



Warwick District Council  
Development Policy Manager  
Development Services  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH

**By email & post**  
**newlocalplan@warwickdc.gov.uk**  
ref.BF.09220054

27 June 2014

**Indigo Planning Limited**

Dear Sir / Madam

**LAND AT KENILWORTH GOLF CLUB, CREWE LANE, KENILWORTH  
LOCAL PLAN PUBLICATION DRAFT (MAY 2014) CONSULTATION**

We write on behalf of Lands Improvement Holdings (LIH) and Kenilworth Golf Club (KGC) in respect of Warwick District Council's (WDC) Local Plan Publication Draft (May 2014) consultation.

Both welcome the opportunity to comment upon the policies and allocations set out in the Local Plan Publication Draft. In particular, LIH and KGC are keen to ensure that the policies and allocations contained in the Local Plan are flexible and realistic to assist in meeting the needs of Kenilworth and the wider district.

The representations comprise the following documents:

- Written representations prepared by Indigo Planning;
- Masterplan Proposals prepared by EPR Architects;
- Highways and Transport Technical Note prepared by Vectos; and
- Completed Publication Draft Representation Form.

**Summary of representations**

The evidence base underpinning the Local Plan Submission identifies a significant need for new housing in Warwick District. This includes a localised need for housing in Kenilworth which equates to some 2,400 dwellings in the period 2011 – 2029 (SHMA - March 2012). This need should be addressed in the Local Plan.

The Local Plan Publication Draft identifies sites capable of accommodating 1,230 dwellings in Kenilworth. This is a shortfall of over 1,000 dwellings against its objectively assessed need. Additional sites will need to be identified in or adjacent to the town to make up the shortfall.

Kenilworth Golf Club has previously been considered by the council for redevelopment for housing in the SHLAA 2012 and the updated SHLAA 2014. The site was considered to be suitable for redevelopment subject to the release

Registered office

Registered number 2078863

Directors

Simon Neate  
BA (Hons) MRTPI

Philip Villars  
BA (Hons) MRTPI

Ian Laverick  
BSc (Arch) BArch (Hons 1)  
RIBA FRAIA

Bill Davidson  
BA (Hons) DipTP DipUD MRTPI

Mathew Mainwaring  
BA (Hons) MRTPI

Sean McGrath  
BA (Hons) MSc MRTPI

Tim Waring  
BA (Hons) MRTPI

Helen Greenhalgh  
BA (Hons) DipTP MRTPI

Doug Hann  
BA (Hons) MTPL MSc MRTPI

Mike Kemsley  
FCA FCI MBIFM MPMI FRSA

Consultant

John Spain  
BBS MRUP MRICS MRTPI MIPI

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of the site from the Green Belt and design considerations to mitigate against any adverse impacts.

The site currently serves a limited Green Belt function or purpose in the context of the NPPF which will be further eroded by the route of HS2 and proposed development to the south. The site therefore offers an opportunity to accommodate significant housing growth in addition to the sites already identified to meet the housing needs of Kenilworth.

The future of the club is uncertain due to the proposed HS2 route which will have significant adverse impacts on the function and viability of the club. Due to the anticipated impacts of HS2, the club is considering alternative options in order to secure its long term future.

We trust that the representations outlined in the submitted documents will be taken into consideration by the council. If you wish to discuss any of the comments made in further detail please do not hesitate to contact me.

Yours faithfully

A black rectangular redaction box covering the signature of Ben Frodsham.

Ben Frodsham

Enc: Written representations prepared by Indigo Planning  
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Completed Publication Draft Representation Form