

WOODSIDE MANAGEMENT CENTRE GLASSHOUSE LANE KENILWORTH

SITE DELIVERY DOCUMENT

APRIL 2016





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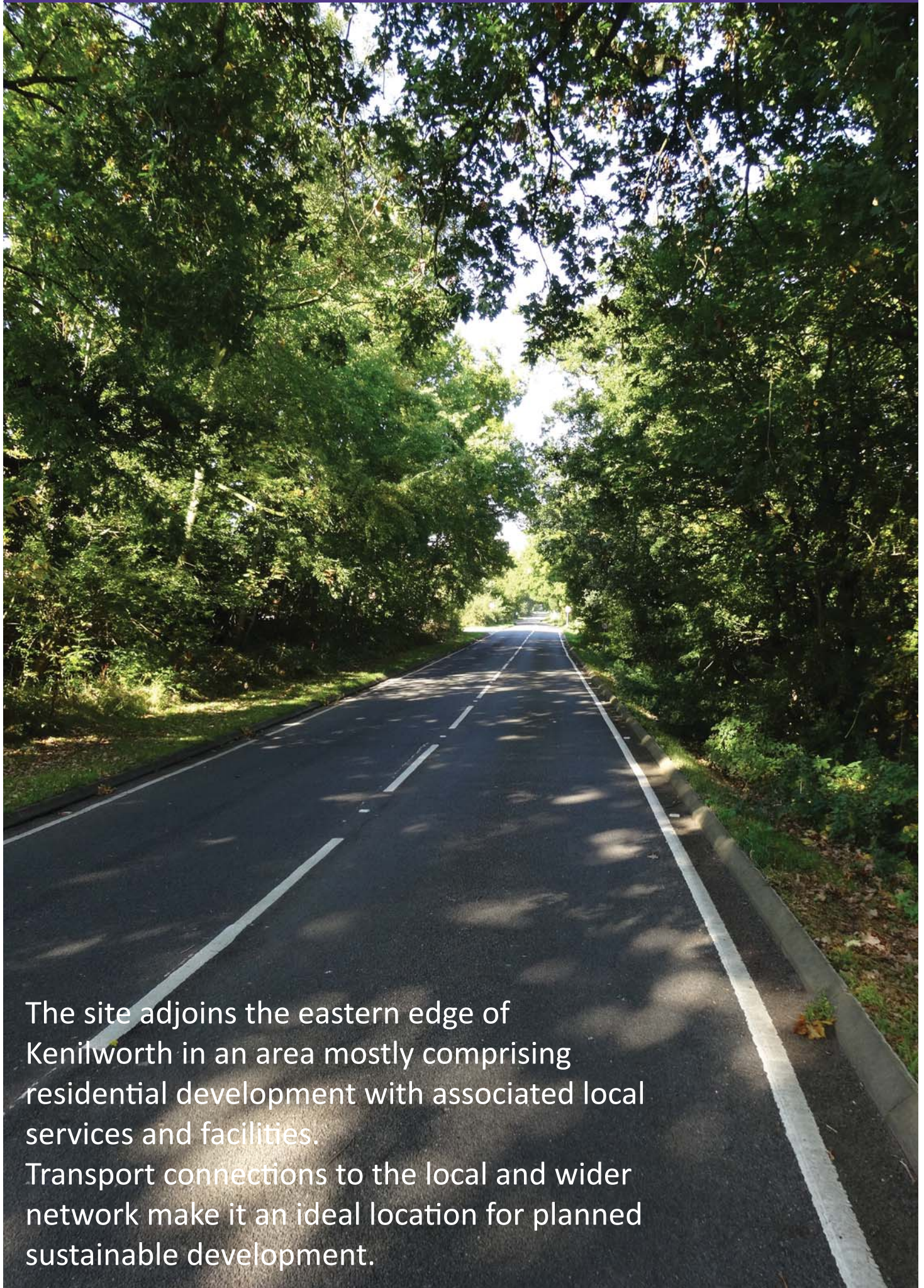
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GLASSHOUSE LANE



The site adjoins the eastern edge of Kenilworth in an area mostly comprising residential development with associated local services and facilities.

Transport connections to the local and wider network make it an ideal location for planned sustainable development.

1.0 INTRODUCTION



1.1 Overview

This document has been prepared by Catesby Estates Limited in respect of a potential allocation for residential development at land at Woodside Management Centre, Glasshouse Lane, Kenilworth (“the Site”), which lies within the administration of Warwick District Council. (“the Council”).

The document supports documentation previously submitted to the Council in support of the the emerging Local Plan with the Site forming part of the larger overall site outlined for potential allocation for residential development (ref: H40). Kenilworth is one of four key urban areas identified within the emerging Plan that is required to accommodate a significant proportion of growth over the next Plan period.

The Site is located outside of the extent of built development which defines Kenilworth town, and is currently within the Green Belt. However land immediately to the north of the Site, ‘Southcrest Farm’, has a proposed education allocation (ref: ED2) and land immediately to the south, ‘Thickthorn’, is a proposed residential allocation (ref: H06).

In such circumstances, and bearing in mind the A46 dual carriageway runs directly alongside, the Site cannot be said to continue to form part of the functional Green Belt. Consequently, any future development upon the Site would form a logical extension to the development envelope.

1.2 Scope and Structure

This document is comprised of the following sections:

- **SECTION 2.0 – SITE AND CONTEXT.**
Identifies the location of the Site, introduces the relevant local context, studies local architectural style and building form, and references all significant local facilities including the local network of public rights of way, highways and public transport.
- **SECTION 3.0 – SITE APPRAISAL.**
Focuses on the immediate context of the Site, documenting how the various constraints will shape any potential development proposal.
- **SECTION 4.0 – DEVELOPMENT PRINCIPLES.**
Demonstrates the deliverability of the Site by illustrating a potential development proposal and provides an indication of the likely capacity of the Site.
- **SECTION 5.0 – CONCLUSIONS.**



View west across the Site towards 'Woodside Lodge'

2.0 SITE AND LOCAL CONTEXT

2.1 The Site

The Site, delineated on the Strategic Context diagram below with an asterisk, is located at the eastern edge of Kenilworth at the heart of Warwickshire, north of the towns of Warwick and Leamington Spa and 8km southwest of the city of Coventry. The Site sits between existing residential development to the west fronting Glasshouse Lane, and the A46 dual carriageway to the east.

