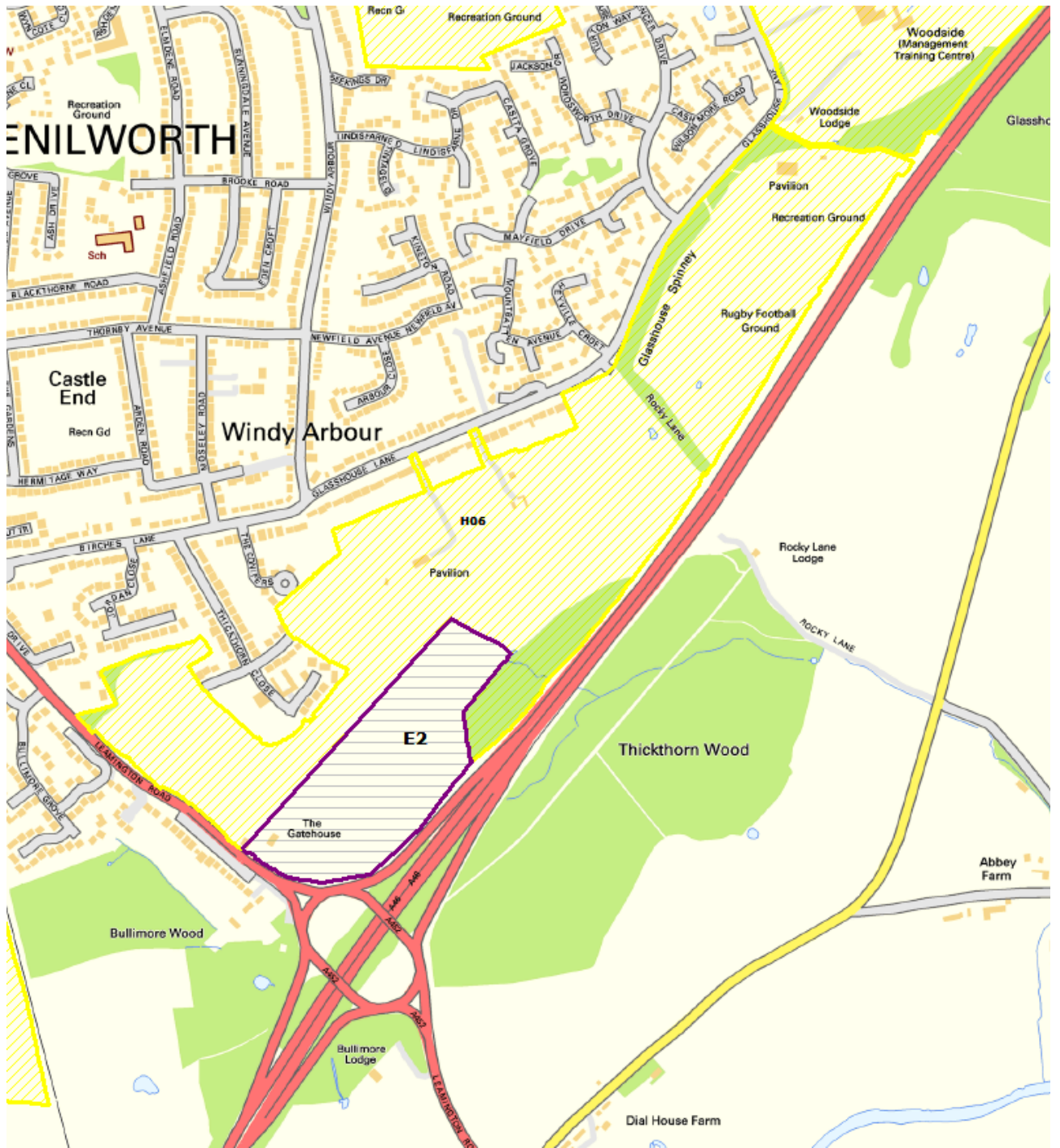


**Part 2**  
**Kenilworth**

<b>Site Ref</b>	H06	<b>Site Name</b>	Land at East of Kenilworth (Thickthorn)
<b>Site Size (Hectares)</b>	38.5ha for housing (plus 8ha employment land)	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>SHLAA Ref</b>	Site comprises of SHLAA sites K01, K05, K06, K09, K20		
<b>Status</b>	Proposed for allocation		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Kenilworth urban area					
<b>Policy Restrictions</b>	Green Belt Protecting sport and recreation facilities					
<b>Physical Constraints</b>	Site includes significant treebelts on boundary A number of mature trees which are subject to TPOs Surface water drainage potentially a problem in eastern part of site. Potential SINC along Rocky Lane and Glasshouse Spinney North east corner covered by Scheduled Ancient Monument (Roman Settlement at Glasshouse Wood) Public footpath traverses northern boundary of site. Parts of the site are classified as ALC Grade 1 and 2. Underlying geology feeds a principal aquifer and any development must not compromise the quality of the water					
<b>Potential Impacts</b>	Impact on area of low landscape value. Impact adjacent to Ancient Woodland and potential SINC Impact on setting of Grade II listed Manor adjacent to site Impact on Roman Settlement at Glasshouse Lane (SAM) Loss of Grade 1 and 2 agricultural land					
<b>Environmental Conditions</b>	Noise and air pollution from A46.					
<b>Overall Suitability</b>	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 environmental assets.					
<b>Availability</b>						
Available for mixed use development (housing and employment).						
<b>Achievability</b>						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
<b>Capacity</b>						
<b>Potential Capacity</b>	760 dwellings plus 8 ha employment land.					
<b>Timeframe</b>	<b>2016/19</b>	30	<b>2019/24</b>	470	<b>2024/29</b>	260



