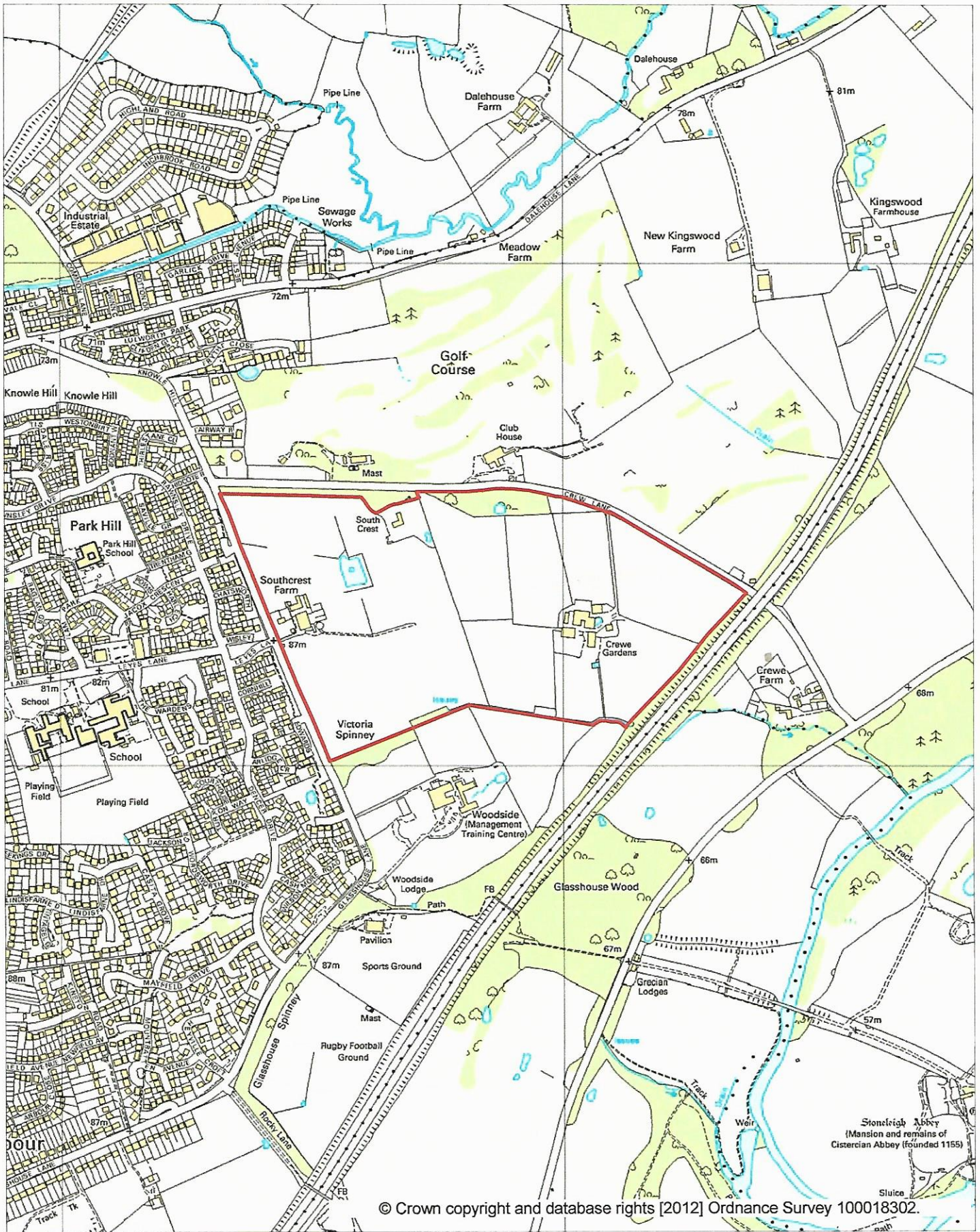


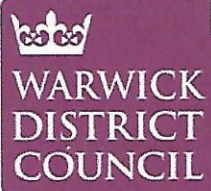
Site Ref	K18	Site Name	Glasshouse Lane/ Crewe Lane
Site Size (Hectares)	37.28	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K17 Southcrest Farm; K19 Woodside Training Centre; K07 Kenilworth Golf Club		

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)	12.75	Settlement	Kenilworth
Source	SHLAA 15	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	<p>Potentially suitable in part, subject to:</p> <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	190	40dph	255	50dph	318
Timeframe (in terms of practicality only)	2014/19	25	2019/24	200	2024/29	0



K19 Woodside Training Centre

LOCATION PLAN




Scale:
1:3500

Drawn By:
MM

Date:
02 March 2016

Grid Reference:
430825 E, 271934 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	K25	Site Name	East of Warwick Road
Site Size (Hectares)	5.76	Settlement	Kenilworth
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/ Overlapping Site	R64(1) Land NE of Leek Wootton R64(2) Site now identified as H41 – allocation for housing		

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 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. Site now identified as H41 – allocation for housing					
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:
1:3000

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
429267 E, 270300 N

North: 

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