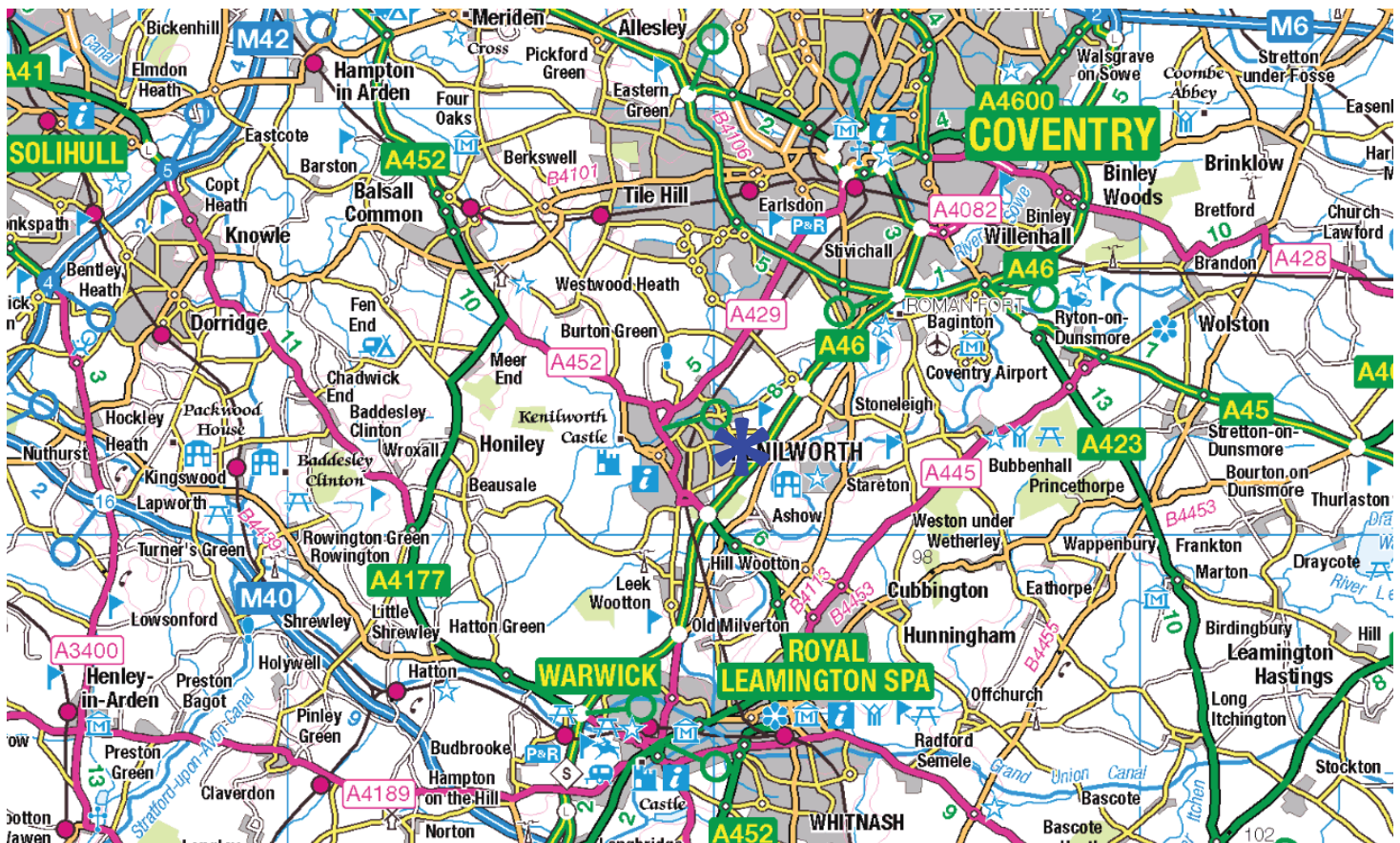
Kenilworth is a vibrant town centre. In addition to the diverse range of High Street shops, restaurants and businesses, the town boasts a medieval castle, Elizabethan palace and gardens. Stoneleigh Abbey is Grade 1 listed within the Register and Historic Registered Park and Garden and lies to the east of the town.

Near the Site, there are two neighbourhood centres, the closest of which is conveniently located within 800m. Other essential services are located close-by, such as primary and secondary schools, recreational facilities and public transport links.

The Site is directly connected to the local road network offering connections to the primary road network (A46, M6, M40, M42) at the wider level. A new rail station serving the town is currently under construction off Priory Road with a scheduled completion date of December 2016. This will significantly enhance rail links between Kenilworth and Leamington Spa, Coventry, Birmingham and London.

The extent of the Site controlled by Catesby Estates Limited (as shown by the Site Location Plan on the following page) is visually well contained due to perimeter boundary hedgerows and trees, Victoria Spinney to the north and Glasshouse Wood to the south.

The Site is included within the designated Green Belt encompassing Kenilworth and the surrounding area. The historic Roman Settlement at Glasshouse Wood is a Scheduled Ancient Monument by Historic England. This wood is also a designated Local Wildlife Site.



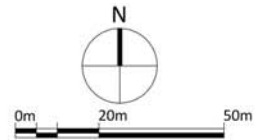
Strategic Context

Ordnance Survey License Number: 100022432



Site Location Plan

Ordnance Survey License Number: 100022432



The Site area (gross) extends to 12.54 hectares (equal to 30.99 acres) and comprises a total of five pastoral fields split by sub-dividing mature field boundaries, Victoria Spinney to the north, a portion of Glasshouse Wood to the south, a historic orchard and the private access drive to Woodside Management Centre. Excluded from the Site are the various buildings making up the Management Centre, associated hardstandings and car parkings, landscaped grounds, tennis and boules courts.

Woodside Lodge, a 20th century detached residence abuts the Site to the south. Access to this property currently crosses the Site.

In terms of development potential, the Site is capable of accommodating up to a maximum of 190 dwellings at a maximum density of 32 dwellings/hectare (net), with access (all modes) proposed from Glasshouse Lane. Access to the Management Centre and Woodside Lodge shall be retained.



View along the northern boundary of the site.



The existing (and primary) access to the Site off Glasshouse Lane.



Views north along Glasshouse Lane from the secondary access.



Views of the Woodside Centre from the south of the Site.



Views of Woodside Centre buildings from the south of the Site.



Glasshouse Wood contains the Site to the south.

2.2 Local Context and Strategy

Local Context Study

Existing residential development borders the entire western side of Glasshouse Lane. A shared driveway is found 100m south of the primary site access and contains 10 two storey detached houses. These houses face onto Glasshouse Lane with trees and planting providing a visual screen inbetween.

Further south along Glasshouse Lane is Dencer Drive, a local distributor road feeding the large majority of residential development within the area. Mainly, detached two storey houses abound within this area, with occasional semi-detached and bungalows. In all but a few instances, mature front gardens are laid out to the fore of red brick houses with the build-line set back from the carriageway, a common feature of development of this time.

Stansfield Grove is found north of the secondary site access off Glasshouse Lane. This small cul-de-sac occupies 14 two storey detached houses each being red brick and featuring mock tudor detailing and double garaging.

Development in this area is mostly from the late 80's/early 90's with architectural styles simple, a cul-de-sacs street patterns and block structure repetitive. Red brickwork walling and dark brown window casements replicate older individual properties found along Glasshouse Lane.



Renovated property on Dencer Drive



Shared driveway off Glasshouse Lane



Semi-detached dwelling on Glasshouse Lane



Housing laid out along Stansfield Grove



Mature front gardens laid out to the fore of properties



Semi-detached dwelling on Glasshouse Lane

Further west of Glasshouse Lane, along Windy Arbor, Farmer Ward Road, Thornby Avenue and surrounding roads, a large residential area comprises higher density development. This area features a variety of two storey development interlaced with bungalows, all in detached and semi detached form. which These blocks have the typical characteristics of development from the 70's and the 80's. They are mostly eaves fronted, set back from the street with a fore garden, walls clad in common facing bricks with contrast panels such as render/horizontal boards/felt shingles and having white finish casement windows.



20th century housing along Thornby Avenue

Warwick Road became the 20th century heart of Kenilworth and is conveniently located approximately 2km west of the Site. Travelling from the south, a variety of buildings can be seen ranging from modest two storey terraced blocks and detached properties to large victorian town houses. Travelling further north, the road frontage starts to get broken up with many purpose built businesses including public houses, a fuel filling station and a church. The road becomes busier still further on and more populated with the many town centre facilities including the main shopping area complete with its 1960's precinct.



Development off the southern end of Warwick Road

The style of architecture found in Kenilworth becomes far richer beyond this point, immediately surrounding the parkland of Abbey Fields. The High Street, Castle Hill and Castle Road make up the historic core of the town where many different ages of building types and styles come together to make up the designated Conservation Area. Buildings from the medieval period site alongside those from the Elizabethan period, Regency alongside Victorian. Grand, large buildings sit back from the street. Smaller buildings, tight to the carriageway often in continual blocks. It is easy to imagine that architectural styles in this area are full of character and are rich in appearance.



Town centre facilities at the northern end of Warwick Road



High Street, at the historic core of Kenilworth

The majority of housing within the settlement is established in character, with a rich variety of architectural styles and facing materials present.

Not all styles reflect the local vernacular however, resulting in a lack of architectural harmony in certain parts of the town. This is typical of large volume housing developments of the 20th century found to the west of the Site, where little effort has been afforded in respect of 'good design'.

Design elements that will contribute to the local vernacular include: continual block structure to smaller houses, larger houses set back from the street laid out with fore gardens, generous pitches to roofs, broken and varying eaves lines, chimneys, deep casement windows to ground floors, simple but legible architectural detailing.

Design Strategy

When considering the design strategy for any new development, it is important to draw inspiration from the character of the local area to ensure that the development successfully integrates into its surroundings. The study has concluded that Kenilworth has an established character, which helps to create a comprehensive pattern book to work with when selecting the right block structure, scale and architectural styles for a design strategy.