## **H06 Summary of Issues Raised By Representors:**

### **Support**

- The land is available and development is achievable
- The sports clubs are in advanced discussions about relocations
- Mature trees, the SAM and ancient woodland can be retained/protected
- Safe access is achievable from Glasshouse Lane
- The site does not make a positive contribution to the Green Belt
- Support potential for cycle and pedestrian links through the site
- A high level masterplan has been prepared
- The three principal land interests are intent on bringing forward the site promptly upon allocation

### **Object**

#### Deliverability

- The allocation is dependent on finding alternative location for playing fields.
- It is illogical to move well-located established facilities

#### Access and Transport

- Access from Leamington Road is inappropriate as this road is already congested and therefore misses the potential for a new route linking Glasshouse Lane with the A46 roundabout
- The additional traffic will cause congestion
- Noise and pollution from the A46 will make working and living conditions unpleasant
- Air quality will deteriorate

#### Character

- The leafy semi-rural feel of Kenilworth will be lost
- Loss of playing field
- Will make an unattractive entrance to the Town
- The site forms part of the important A46 Green Corridor

#### Green Belt

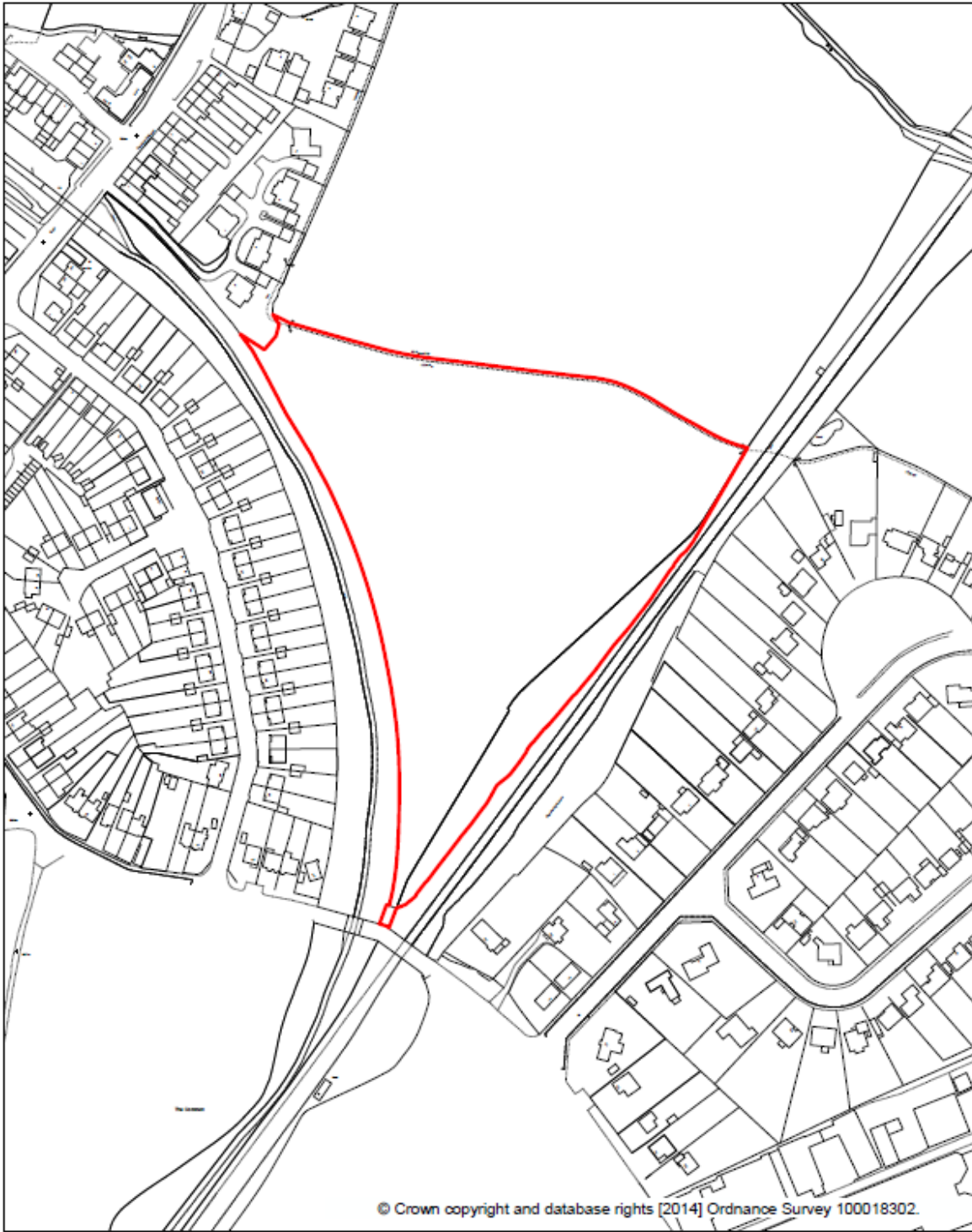
- The Green Belt should be preserved for future generations
- Absence of clear exceptional circumstances

