



A vision for new homes in Kenilworth

Hello. We'd like to introduce ourselves. Catesby Estates plc has been promoting land for new housing to the south of Crew Lane (between Kenilworth and the A46) through the Warwick District Council Local Plan, which was formally adopted in September 2017.

The land forms part of a wider allocation on the eastern edge of Kenilworth which will deliver a range of much needed new homes, new primary school, improvements to the road network, a local centre, new open space, and a site for the relocation and expansion of Kenilworth School and Sixth Form.

We are committed to bringing forward sustainable residential developments that enhance the area in which they are located. We have put together initial plans for this first phase of new development, highlighting the housing layout, landscaping and access to new homes.

Catesby Estates works hard to ensure local stakeholders see these developments as a positive part of their community. Your views are important to us, and will help shape our proposals before we submit our planning application.

Our technical teams have been reviewing all aspects of the site, from ecology and archaeology to highways and drainage, to ensure that the design takes into account the existing aspects of the site. This plan shows how we would set out the new homes, tailored to fit the character of the local area and surrounding landscape.

There would be up to 690 new homes across a range of sizes and styles, including 40% affordable housing to enable more young Kenilworth families and first-time buyers struggling to get onto the housing ladder find a home within their financial means.

Please join us for a cup of coffee to view our plans and talk to our team:

Tuesday 6 February between **4pm** and **8pm**

Kenilworth Wardens Community Sports Club, Glasshouse Park, Glasshouse Ln, Kenilworth, CV8 2AL

There will be plenty of free parking available.



Highways and access

The proposed layout includes a new access from Glasshouse Lane, which will link through the site to a new junction on Crew Lane. Improvements to the current Woodside Training Centre access on Glasshouse Lane are also proposed. Pedestrian and cycle links would connect the site with the existing facilities in Kenilworth. Together with Warwickshire Highways, we are also looking at how road safety along Glasshouse Lane and Crewe Lane can be improved, alongside assessing local junctions to understand what improvements could be required.

Drainage

We have planned a scheme to ensure that surface (rain) water is managed on-site, held back during periods of heavy rain in basins before being slowly released into the watercourse. These basins also offer benefits for wildlife and will be incorporated into green space.

Open space and play

Our proposals will provide a range of public open spaces and play areas. Existing hedgerows and trees will be supplemented with landscape buffers to retain rural character as well as providing a haven for local wildlife

What happens next?

Following our public consultation event, we will use comments received to shape our final plans for submission as an outline planning application to Warwick District Council later this spring.

Keep updated on progress via our website – www.catesby-kenilworth.co.uk or call us on **0800 148 8911**.