A significant factor in planning new development often relates to the efficient use of land. The majority of existing development to the west of the Site, comprises two storey detached housing with three and four bedroom accommodation, resulting in a relatively low density and inefficient use of land.

The argument for using land efficiently should be a strong consideration when planning new development. In addition, paragraphs 47 and 50 of the NPPF sets out to ensure that new development delivers a wide choice of homes and meets a range of housing needs.

These points conclude that any new scheme design should incorporate a varied housing mix. For example, new development on the Site should accommodate a range a smaller houses (2 and 3 bedroom) through to medium/medium-large houses (4 and 5 bedroom). Such a proposal will result in a higher density of housing than that immediately adjacent to the Site, ultimately ensuring that a more efficient use of land is achieved.

If the scale and density of development does not fully reflect the character of the immediate area, the features of buildings, style of architecture and selection of facing materials should echo what is found locally to improve the chances of successful integration of the development.

The strategy for any potential future development upon the Site, should follow a set of essential principles.

Development should be two storey in the majority with occasional opportunities for accommodation set within generously pitched roofs and gables. Block structure should be varied, one that can help to determine a clear movement strategy around the Site, creating streets and spaces having character.

Along the main development access road, block structure could be more continual with building facades located close to the street. At the fringes of the Site, adjacent green infrastructure, block structure can be less continual and more relaxed with blocks varied in their configuration, set at differing angles avoiding uniformity along the street.

The configuration of the latter will help to soften the transition between the newly built-form and green space around the site perimeter.

Development should address both key spaces and open green spaces to help provide an appropriate level of natural surveillance and with it successful spaces that are seen to be functional, safe and 'social'.

In respect of the style of architecture and the appearance of the development along the street, design principles could include aspects of the following:

- Walling clad in red/red-multi coloured brick and/or roughcast render;
- Feature blocks have walling at first floor/feature gables clad in contrast materials such as vertical tiles or horizontal timber boarding;
- Generous roof pitches clad in plain and profiled tiles, red and grey colours most appropriate;
- Occasional hipped roofs to reduce massing at corners and at the development edge;
- Simple boxed/open raftered eaves all painted white;
- Bargeboards to front feature gables, cut side gables;
- All other joinery painted white;
- Black rainwater goods;
- Deeper casement windows to larger blocks, well proportioned casement windows to smaller blocks;
- Decorative chimneys to all dwellings set atop the ridge to smaller blocks, set outside the gable end on larger detached blocks;
- Decorative entrance canopies above front doors to larger blocks, simple ledges to smaller blocks;
- Garages set to the rear of dwellings wherever possible, resulting in the car being less visible along the street;
- If unavoidable, parking courts set to the side/rear of blocks and limited in size;
- Frontage spaces enclosed with fencing/walling/landscaping to help separate private spaces from the public realm;
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping;
- Hard surfacing and edgings to secondary streets and driveways to encourage a 'shared surface' arrangement ie: one where pedestrians and cyclists feel safe as low vehicle speeds are encouraged.

Fundamentally, 'good design' should be at the backbone of the proposed development which will result in creating a strong 'sense of place', one where people will want to live.



Proposals should give high regard to 'good design' demonstrating a varied block structure, one that can help to determine a clear movement strategy around the Site. Streets should have character and spaces be functional, safe and 'social'. Fundamentally, the proposal should create a strong 'sense of place', one where people will want to live.

2.3 Local Facilities and Services

Kenilworth is supported by a significant number of both local and town facilities and services which support the needs of the community. The close proximity of these services will ultimately support the sustainability credentials of development upon the Site.

The Facilities Plan shown on the following spread illustrates the location of these facilities and services in relation to the Site. Isochrones are shown at distances of 400, 800 and 1200m from the centre of the Site.

The closest facilities to the Site are located on Leyes Lane at the neighbourhood centre referenced "NC1" on the Facilities Plan, approximately 720m away. Facilities include: a Tesco Express; public house; fast-food takeaways.*

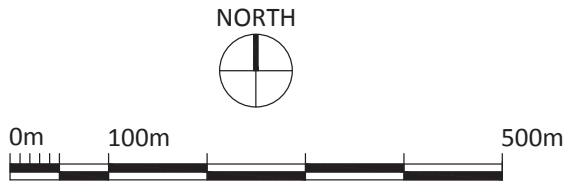
A second neighbourhood centre "NC2" is found on Whitemoor Road within 1300m of the Site, which includes a convenience store, butchers and hair salon.*

The town centre "TC" on Warwick Road is approximately 2km from the Site and comprises public houses, cafes, restaurants, shops, a hotels and many other businesses.

Other than these three centres, the following significant services listed opposite, are located close to the Site (shortest walking distances shown in brackets):

- Nearest bus stop to site (600m);
- Thorns Community Infant School (1490m);
- St Nicholas C of E Community Primary School (2070m);
- Park Hill Junior School (1030m);
- Kenilworth School and Meadows Community Centre (960m);
- Castle Medical Centre (2590m);
- Kenilworth Dental Practice (2480m);
- Playing Field (1620m);
- Recreation Ground (1500m);
- Allotments (1820m);
- Kenilworth Rugby Football Club (1030m);
- Kenilworth Wardens Cricket Club (230m);
- Kenilworth Golf Club (1480m);
- St Johns Church (1830m);
- Kenilworth Methodist Church (2270m);
- Recycling Centre (1830m);
- The Green Man P.H (2100m);
- The Tiltyard (910m);
- Filling Stations (1800m);
- Windy Arbor News and Post Office (1310m);
- Abbey Fields (3300m) - off-plan.

* full list of facilities shown on the Facilities Plan overleaf.



KEY:-

- The SITE
- ISOCHRONES AT 400, 800 & 1200m RADII
- TOWN COUNCIL/CIVIL PARISH BOUNDARY
- STONELEIGH ABBEY PARK (RPG)
- S.A.M - GLASSHOUSE WOOD
- LISTED BUILDINGS - GRECIAN LODGES
- LOCAL WILDLIFE SITE
- EDUCATION ALLOCATION: ED2
- HOUSING ALLOCATION: H06
- HOUSING ALLOCATION: H40

LOCAL BUS SERVICES:

- JOHNSONS EXCELSUS SERVICE 539
COVENTRY - KENILWORTH
MONDAY - SATURDAY: EVERY TWO HOURS
- STAGECOACH SERVICE X17
COVENTRY - WARWICK
MONDAY-SATURDAY: FOUR/HOUR
STAGECOACH SERVICE U17
SUNDAY: TWO/HOUR
- CLOSEST BUS STOPS TO THE SITE
- KENILWORTH RAIL STATION
(CURRENTLY UNDER CONSTRUCTION)