#### Heritage

- The proposals impact on Thickthorn Manor and the Roman Settlement (SAM) – these impacts need to be fully assessed and without this it cannot be demonstrated that sufficient weight has been placed on conservation of heritage assets

<b>Site Ref</b>	H07	<b>Site Name</b>	Land off Common Lane (Crackley Triangle)
<b>3.24</b>	5.16	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>SHLAA Ref</b>	K30		
<b>Status</b>	Outline Planning Permission granted 2014 (W/14/1340)  A variation to the S106 agreement associated with this permission will be considered by Planning Committee on 19 <sup>th</sup> July 2016		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Kenilworth urban area					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Configuration of site. Access arrangements					
<b>Potential Impacts</b>	Potential SINC on railway embankments					
<b>Environmental Conditions</b>	Potential ground contamination and noise from railway.					
<b>Overall Suitability</b>	Potentially suitable subject to suitable access; contaminated land survey; noise assessment; air quality assessment & light impact assessment					
<b>Availability</b>						
Has planning permission for 93 dwellings						
<b>Achievability</b>						
Potentially achievable subject to variation of S106 agreement						
<b>Housing Capacity</b>						
<b>Potential Capacity</b>	93 dwellings					
<b>Timeframe</b>	<b>2016/19</b>	50	<b>2019/24</b>	43	<b>2024/29</b>	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.

## **H07 Summary of Issues Raised By Representors**

### **Object**

#### Natural Environment

- The site forms part of the barrier between Coventry and Kenilworth
- The site does not protect and enhance the natural environment and is therefore contrary to the Plan's objectives

#### Access

- The site cannot be safely accessed and is not therefore deliverable
- The proposed access will make the traffic situation worse

