

# **Joint Site Delivery Statement for land allocated under H06 – East of Kenilworth (Thickthorn) and H40 East of Kenilworth, (Crew Lane, Southcrest Farm and Woodside Training Centre)**

## **1.0 Introduction**

- 1.1 The East of Kenilworth direction for growth comprising Thickthorn and Crewe Lane; Southcrest Farm, and Woodside Training Centre are two of a number of strategic site allocations being proposed within the Submission Draft Warwick District Local Plan. In total the allocations will provide for circa 1400 homes and 8ha of employment land.
- 1.2 This joint site delivery statement is supported by Warwick District Council. It has been prepared in conjunction with the main landowners and site promoters of the various land interests including , the McDaide family trust, The Hibberd Family, Kenilworth Wardens, Kenilworth Rugby Club, Gleeson Developments; Catesby Estates, Mr Tibbatts and Stoneleigh Estates.
- 1.3 The purpose of the Statement is to inform the Warwick District Local Plan, Examination in Public, information on the following:-
- (i) Detail the key opportunities and strategic constraints of the sites to inform a high level illustrative concept plan;
  - (ii) Identify the key strategic infrastructure requirements in order to support Local Plan allocations and the issue of viability;
  - (iii) Advise on the collaborative working between the landowners/promoters, the District and Town Councils on the approach and evolution to the preparation of a draft illustrative concept plan for East of Kenilworth;
  - (iv) Provide information on the anticipated delivery timescales and build out rates.

## **2.0 The opportunity for the identification of the site as a strategic site allocation.**

The concept rationale behind land East of Kenilworth is provided by the Submission Draft WDC Local Plan and further elaborated on the WDC Hearing Statements submitted by each interested party for Matter 7B.

## **3.0 Evolution of a high level illustrative concept plan.**

With the support of Warwick District Council, Kenilworth Town Council has employed RCOH to prepare a concept framework plan for the strategic site

allocations in Kenilworth. This work will support both the Local Plan allocations and the emerging Kenilworth Neighbourhood Plan. The first meeting of stakeholders took place on 19<sup>th</sup> September 2016.

#### **4.0 Key constraints and proposed mitigation.**

There are no constraints applicable to the allocations which prevent development. All the submissions made by interested parties have been submitted with technical evidence demonstrating the deliverability of the sites proportionate to a Local Plan allocation. These demonstrate to the Inspector that there are not any technical impediments that would prevent the delivery of the allocations, subject to normal development management considerations and design detail which will be determined through planning applications.

#### **5.0 Infrastructure requirements/costs and triggers.**

WDC has provided detail relating to infrastructure in Page 5 of their EIP Hearing Statement. Further details have been provided by each of the land interests in their individual promotional material. There are no abnormal infrastructure costs associated with the east of Kenilworth direction for growth which cannot be dealt with during the application process. The new development will make contributions towards secondary education in accordance with relevant CIL Regulations.

#### **6.0 Viability**

Viability has been addressed by Page 4 of the Council's Hearing Statement for the EIP. The WDC Hearing Statement concludes: *"The 2013 CIL Viability Study (IN06) and its 2015 addendum (EXAM3) demonstrate that all broad locations in the District are viable in the context of the proposed Local Plan policy requirements, including affordable housing"*.

The promotional material submitted by the various land interests supports the deliverability of the development in submissions proportionate to the local plan process. Greater detail relating to specific site viability will continue to be developed as the sites move through the planning process with all parties committing to working with the Local Planning Authority and key stakeholders to ensure a deliverable and viable development takes place.

## **7.0 Delivery/phasing and implementation.**

7.1 The total number of homes the two allocations east of Kenilworth will deliver is 1400 by the end of the Plan period. Details of the housing delivery for East of Kenilworth are set in Table 1.0 below. This is on the assumption that the WDC Local Plan is adopted and the concept master plan is agreed by all parties before Q2 2017. Should either of these scenarios be delayed the delivery timetable would need to be reviewed accordingly.

Year	2018 /19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27
Units	55	200	200	200	200	200	200	145	

7.2 The 8ha of employment land allocated will be readily available for development within the first five years after the Local Plan is adopted.

## **8.0 Project Governance and project management delivery Plan.**

8.1 A project working forum of officers from WDC, WCC and representatives of the key landowners/promoters, supported by ATLAS is currently in the process of being established commencing with a first meeting on 19<sup>th</sup> September 2016. All parties have given a commitment to meeting as necessary to progress the eastern direction of growth. To support this early delivery a joint project parameters framework has been produced and agreed with the various landowners and promoters of the site and is attached as Appendix 1.

### Draft development parameters for East Kenilworth Direction of Growth

A comprehensive masterplan for the Direction of Growth will be developed and agreed based on a development plan policy for the allocations which will require the following:

1. The provision of land for a secondary school, sixth form college and a new primary school within the allocation, and/or financial contributions.
2. The provision of land for a new primary school on the southern land parcel.
3. A local centre which will include other community facilities to meet identified local needs.
4. East-west connectivity between the existing settlement and the new development.
5. A green corridor providing north-south pedestrian/cycle connectivity through the whole masterplan area as a green infrastructure element connecting existing and new homes to the schools and other facilities.
6. Retention of the existing 'Lanes' and their integration in the masterplan to improve access to Stoneleigh and the River Avon.
7. Green and blue infrastructure that retains and integrates the existing landscape features, improves biodiversity and provides environmental screening; land drainage; leisure and recreation opportunities.
8. A new urban edge to Crew Lane appropriate to the setting.

9. A positive frontage to Glasshouse Lane that improves connectivity, and contributes to traffic management.
  
10. Protection of the residential amenity of the existing development along Birches Lane.
  
11. A highways strategy based on independent access to each parcel.
  
12. Employment uses that minimise impacts on residential amenity and create a gateway to Kenilworth.
  
13. The ability to come forward in self-contained phases to allow for relocation of uses and phased implementation of infrastructure.