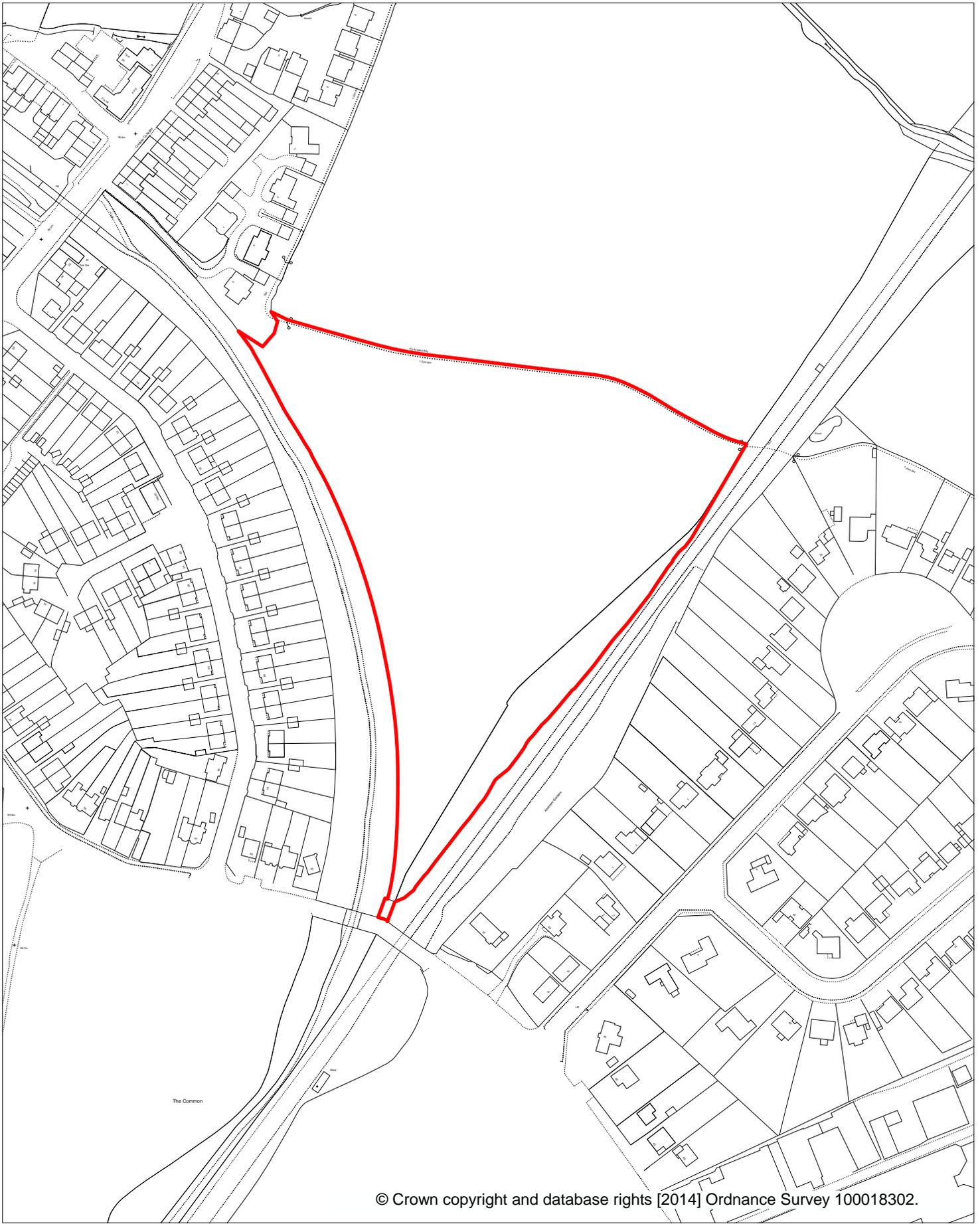
Grid Reference:
430043 E, 272032 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K29	Site Name	Kenilworth School
Site Size (Hectares)	9.41	Settlement	Kenilworth
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Within the built up area of Kenilworth					
Policy Restrictions	Protection of open space					
Physical Constraints	Existing buildings on the site					
Potential Impacts	None					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially Suitable					
Availability						
Not currently available but owners have expressed interest in relocating the School and Castle VI Form onto a single site						
Achievability						
Potentially achievable, subject to acquisition of satisfactory alternative site and viability of relocation						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph	189	40dph	252	50dph	315
Timeframe (in terms of practicality only)	2014/19	0	2019/24	0	2024/29	250



