



LAND EAST OF KENILWORTH - DEVELOPMENT BRIEF CONSULTATION DRAFT

Following the publication of the Draft Development Brief for the land East of Kenilworth set out below are the representations made on behalf of Kenilworth Rugby Football Club (KRFC) in response to the request made by Warwick District Council for comments on the draft Development Brief.

1.0 OVERVIEW

KRFC acknowledge the need for an overall comprehensive Development Brief for the East of Kenilworth Development and have been supportive throughout the process and have provided positive and constructive input during the development of the brief.

2.0 VISION FOR GREENSPACE WITHIN THE SITE

Whilst it is accepted that there is a need and a statutory obligation to provide public open space within the entire East of Kenilworth Development commensurate with the increase in dwellings, the provision of one central multi-functional open space (Diagram 43 Page 106) in which the location of the central park and its size would account for circa 50% of the developable area of the land controlled by KRFC on the land known as "The Cowpatch". On this basis the value that is likely to be achieved based on the valuations provided by Bruton Knowles to WDC would render KRFC's relocation unviable.

Unlike the other landowners (apart from the Wardens), KRFC need to fund their entire relocation from the proceeds of the sale of their grounds. As Warwick District Council are aware, The Cowpatch is on a long leasehold from the Trustees of Stoneleigh Estates and therefore KRFC will only receive a portion of the proceeds from the sale from which they will have to fund the entire relocation. This will entail significant upfront funding which will have to be obtained from the appointed developer – at a significant cost.

For KRFC to be able to relocate the following conditions will have to be met in connection with The Cowpatch in order to ensure the viability of the relocation:

- A minimum developable area of 12.5 acres
- No requirement for further public open space within the site
- A reduction in the level of affordable housing required within the overall development
- No requirement for any Section 106 payments

Our advisors consider that on the basis that the development complies with our strategic requirements, then a relocation on the site allocated within the Local Plan is indeed financially viable.

3.0 MASTERPLAN

The various plans published in connection with the Masterplan Design Principles show an incorrect boundary between the Wardens land and the KRFC controlled land. This boundary does not tie in with the proposed additional access from Glasshouse Lane. The net affect of the revised boundary (if correctly interpreted) means that, once again, the area of the KRFC retained land would be further reduced in order to accommodate the proposed primary school. This substantially affects the viability of the entire relocation.

Furthermore, Figure 57 shows the secondary access route being routed around the site allocated for the primary school. This further encroaches into the KRFC controlled land. This is at variance with the access concept prepared as part of the Transport Study. It is unlikely that the diagrammatic routing of the proposed access into the balance of the residential land will provide an acceptable highways solution.

4.0 PROPOSED CYCLE ROUTES

Although outside of the East of Kenilworth Development Brief area, the proposed expanded cycle network as indicated in Figure 24 shows a proposed link between Leamington Road and Warwick Road. The cycle route crosses through private woodland over which Warwick DC have no control and then crosses the land allocated for KRFC with the route going right through the proposed location of the Clubhouse.

Mike Blakeman
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