#### Involvement and consultation

- The community have not be involved or consulted with in allocating this site

#### HS2

- The allocation has not taken account of the impacts of HS2

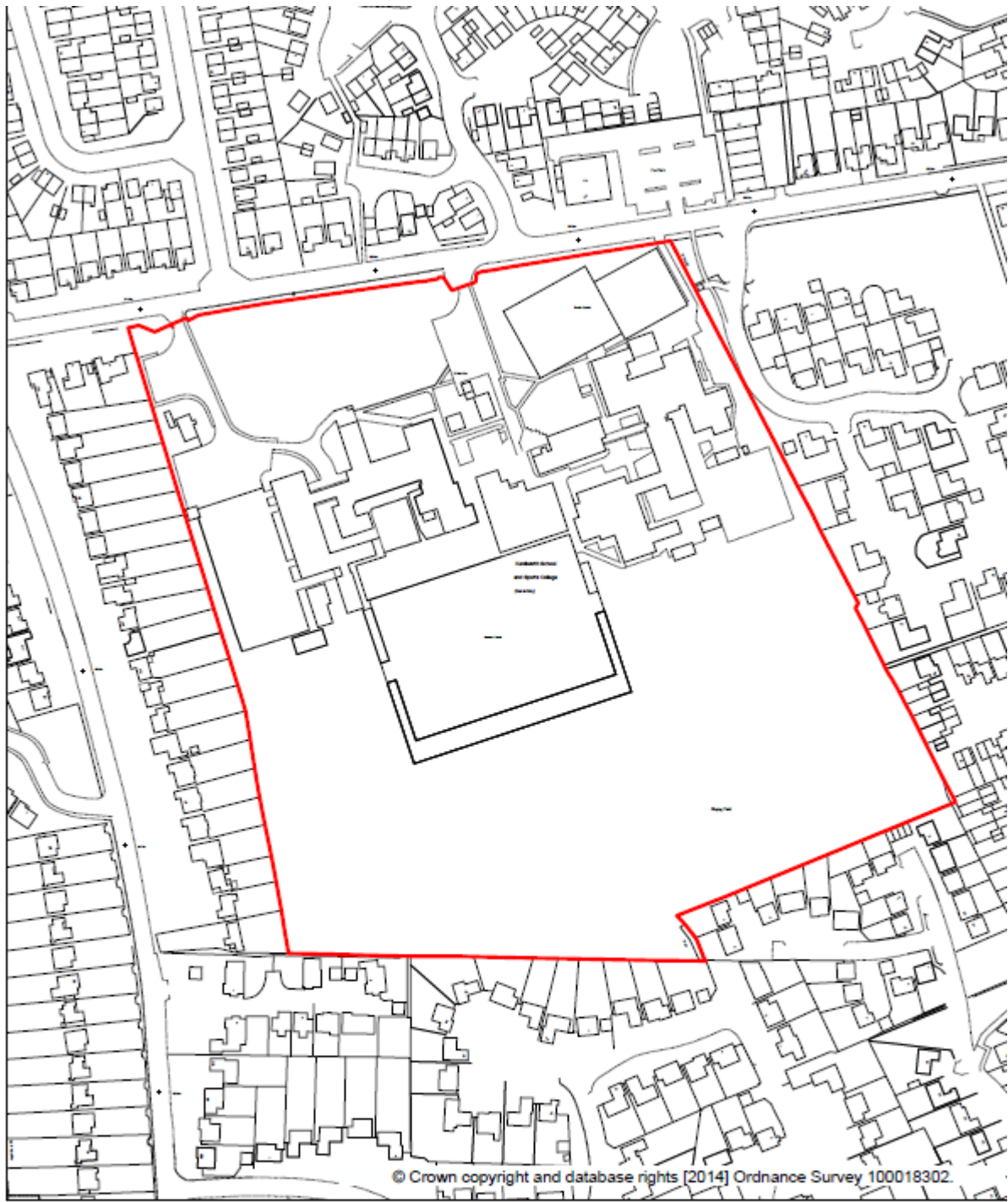
#### Sustainability Appraisal

- The SA assessment of the site has been inadequate, particularly with regard to HS2

<b>Site Ref</b>	H09	<b>Site Name</b>	Kenilworth School
<b>Site Size (Hectares)</b>	9.41	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>SHLAA ref</b>	K29		
<b>Status</b>	Proposed for allocation. Work underway progressed to assess options for relocation on to a single site. The site at Southcreast Farm is the school's preferred option. Financial modelling still to be completed to establish whether this is viable.		

<b>Suitability for Housing</b>	
<b>Location</b>	Within the built up area of Kenilworth
<b>Policy Restrictions</b>	Protection of open space
<b>Physical Constraints</b>	Existing buildings on the site
<b>Potential Impacts</b>	None
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially Suitable
<b>Availability</b>	
Available subject to relocation of Kenilworth School on to a single site. The school are actively pursuing land at Southcreast Farm as a new site which is proposed as an education allocation under Policy DS12	
<b>Achievability</b>	
Potentially achievable, subject to acquisition of satisfactory alternative site and viability of relocation	
<b>Housing Capacity</b>	
<b>Potential Capacity</b>	250 dwellings
<b>Timeframe</b>	
	<b>2014/19</b> 0 <b>2019/24</b> 25 <b>2024/29</b> 225





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.

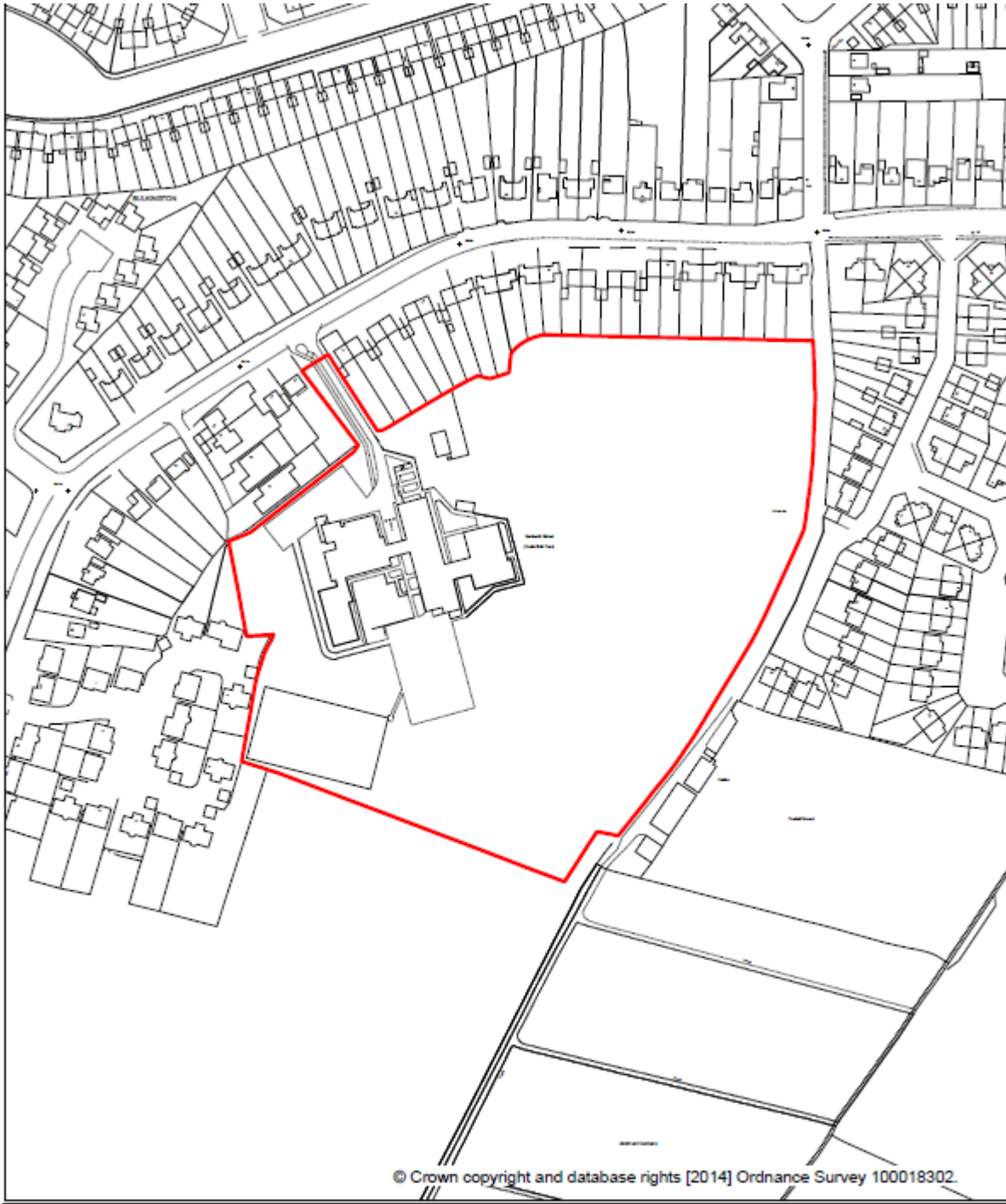
## **H09 Summary of Issues Raised By Representors**