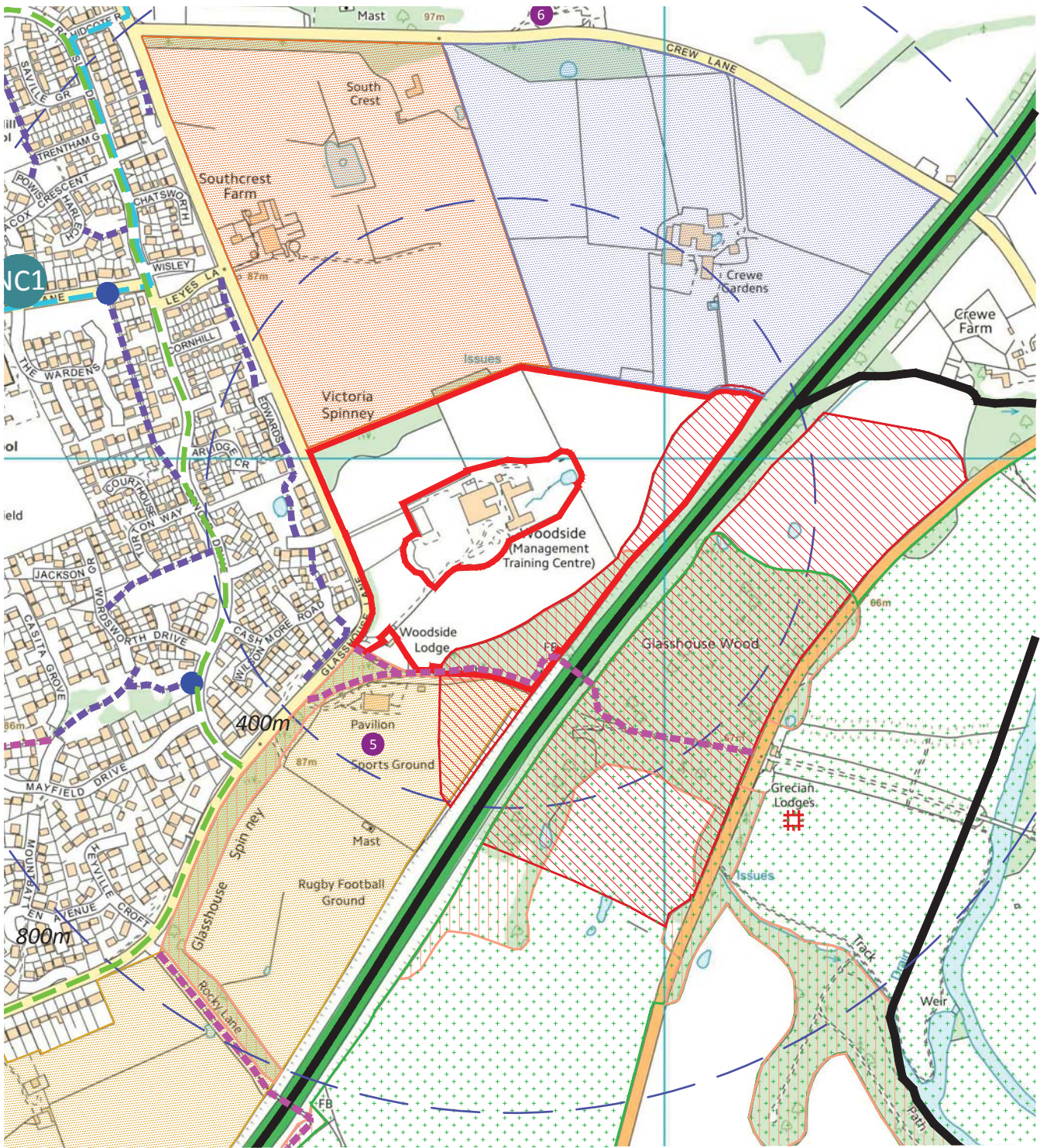
FOOTPATH LINKS:

- PUBLIC RIGHTS OF WAY
- OTHER PUBLIC FOOTPATHS NEAR TO SITE
(NOT HIGHWAYS FOOTWAYS)

GROUPED FACILITIES:

- NC1 NEIGHBOURHOOD CENTRE FACILITIES #1
- NC2 NEIGHBOURHOOD CENTRE FACILITIES #2
- TC EDGE OF TOWN CENTRE FACILITIES #1

Site Context & Local Facilities Plan



EDUCATION & WELFARE:

- 1 THORNS COMMUNITY INFANT SCHOOL
- 2 ST NICHOLAS CoE COMMUNITY PRIMARY
- 3 PARK HILL JUNIOR SCHOOL
- 4 KENILWORTH SCHOOL AND MEADOWS COMMUNITY SPORTS CENTRE
- 5 CASTLE MEDICAL CENTRE
- 6 KENILWORTH DENTAL PRACTICE

RECREATION & LEISURE:

- 1 PLAYING FIELD
- 2 RECREATION GROUND
- 3 ALLOTMENTS
- 4 KENILWORTH RUGBY FOOTBALL CLUB
- 5 KENILWORTH WARDENS CRICKET CLUB
- 6 KENILWORTH GOLF CLUB

MISCELLANEOUS:

- 1 ST. JOHN'S CHURCH
- 2 KENILWORTH METHODIST CHURCH
- 3 RECYCLING CENTRE
- 4 THE GREEN MAN P.H.
- 5 THE TILTYARD P.H.
- 6 FILLING STATION
- 7 WINDY ARBOR NEWS AND POST OFFICE



Neighbourhood Centre at Leyes Lane 'NC1'



Bus stop on Dencer Drive nearest the Site (600m away)



Neighbourhood Centre at Whitemoor Road - 'NC2'



Kenilworth School and Sixth Form



Town centre facilities at the northern end of Warwick Road



Castle End playing fields



Kenilworth Warden's Cricket Club



Thorns Community Infant School

2.4 Access and Movement

The Facilities Plan shown on the previous spread shows that there are excellent pedestrian, cycle (including bridleways) and bus links from the Site to the town centre, the surrounding area and the wider context. In addition the local road network provides good connectivity to the wider and national network.

Hatton, Warwick Parkway, Warwick, and Leamington Spa train stations are all within 8km of the site towards the south and southwest. These stations offer regular services to London Marylebone, Stratford-upon-Avon, Birmingham and Coventry. Coventry train station is approximately 8km north of the site with regular services to London Euston, Birmingham, Manchester, Oxford and Bournemouth as well as local services to Nuneaton and Northampton.



Kenilworth Train Station - proposed masterplan.

In late 2016 the new Kenilworth Rail Station will be opening on the site of the former station on Priory Road (a walking distance of 2.1km from the Site). A new hourly train service between Coventry and Leamington will be in operation and connections at Coventry will be possible with train services to and from the north of the county, Birmingham and London.

The Facilities Plan also illustrates the routes of all local bus services. The nearest bus stops are on Dencer Drive and Leyes Lane, both approximately 600m from the centre of the Site. The stop on Dencer Drive is served by route 539 from Coventry to Kenilworth, running 4 times a day on Monday to Saturday. The stop on Leyes Lane is served by routes X16 and X17 between Stratford-upon-Avon and Coventry (via Warwick, Kenilworth, University of Warwick) providing an hourly service Monday to Saturday between 8am and 7.30pm.

The site is bound by the A46 to the east which is accessed 2.6km away via the A452 Leamington Road. This provides a direct route to surrounding areas such as Warwick, Stratford-upon-Avon and Coventry.

In terms of Public Rights of Way on site, a footpath runs along the southern boundary of the site through Glasshouse Wood linking Glasshouse Lane to the footbridge over the A46. Located 500m from Site, this provides walking opportunities to Stoneleigh and the popular visitor attraction that is Stoneleigh Abbey. A second pedestrian crossing point should be given consideration to link this footpath through to the footpath on the western side of Glasshouse Lane, and the southern portion of the Site.

A new footpath link will be required to connect the Site with the adjacent residential estate to the west to improve connections and permeability. This will likely be in the form of a 2m wide footway on the western side of Glasshouse Lane from the proposed site access to the existing footway 120m to the south west of the site. Alternatively the existing footpath running along the southern side of Stansfield Grove could be extended along Glasshouse Lane as far as the proposed site access linking into the adjacent network. In both cases a pedestrian crossing will need to be established to provide safe connectivity.



Public Right of Way south of the Site through Glasshouse Wood



View looking southwest across the Site

3.0 SITE APPRAISAL

3.1 Site Overview

This section of the document provides an overview of the existing characteristics of the Site and summarises all associated environmental and technical matters. It confirms that there are no significant physical, environmental and technical constraints to the development of the Site for residential use.

As previously identified, the Site falls within designated Green Belt and measures 12.54 hectares (30.99 acres) gross. Located off Glasshouse Lane, the site is situated around the perimeter of the existing Woodside Centre. At present, primary access is located on the south west corner of the Site adjacent to Woodside Lodge.

The Site is bound by agricultural land to the north, the A46 to the east and Kenilworth Wardens Cricket Club/ Glasshouse Spinney to the south. Glasshouse Lane and 20th century housing borders the site to the west. A Constraints and Opportunities Plan included at the end of this section, illustrates the physical, technical and environmental constraints of the Site.

In addition the plan also illustrates the many opportunities that could be considered in the development of the Site, with the rationale behind their inclusion explained in the ensuing section 4.1 Opportunities.