K30 Land at Common Lane

LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

Date:
07 May 2014

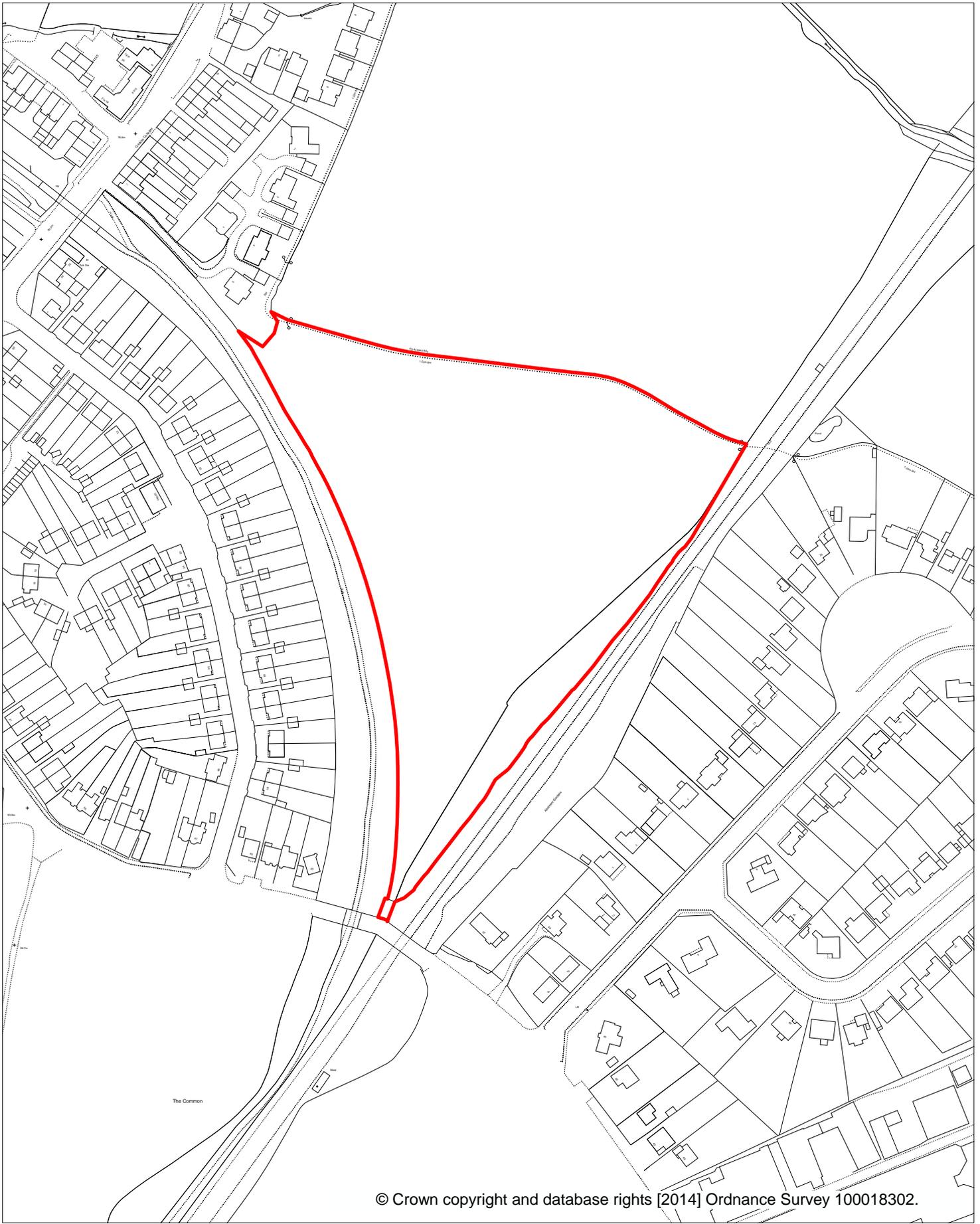
Grid Reference:
429920 E, 273319 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	K30	Site Name	Land off Common Lane, Kenilworth
Site Size (Hectares)	3.24	Settlement	Kenilworth
Source	SHLAA14	Land Type	Greenfield
Adjacent/Overlapping Site	K02 Crackley Triangle and East of Kenilworth Road		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions						
Physical Constraints	Configuration of site. Access arrangements					
Potential Impacts	Potential SINC on railway embankments					
Environmental Conditions	Potential ground contamination and noise from railway.					
Overall Suitability	Potentially suitable subject to suitable access; contaminated land survey; noise assessment; air quality assessment & light impact assessment					
Availability						
Site is currently being promoted for development						
Achievability						
Potentially achievable, subject to satisfactory attention to soil and air quality, and the impact of light.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	65	40dph	86	50dph	109
Timeframe (in terms of practicality only)	2014/19	90	2019/24	0	2024/29	0



K30 Land at Common Lane

LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

Date:
07 May 2014

Grid Reference:
429920 E, 273319 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.