### **Object**

- There has been a lack of consultation about the relocation of the school and proposed development of this site for housing
- Loss of school playing fields
- Congestion as a result of extra traffic
- Negative impact on air quality

<b>Site Ref</b>	H12	<b>Site Name</b>	Castle VI Form, Rouncil Lane
<b>Site Size (Hectares)</b>	5.16	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>SHLAA Ref</b>	K27		
<b>Status</b>	Proposed for allocation. Work underway progressed to assess options for relocation on to a single site. The site at Southcrest Farm is the school's preferred option. Financial modelling still to be completed to establish whether this is viable.		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Kenilworth urban area
<b>Policy Restrictions</b>	Green Belt Protection of open space - school playing fields
<b>Physical Constraints</b>	Existing buildings on the site.
<b>Potential Impacts</b>	None
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable subject to removal of site from Green Belt and justification for loss of playing fields.
<b>Availability</b>	
Available subject to relocation of Kenilworth School on to a single site. The school is actively pursuing land at Southcrest Farm as a new site which is proposed as an education allocation under Policy DS12.	
<b>Achievability</b>	
Potentially achievable, subject to acquisition of alternative site and viability of relocation	
<b>Housing Capacity</b>	
<b>Potential Capacity</b>	130 dwellings
<b>Timeframe</b>	<b>2016/19</b> 0 <b>2019/24</b> 25 <b>2024/29</b> 105



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: 

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

## **H12 Summary of Issues Raised By Representors**

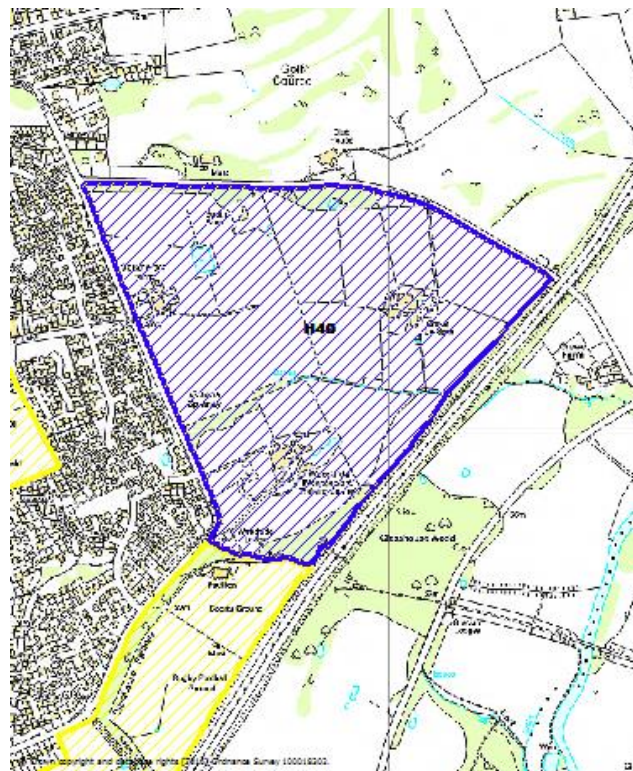
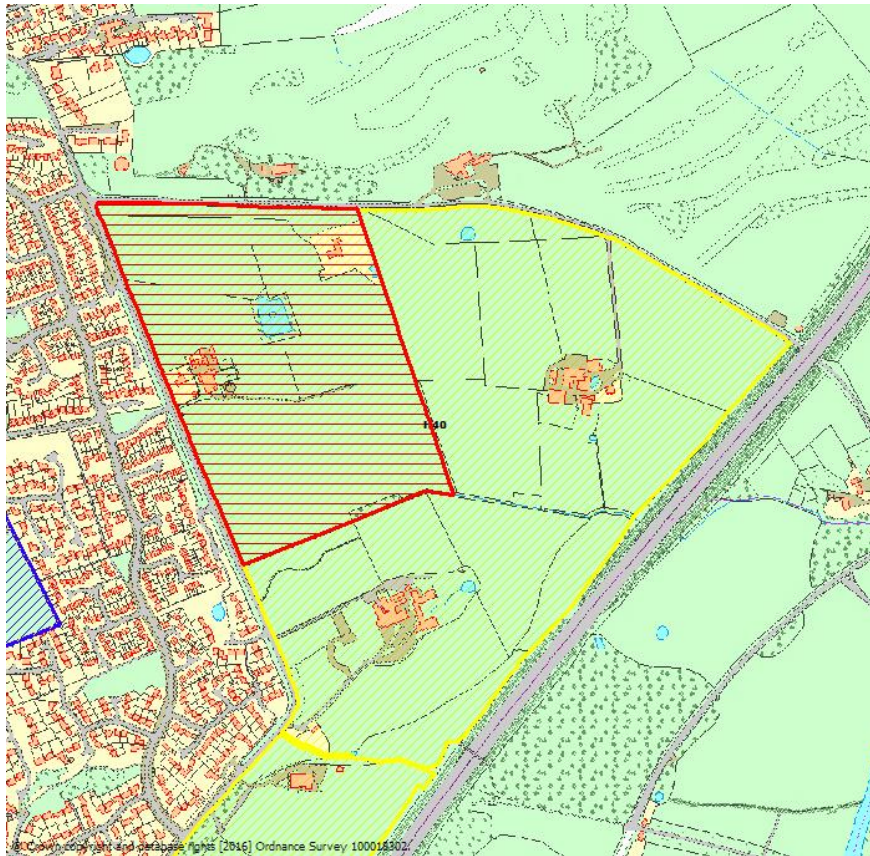
### **Object**