3.2 Sustainable Development

The previous chapter has confirmed that the Site is in a sustainable location and is well connected to local schools, shops, public transport and all other town facilities and services found in and around Kenilworth. Any proposed development will deliver energy efficient, low carbon new homes, supporting local and national sustainability priorities.

3.3 Green Belt

As previously identified, the Site falls within designated Green Belt. The Secretary of State for Department and Communities and Local Government issued a press release on 6th October 2014 about protecting the Green Belt against unnecessary development. Planning Practice Guidance (“PPG”) was updated to reflect the press release stating, *“local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole, or specific policies in the NPPF indicate development should be restricted”*. Such policies include those relating to land designated as Green Belt (Paragraph 044: Reference ID: 3-044-20141006).

Paragraph 85 of the NPPF states that *“when defining boundaries, local planning authorities should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development”* and *“not include land which it is unnecessary to keep permanently open”*.

We support a review of the Green Belt and consider that there are circumstances in Warwick District where sites, such as this Site should be released from the Green Belt: This is considered further in Section 3.4 Landscape, overleaf.



View across the Site towards Woodside Lodge

3.4 Landscape

The Site is visually well contained by existing landscape features, meaning proposed residential development could potentially be accommodated with little or no visual impact, assuming a sensitive masterplan response. The A46, which sits within a cutting, bounds the Site to the east with well vegetated embankments consisting of mature trees and shrubbery, providing not only a physical but also a visual barrier to land to the east.

To the north, the Site is bounded by a woodland belt, whilst mature hedgerows and trees along Crew Lane screen views from the Kenilworth Golf Club to the south. To the west, the site is bounded by existing residential development along Glasshouse Lane which is separated by a line of existing mature vegetation with occasional gaps whilst to the south, Glasshouse Wood and Spinney and the embankment of the A46 also restricts intervisibility towards the Site.

The site is not located within any national or local landscape designations. It is however located within the Coventry Green Belt. Green Belt is not a landscape designation per se, but a policy described by Paragraph 79 of the NPPF which states that *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*.

As identified in the West Midlands Joint Green Belt Review Study (2014), the Site lies within a land parcel defined as having *“a couple of farms, small clusters of isolated dwellings and two large facilities – Woodside and the Kenilworth Golf Course Club house. The buildings associated with these developments compromise the openness of the Green Belt within their immediate vicinity”*. The Site represents a small area of the land parcel identified in the Green Belt Review and does encroach upon the wider countryside, but due to its containment by mature vegetation and the presence of the A46 and existing residential areas nearby, this encroachment is limited.

Whilst any development in this location would serve to reduce the rurality of this section of land, it is present within a context already largely desensitised, where the existing surrounding built development exerts an influence across the Site, and combined with the existing vegetation, there is a distinct sense of enclosure and containment. In terms of openness therefore – this being the primary function of Green Belt – the Site’s landscape fabric and physical characteristics, mean further development (in addition to the Woodside Training Centre) would not adversely affect the greater sense of openness.

In considering potential landscape mitigation, native planting would be incorporated throughout the Site in order to break up the hard built form of the residential areas, and create landscape and biodiversity benefits. Existing woodland and orchards will be retained whilst a number of ponds and open space areas will be incorporated into the design of the scheme, as shown on initial Development Proposals shown in Section 4.2.

3.5 Arboriculture

The Site is bound on all sides by many established trees and hedgerows, which aid containment.

Glasshouse Wood and Glasshouse Spinney sit within and adjacent to the south of the Site respectively. These areas are designated as Deciduous Woodland under the National Inventory of Woodland and Trees, with part of the Wood also designated as Ancient and Semi-natural Woodland. Both of these areas will also be retained as part of the development proposals.

Victoria Spinney sits within the north west corner of the Site, which is designated as Deciduous Woodland under the Priority Habitat Inventory. A traditional orchard is also present on site between Woodside Centre and Glasshouse Lane. Both of these areas will also be retained as part of the development proposals.

An arboricultural survey will be undertaken in accordance with BS5837:2012 to establish existing Root Protection Areas, branch spreads, and tree shadows. Every effort will be made to retain existing trees and hedgerows within the development proposal. Unavoidably, some will be required to be removed along Glasshouse Lane to facilitate the proposed site access, as well as other short lengths of hedgerow cleared on-site to facilitate connections between adjoining fields.

3.6 Technical Constraints

3.6.1 Highways and Access

Two points of access (all modes) to the Site will be taken from Glasshouse Lane. The first will comprise a three-armed roundabout constructed slightly north of the existing site access to Woodside Centre. The existing access road serving Woodside Centre, shall be retained but it will need re-aligning so that it is accommodated into the new roundabout arrangement. A second access will be in the form of a priority t-junction located to the north of Stansfield Grove.



Two new points of access (all modes) will be provided from Glasshouse Lane

These two access points will be designed with a minimum 6.3m carriageway width and will be connected via a looped street arrangement meandering throughout the development proposals facilitating a potential bus service.

Glasshouse Lane is subject to a 30mph speed limit, changing to a 50mph speed limit north of Stansfield Grove. Surveys will be undertaken to determine the actual speeds adjacent to the Site so that appropriate visibility splays can be provided at the proposed access.

Further surveys, assessments and consultation with the Local Highway Authority will be undertaken to ensure that any impact from the development on the local highway network is sufficiently mitigated. Pedestrian access to the site will be provided by 2m wide footways either side of the priority junction, extending along the site access road into the Site. New footpath links and crossing points will be required to connect the site safely with the adjacent residential estate, as previously identified. The secondary/emergency access point should also accommodate pedestrian movement to aid permeability between the Site and the wider footpath network.

3.6.2 Ground Conditions

It is understood that the Site does not have any significant geotechnical constraints in relation to strata or contamination given its greenfield nature. The British Geological Survey Desktop Viewer identifies that the Site is underlain by Mudstone and Sandstone of the Ashow Formation, Sedimentary Bedrock formed approximately

271 to 299 million years ago in the Permian Period in environments previously dominated by rivers. No superficial deposits are recorded.

3.6.3 Noise and Vibration

Given the proximity of the A46 to the east of the Site, careful consideration is required in respect of noise and vibration levels.

A baseline sound level survey and an assessment of the Site to determine the suitability of the site for residential development has been carried out based on the guidance contained within British Standard (BS) 8233:2014 "*Guidance on sound insulation and noise reduction for buildings*".

The results of the assessment show that mitigation in the form of an acoustic barrier and enhanced glazing and ventilation specifications would be required to reduce internal noise levels within any proposed dwellings to within acceptable levels.

With appropriate location and orientation of dwellings relative to the A46, sound levels within external amenity areas would be such that they are the lowest practicable and, in the majority of cases, below the upper guideline value. This could be achieved by ensuring that block facades positively address the noise source, with blocks arranged in a continuous un-broken format. Individual private amenity spaces would be positioned to the rear of these blocks, where they are naturally sheltered by development, which helps to reduce traffic noise to an acceptable level.

3.6.4 Flood Risk and Drainage

The whole of the Site falls within Environment Agency Flood Map for Planning (Rivers and Seas), Flood Zone 1 “*low probability*” and is therefore suitable for residential development.

An existing watercourse runs along the northern boundary of the Site, under the A46 to the east joining the River Avon approximately 1km east of the Site. Within the Site there is also a small pond to the east of the Woodside Centre, and a drainage ditch running along the northern boundary of Glasshouse Wood. A ditch course also runs adjacent to Glasshouse Lane within the eastern verge across the front of the Site. Small levels of surface water (pluvial) flooding are shown on the Environment Agency flood map associated with the existing watercourse on the northern boundary of the Site.

Surface water from the Site will outfall via gravity to the existing watercourse on the northern boundary of the Site. Surface water will be suitably controlled and attenuated on-site so that the pre-development discharge rates and volumes are maintained post-development.

Due to topography, foul drainage from the Site will be pumped to a suitable point of connection into the existing network within Glasshouse Lane. Possible reinforcement of the existing network may be required, subject to a capacity check with Severn Trent Water.

3.6.5 Utilities

An existing pole mounted transformer (PMT) is present on site to the north of Woodside Management Centre. An 11kV service runs overhead from the transformer to Glasshouse Lane. The existing overhead HV cables and pole mounted transformer will require diversion/undergrounding to enable development. A new substation will replace the existing PMT and serve the Site.

Utility records show existing BT, potable water, and gas infrastructure on/adjacent to the Site. Confirmation is required from the network operators whether reinforcement to the existing utility networks are required to serve the Site. Large scale reinforcement is not anticipated.

3.7 Ecology

The Site is comprised of areas of open fields which contain poor semi-improved grassland of negligible ecological value. These fields are centred around the Woodside Centre, which includes buildings, car parking and landscaped areas.

Habitats of note within the Site include a number of species poor hedgerows which divide the various fields, a small orchard present to the west of the Site and two small ponds located to the south and east of the Site. Forming the southern and northern boundary are areas of mature broad-leaved woodland, and to the west, mature residential development. To the east is the A46 and beyond, open pasture fields. A desk study undertaken for the site has shown that there are no statutory designated sites within 5km.

Development proposals within the Site would inevitably result in the loss of the areas of poor semi-improved grassland and small sections of species poor hedgerow, although there will be no loss of the orchard, pond or woodland areas. To inform the development proposals for the site it is recommended that the ponds within the Site and (where access permits) within 500m of the Site, are surveyed during March to mid-June to establish presence or absence of Great Crested Newts (GCNs). If GCNs are recorded as being present then there is scope to provide appropriate mitigation in terms of retention and enhancement of suitable habitat to the east of the development, to safeguard any population.

Woodside Centre includes two separate blocks of buildings, with the main building being a large building constructed in the early 19th century and the second building of mid to late 20th century construction. Both buildings have some potential to support roosting bats, although a full assessment has not been undertaken. As the proposed development would potentially encircle this building, any bats potentially roosting within these building could have any flight lines to foraging habitat within the wider area compromised. To inform the design of the development, including the consideration of any inherent mitigation which may be required, it is recommended that an inspection of the buildings and bat activity surveys for the Site are undertaken.

It is not considered that the presence of GCNs or bats would be a material constraint to the development proposals, with opportunities available to enhance the biodiversity value of the Site through the retention, enhancement and creation of favourable habitats.

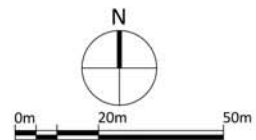
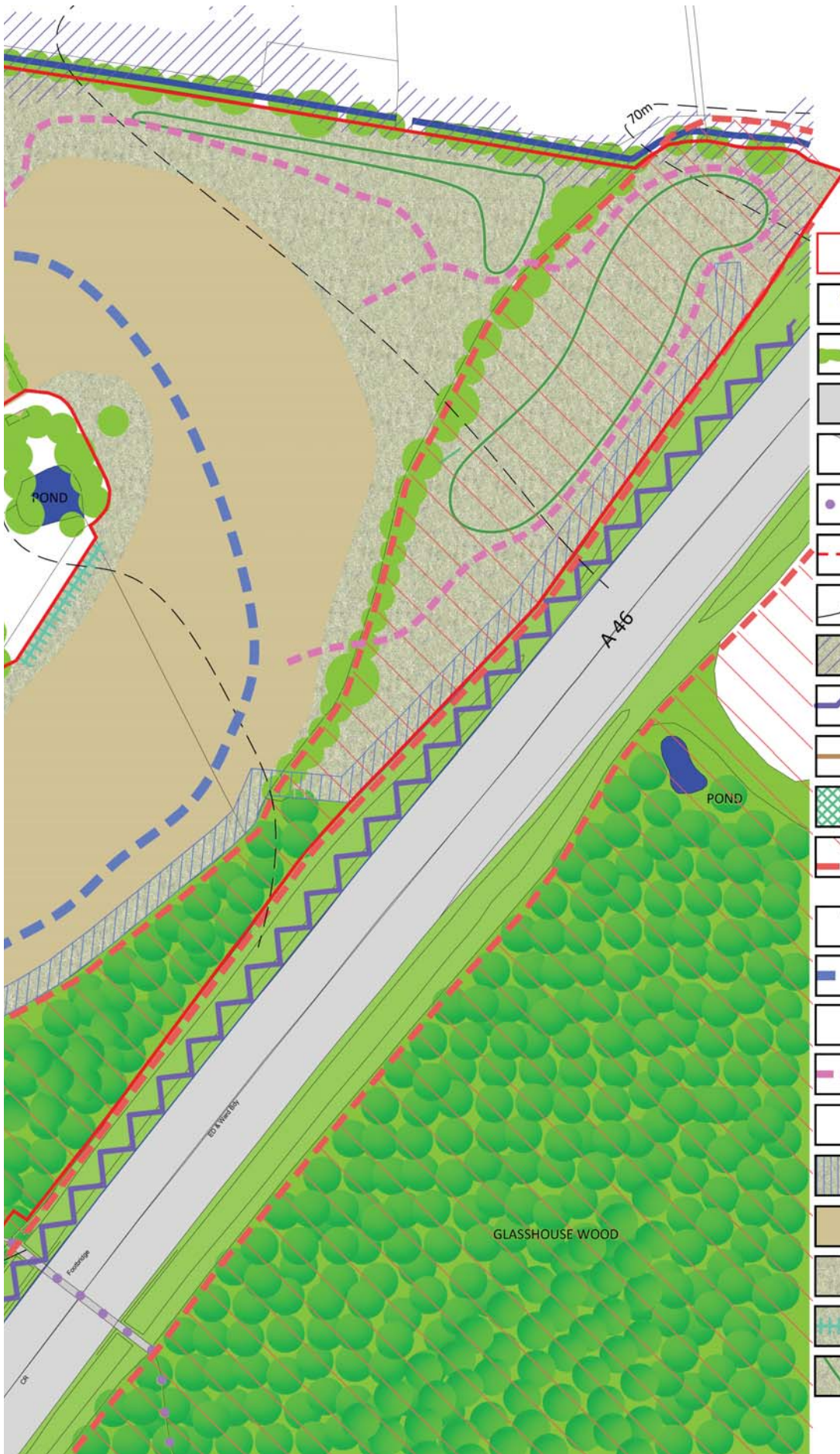
3.8 Constraints and Opportunities

The plan on the following spread illustrates the physical, technical and environmental constraints of the Site, along with all opportunities for development which is explained in further detail in the succeeding section.






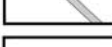


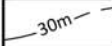












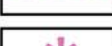

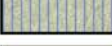
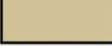


Constraints and Opportunities



CONSTRAINTS:-

-  GROSS SITE AREA = 12.54ha (30.99acres)
-  EXISTING BUILT FORM
-  EXISTING WOODLAND TREES AND HEDGEROWS ON/ADJACENT SITE - SUBJECT TO SITE SURVEY
-  LOCAL ROAD NETWORK
-  FOOTPATH NETWORK ADJACENT SITE
-  PUBLIC RIGHT OF WAY
-  RESPECT AMENITY OF ADJOINING BUILDINGS/TRAINING CENTRE
-  APPROXIMATE CONTOURS
-  EXTENT OF PLUVIAL FLOODING (ENVIRONMENT AGENCY MAPPING)
-  ELEVATED LEVELS OF TRAFFIC NOISE FROM A46 DUAL CARRIAGEWAY
-  APPROXIMATE ROUTE OF EXISTING OVERHEAD H.V. CABLES - TO BE DIVERTED
-  ACCESS TO BE GRUBBED UP AND DIVERTED AS SHOWN
-  S.A.M - GLASSHOUSE WOOD

OPPORTUNITIES:-

-  PRINCIPLE SITE ACCESS - ALL MODES
-  SUGGESTED HIGHWAY
-  PEDESTRIAN SITE ACCESS
-  POTENTIAL NEW FOOTPATHS
-  POTENTIAL PEDESTRIAN CROSSING
-  ZONE FOR ACOUSTIC MITIGATION
-  ANTICIPATED NDA = 5.92ha (14.63acres)
ANTICIPATED NUMBERS @ 32 D.P.H. = 190 APPROXIMATE DWELLINGS
-  PROPOSED GREEN INFRASTRUCTURE ON-SITE INCLUDING: PUBLIC OPEN SPACE; NATURAL/SEMI-NATURAL SPACE; SuDS; PLAY PROVISION
-  POTENTIAL TREE BUFFER TO PROTECT SETTING OF TRAINING CENTRE
-  SW ATTENUATION: INDICATIVE LOCATIONS SHOWN OF BALANCING PONDS AND SWALES