- There has been a lack of consultation about the relocation of the school and proposed development of this site for housing
- Loss of school playing fields
- Congestion as a result of extra traffic
- Negative impact on air quality

<b>Site Ref</b>	H40	<b>Site Name</b>	East of Kenilworth (Crewe Lane, Southcrest, Woodside Training Centre)
<b>Site Size (Hectares)</b>	37ha	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA	<b>Land Type</b>	Green field
<b>Adjacent / Overlapping Site</b>	H06 – Thickthorn ED2 – proposed site for new school		
<b>Status</b>	Proposed for allocation		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent sites to east of Kenilworth Immediately north of Thickthorn allocation					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	HS2 located to north of site A46 runs to east of site Site contains ancient woodland and SAM (Roman settlement at Glasshouse Wood) Underlying geology feeds a principal aquifer and any development must not compromise the quality of the water. Site also identified in part to deliver new secondary school – see Policy DS12 as amended in modifications Training centre at Woodside being retained					
<b>Potential Impacts</b>	Adjacent to Stoneleigh Abbey, on the register of parks and gardens.					
<b>Environmental Conditions</b>	Eastern boundary subject to noise and air pollution from A46					
<b>Overall Suitability</b>	Suitable subject to: <ul style="list-style-type: none"> <li>significant buffer to protect properties from noise and to protect Scheduled Ancient Monument, Ancient Woodland and potential SINC</li> <li>satisfactory access arrangements</li> <li>amendment to Green Belt boundary</li> </ul>					
<b>Availability</b>						
Site still in use but in the control of a developer / promoter						
<b>Achievability</b>						
Achievable with a strong housing market and appropriate contributions being made towards improving infrastructure and services						
<b>Housing Capacity</b>						
<b>Potential Capacity</b>	640					
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	25	<b>2019/24</b>	400	<b>2024/29</b>	215

Site H40 in yellow with indicative area of ED2 shown in red



#### **H40 Summary of issues raised by representors**

##### **Support**

- Development can positively respond to archaeological remains on site
- Sufficiently frequent bus service could be provided to link sites in area to Coventry and Leamington
- Site is sustainable and well located for services, facilities and amenities

##### **Green belt**

- No exceptional circumstances justifying release of site
- Loss of openness of landscape
- Closes green belt gap between A46 and Kenilworth

##### **Visual Impact**

- Development would be highly visible from countryside to east
- Undermine rural character of area
- Adverse impact on historic buildings and parkland

##### **Infrastructure**

- Significant proportional increase in housing on east side of Kenilworth
- Will exacerbate traffic problems and congestion
- Lack of infrastructure capacity
- Housing will have adverse impact on local transport system
- New main road through site would be required