4.0 DEVELOPMENT PROPOSALS

4.1 Opportunities

The previous chapter appraised the key features of the Site and identified all constraints, with the Constraints and Opportunities Plan shown on the previous spread correlating these constraints. As a result, there are a number of key opportunities which will help to shape any development proposal, the principles of which are summarised below:

- Aim to achieve an overall net development density of between 30-32 dwellings per hectare (net) ensuring efficient land-use. Such a density will be appropriate to the local context, promote “good design” and suit the unusual elongated shape of the Site;
- Proposed development façades should address all retained perimeter hedgerows and inter-field boundaries thus ensuring that all existing retained green infrastructure becomes inclusive parts of the development;
- Development façades should stand-off Woodside Centre buildings as appropriate. Where proposed rear amenity backs onto the Centre, then introduce tree belt screening;
- A high quantum of green infrastructure should be accommodated along the northern boundary and at the northwestern corner of the Site in which to accommodate required biodiversity offsetting area and SuDS features as well as public open space. Accommodate designated children’s play space within the development at the quantum determined by the Council;
- Development should face towards Glasshouse Lane and have a dual façade adjacent the proposed site access;
- Development should side onto the secondary access/drive to Woodside Centre, alongside pedestrian linkage and emergency vehicular linkage;
- A landscaped bund and/or acoustic fencing should be positioned along the southern edge of the NDA at the boundary of Glasshouse Wood. Development should be orientated so as to ensure that noise levels within private rear amenity does not exceed 55-60dB(A);
- There are opportunities to create key blocks forming a ‘development gateway’ at the entrance to the Site, and at other key nodes on-site along the main access road. A continually blocked, street structure should be accommodated either side of this access road, which shall meander throughout the development;
- Building heights should be restricted to 2 storey, with occasional dwellings having room-in-roof accommodation. The inclusion of bungalows should be considered;
- Buildings should be encouraged to ‘turn the corner’ and have a dual aspect where streets meet;
- On-street parking should be defined so as to not impair traffic movement.

There are no significant physical, environmental or technical constraints to the Site and it is available and capable of delivery to help meet the Districts future housing needs.

4.2 Development Proposals

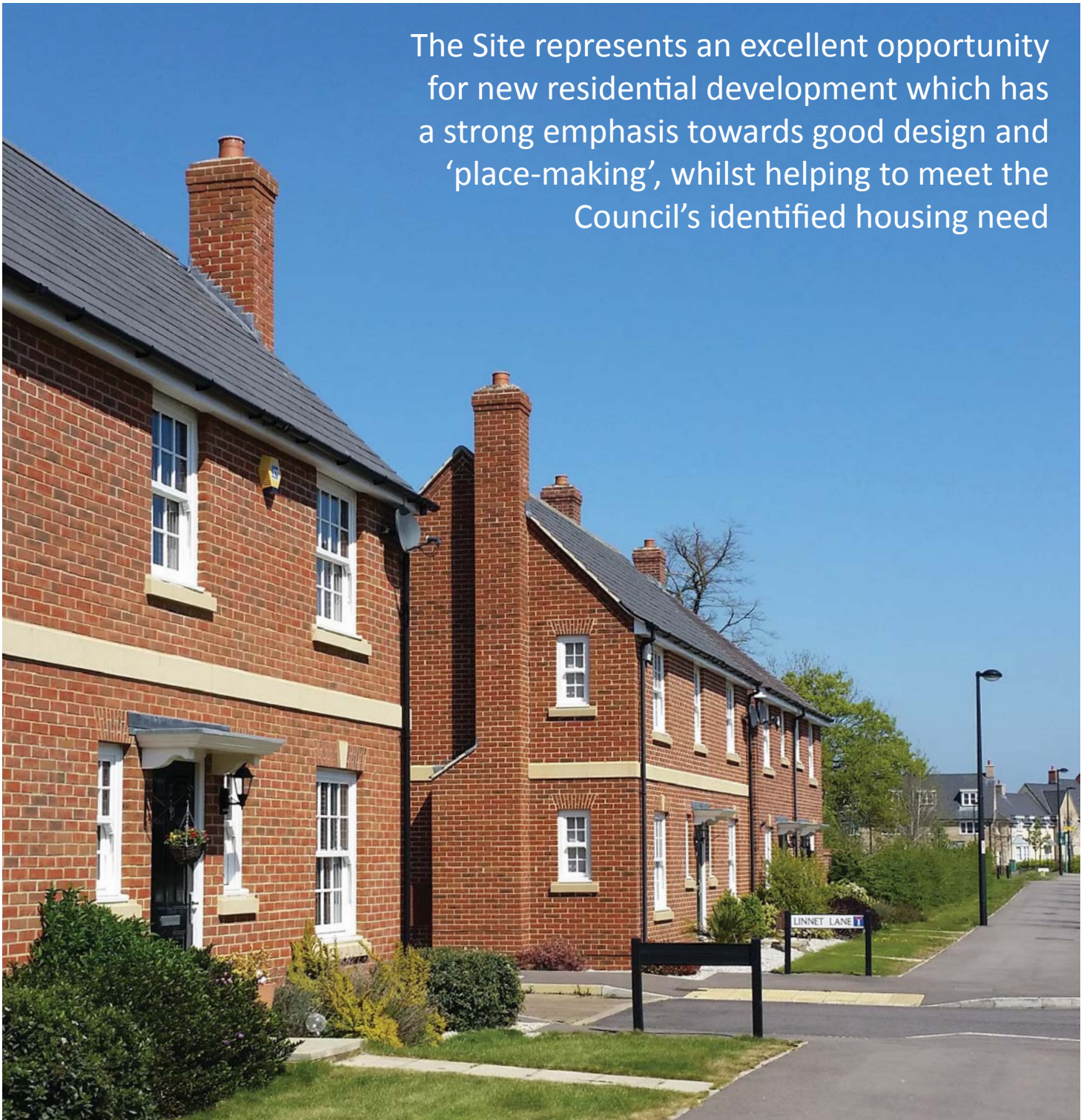
The following spread indicates a proposal which is an illustrative representation of residential development taking into account all of the key features appraised and the associated constraints, whilst suitably accommodating the key opportunities previously identified. The proposal illustrates residential development with a maximum capacity of 190 dwellings with an indicative net developable area of 5.92 hectares (equal to 14.63 acres). This equates to a development density of approximately 32 dwellings per hectare. This density is considered appropriate as it will contribute towards the Council’s housing numbers and provide a wide range of accommodation types satisfying local housing need. The configuration of dwelling blocks can be planned in such a way to reflect the local vernacular, thus ensuring that the development integrates into both the immediate and local context.

The proposals have been underpinned by the following key design principles:

- A well-structured housing layout can be delivered which successfully utilises the natural features of the Site and provides key character areas throughout, resulting in a positive ‘sense of place’;
- Two points of site access accommodating all modes can be facilitated from Glasshouse Lane. An on-site street network shall be developed in a looped arrangement facilitating the potential for an extended local bus service;
- Minor works will be undertaken to existing trees and hedgerows along Glasshouse Lane to enable construction of these site access points and the required level of visibility;
- Tree/hedgerow retention upon the Site will be maximised wherever possible, and further enhanced through new planting. The planned development facade will address all green infrastructure, ensuring that all retained trees and hedgerows positively contribute to the scheme design, provide positive features in that they are functional and form ‘social’ spaces, whilst aiding integration of the development within the surrounding context;
- Provision of publicly accessible open space to aid the health and welfare needs of the future occupants of the development. A large proportion of this provision will be located parallel to the A46 embankment to the south and east. This open space will accommodate the stand-off required to mitigate traffic noise;
- Further areas of publicly accessible open space can be accommodated along the northern boundary where a green corridor can be facilitated parallel to the watercourse.