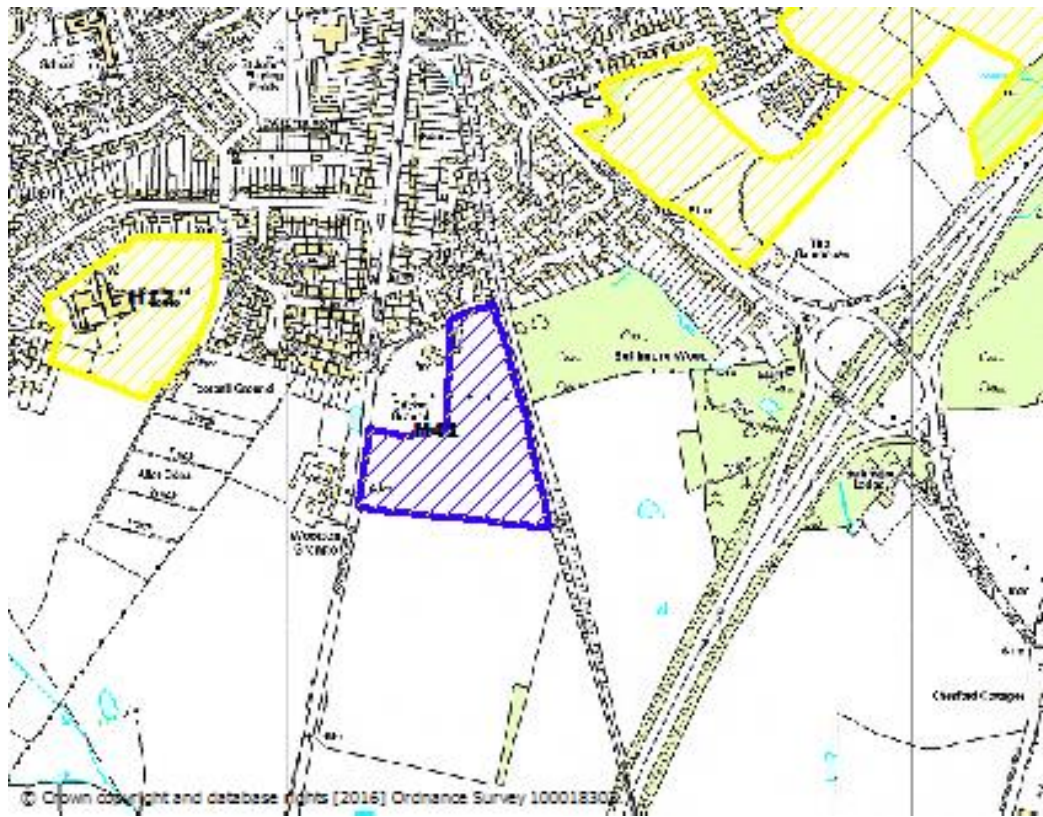
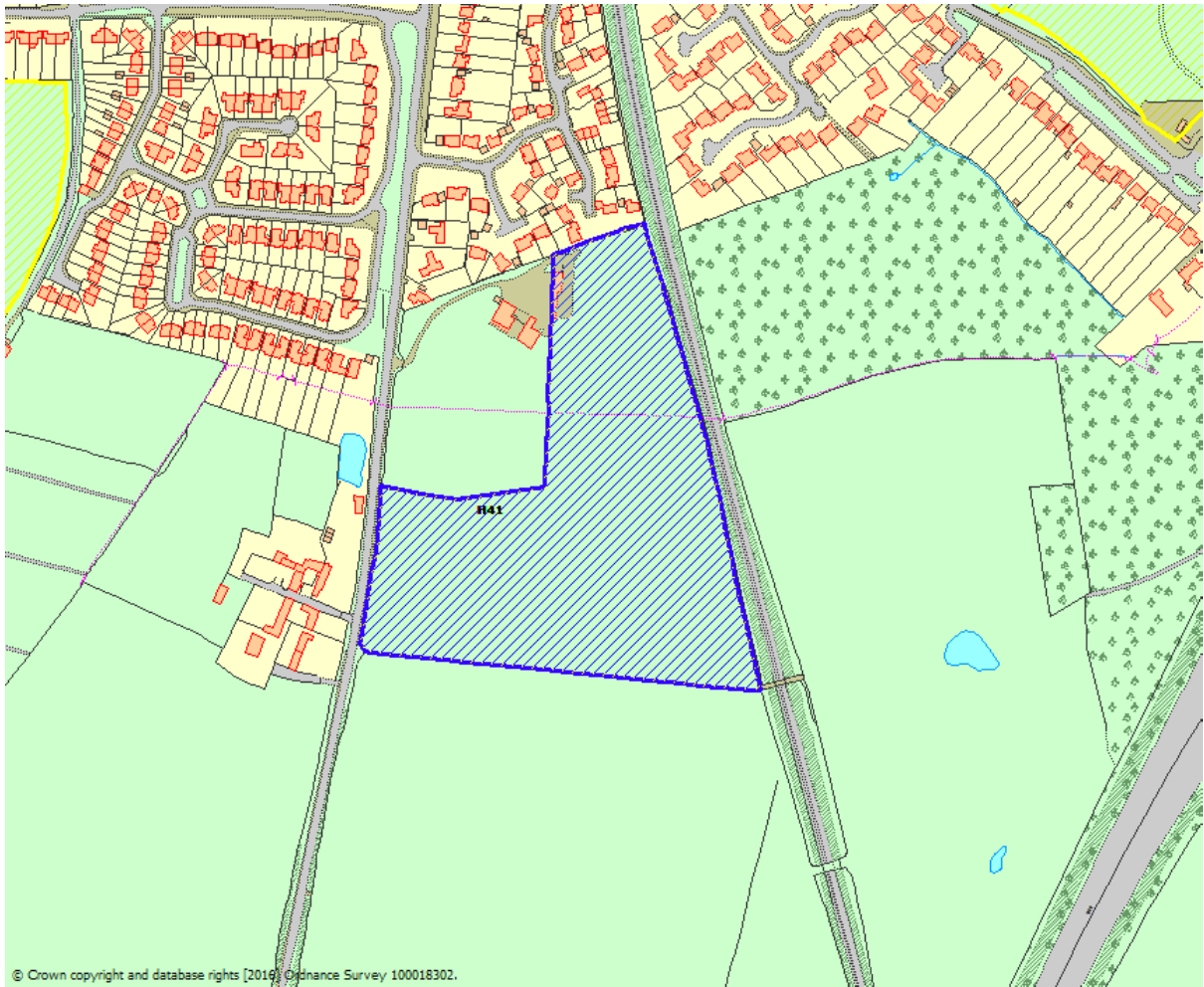
##### **Other Issues**