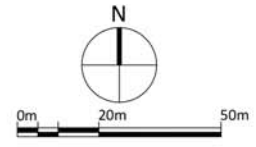
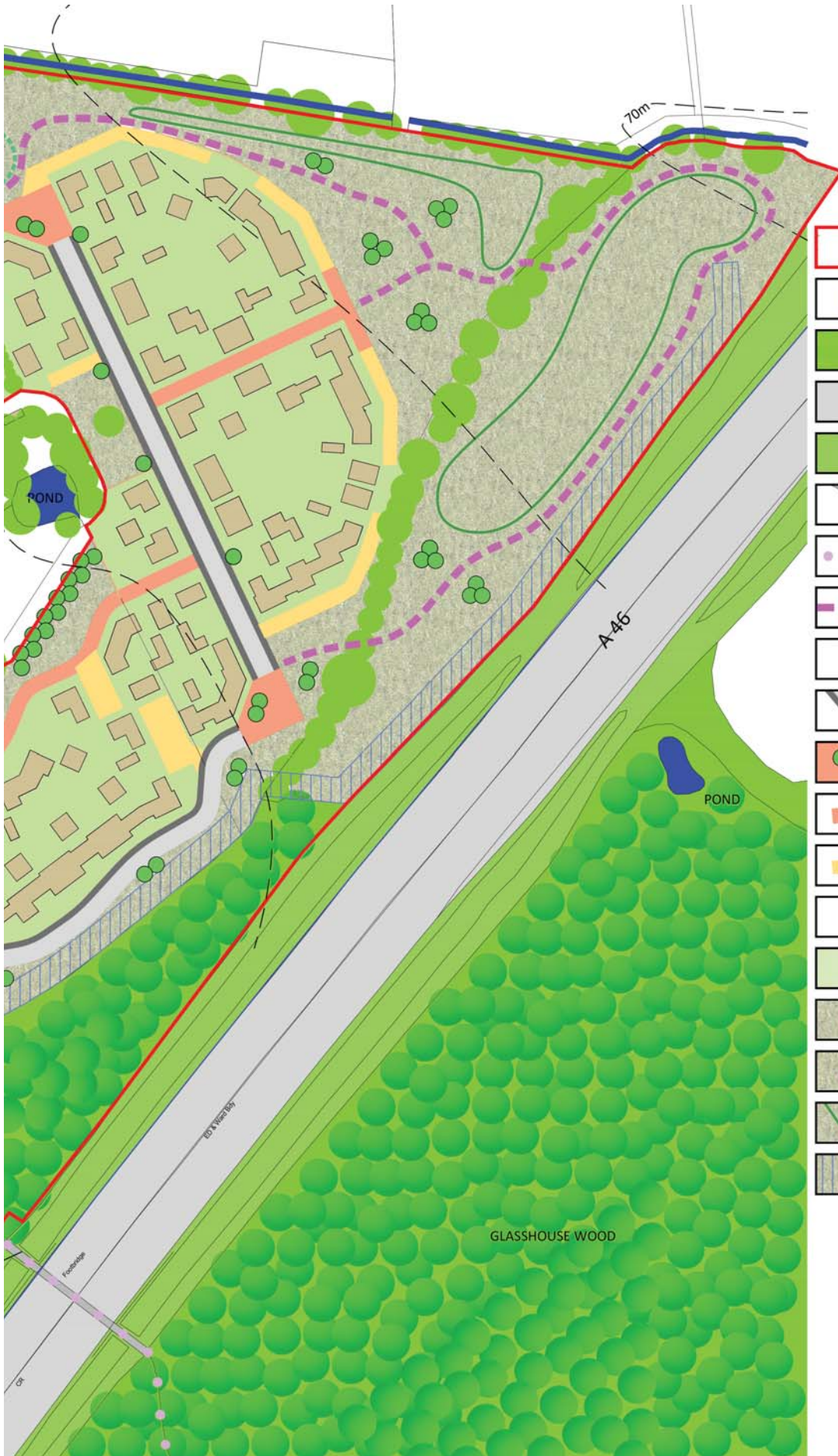
- An easy-to-read hierarchy of primary and secondary movement corridors are proposed to maximise connectivity and aid permeability. Streets shall be faced by development resulting in a visually strong street scene;
- Provision of Sustainable Drainage Systems (SuDS) to ensure that the impact of development upon the local surface water drainage network can provide a betterment to existing greenfield run-off rates;
- Affordable housing will be provided on the Site. This affordable housing will be negotiated with the Council and provided at an appropriate level in line with the current and emerging policy requirement on a split tenure basis;
- Financial contributions, where justified, will be provided as part of the S106 agreement to enhance local infrastructure. Contributions could potentially be made towards:
 - Educational facilities
 - Health facilities
 - Leisure and green infrastructure
 - Highway / public transport improvements.

The Site represents an excellent opportunity for new residential development which has a strong emphasis towards good design and ‘place-making’, whilst helping to meet the Council’s identified housing need











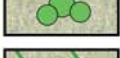





Illustrative Development Proposal



LEGEND:

-  SITE BOUNDARY
GROSS AREA = 12.54ha (30.99acres)
-  EXISTING BUILT FORM
-  EXISTING WOODLAND TREES AND HEDGEROWS ON/ADJACENT SITE - SUBJECT TO SITE SURVEY
-  HIGHWAY NETWORK ADJACENT SITE
-  GRASSED/PLANTED HIGHWAY VERGE
-  FOOTPATH NETWORK ADJACENT SITE
-  EXISTING PUBLIC RIGHT OF WAY
-  POTENTIAL NEW FOOTPATH
-  POSSIBLE LOCATION OF NEW PEDESTRIAN CROSSING
-  PRINCIPLE STREET AND FOOTWAY
-  POSSIBLE FEATURE NODE EG: SQUARE TO CREATE PLACES AND SPACES
-  SHARED SURFACE STREET
-  PRIVATE DRIVE/MEWS COURT
-  DWELLING FOOTPRINT
-  DEVELOPMENT AREA
-  OPEN SPACE PROVISION: POTENTIAL PLAY SPACE HIGHLIGHTED
-  INDICATIVE TREE PLANTING: SCREEN PLANTING, PLOT PLANTING
-  SURFACE WATER ATTENUATION FEATURES: PONDS/BASINS/SWALES
-  ZONE FOR ACOUSTIC MITIGATION

5.0 CONCLUSIONS

The development proposal should be influenced by the rich and established character of the town of Kenilworth.

Equally, it should also aim to establish its own recognisable identity, create a place where people can be proud to live, and provide a varied mix of accommodation types to satisfy identified local housing need.



The Site at Woodside Management and Training Centre to the east of Glasshouse Lane, Kenilworth has been robustly assessed in terms of planning, environmental and physical context and it has been demonstrated that the Site is suitable to accommodate future housing development to meet the identified needs of the Council.

The analysis of the Site and the illustrative proposal presented within this document, demonstrates how a well designed, high quality development can be achieved to respond to the unique context of the Site. The Site has capacity to accommodate up to a maximum of 190 dwellings. The following headline points are concluded as such:

- The Site is located within a sustainable settlement and is a suitable location for new housing;
- The Site should be regarded as being suitable for future housing development without having a detrimental visual impact on the neighbouring urban environment or the wider landscape;
- The Site has “limited” overall contribution to the purpose of the Green Belt. It has been demonstrated that the Site has the ability to accommodate development without encroaching into the wider Green Belt;

- The Site is well located for an excellent range of local facilities and services, the vast majority of which are located within a 800m distance;
- The Site benefits from good local and strategic road connections and has good access to public transport. Proposed access points and the on-site street network can facilitate an extended local bus service;
- There is an identified need to deliver new housing to meet the needs of the Council. This Site will help to address that need, offer a wide range of accommodation types satisfying local demand, and deliver the required number of affordable housing units;
- Surface water run-off rate from the development will be controlled offering a betterment over the existing greenfield run-off;
- The development has the potential for creating additional surface water storage to help prevent pluvial flooding occurring along the southern and north eastern boundaries.

The Site is readily available and suitable for development and is therefore deliverable. It would make a sustainable and appropriate opportunity for new housing to meet the identified needs of the District.



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