- Air and noise pollution
- Encroaches on extant pipeline – hazard
- Close to HS2
- Issues with surface water drainage
- Crossed by R. Avon LWS
- Inclusion of community facilities will cause loss of cohesion across Kenilworth, creating an additional community



<b>Site Ref</b>	H41	<b>Site Name</b>	East of Warwick Road, Kenilworth
<b>Site Size (Hectares)</b>	5.76ha	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA15	<b>Land Type</b>	greenfield
<b>Adjacent/Overlapping Site</b>	-		
<b>Status</b>	Green field		

<b>Suitability for Housing</b>						
<b>Location</b>	Edge of Kenilworth					
<b>Policy Restrictions</b>	Green belt Also subject to DSNEW4					
<b>Physical Constraints</b>	Potential Local Wildlife Site straddles the railway embankment					
<b>Potential Impacts</b>	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 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.					
<b>Environmental Conditions</b>	Noise from railway. Impact of operation of cricket club					
<b>Overall Suitability</b>	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 (see DSNEW4) and impact of noise from railway.					
<b>Availability</b>						
Landowners promoting site for development						
<b>Achievability</b>						
Subject to alteration of Green Belt; sensitive design approach and minimisation of impact on Cricket Club and of noise from railway						
<b>Housing Capacity</b>						
<b>Potential Capacity</b>	100					
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	25	<b>2019/24</b>	75	<b>2024/29</b>	



#### **H41 Summary of issues raised by representors**

- Insufficient scale to anchor demand for bus services
- site should only be allowed to come forward should rugby club move to alternate site
- more appropriate site available at Rouncil Close
- issues with constraints on and adjacent site e.g. surface water, contamination, noise / air pollution
- adverse impact on environment, habitats
- impacts on historic environment (SAM)
- increase capacity to 130
- uncouple requirement for joint access to H41 and adjacent sports facility
- increased coalescence between Kenilworth and Leek Wootton

## Omission Site

<b>Site Ref</b>	K33	<b>Site Name</b>	Rouncil Lane
<b>Reference number (JDI ID)</b>	69314	<b>Proposed by</b>	Hancock Town Planning on behalf of Nicholas Dodd
<b>Site Size (Hectares)</b>	12.07	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to Kenilworth urban area.
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Area of high landscape value
<b>Potential Impacts</b>	Impact on area of high landscape value
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Northern section potentially suitable in part (following line of existing built development) subject to removal of site from Green Belt; satisfactory access arrangements with site to north and mitigation of area of high landscape value
<b>Availability</b>	
Owner has expressed interest in making the site available	
<b>Achievability</b>	
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.	
<b>Potential Capacity</b>	Not assessed. Representations indicate approx. 25-35 dwellings

Rouncil Lane Map Here

## Omission Site

<b>Site Ref</b>	No SHLAA Ref	<b>Site Name</b>	Land at Crewe Lane
<b>Reference Number (JDI ID)</b>	65366	<b>Proposed by</b>	Mr J Bausor
<b>Site Size (Hectares)</b>	0.56	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to Kenilworth urban area. Adjacent to site allocation H40
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	None known although detailed assessment not undertaken by Council
<b>Potential Impacts</b>	None known
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable subject to Green Belt amendment and detailed assessment of constraints
<b>Availability</b>	
Not known	
<b>Achievability</b>	
Not assessed	
<b>Potential Capacity</b>	Not assessed

Crewe Lane Map Here

## Omission Site

<b>Site Ref</b>	K07	<b>Site Name</b>	Kenilworth Golf Club, Dalehouse Lane
<b>Reference Number (JDI ID)</b>	66271	<b>Proposed by</b>	Lands Improvement Holdings (LIH) and Kenilworth Golf Club (KGC)
<b>Site Size (Hectares)</b>	51.04	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to Kenilworth urban area. Adjacent to site allocation H40
<b>Policy Restrictions</b>	Green Belt Protecting sport and recreation facilities (Golf Course)
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Impact on area of high landscape value. Dalehouse Lane linear potential SINC Grade 2 Agricultural Land Impact on Area of Groundwater Vulnerability
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable subject to Green Belt amendment; satisfactory diversion of National Trail; satisfactory relocation of golf club; mitigation of impact on groundwater and landscape impacts
<b>Any other issues</b>	
<b>Availability</b>	
Not available – it is understood that at the present time the Golf Club are not willing to release the land for development	
<b>Achievability</b>	
Not assessed	
<b>Potential Capacity</b>	Not assessed



Kenilworth Golf Club Map Here