



Thank you for your comments

We wanted to update you on our proposals for new homes and community facilities on land east of Kenilworth (Crewe Garden Farm, Land around Woodside Hotel & Conference Centre). Following on from our public consultation in February, we have carefully reviewed all the comments that residents, councillors and businesses made and tried to address these where we can in our final proposals. An outline planning application will now be submitted to Warwick District Council for determination.

Changes we have made:



We've reduced the maximum number of proposed homes from 690 to 640.



We've sought to enhance the community provision on the scheme to ensure that we reflect the needs of the new and existing residents.



Our proposed development now includes a new community hall which can be used by local groups for meetings and events, alongside allotments for new and existing residents towards the southern end of the site, close to existing properties.



Traffic concerns have been addressed and we have looked at improvements to the local highway network and public transport provision. As part of this we have simplified the entrance arrangements to the site along Glasshouse Lane. There is more information about this overleaf.

Next steps

Once the application is submitted, Warwick District Council will consult on it. You can find out more by visiting our website at:

catesby-kenilworth.co.uk

or, when submitted:

warwickdc.gov.uk/planning

Any questions?

Call us on - **0800 148 8911**



Other changes include:



Highways and transport

- Only one new roundabout entrance/exit on Glasshouse Lane to serve new homes.
- New signalisation to reduce queuing and improve the flow of traffic at St John's Gyratory.
- Site to benefit from two bus services – diverted X18 service from Coventry to Stratford-upon-Avon and a new Town Centre Shuttle service.
- Financial contributions towards the strategic highway and public transport improvements identified to support the delivery of the Local Plan allocations east of Kenilworth, including signalisation of the A452/A46 Thickthorn junction.



Community facilities

- New footways and cycleways around and through the scheme providing improved links to the relocated secondary school and town centre.
- Financial contributions to wider infrastructure and community needs identified by Warwick District Council and Warwickshire County Council, such as schools, libraries, healthcare and sports facilities.

The development still includes:

Wide mix of new homes

A wide range of properties from 1-bedroom to 5-bedroom homes, catering for first time buyers, downsizers and growing families.

40% of the homes will be affordable housing for rent and shared ownership evenly spread around the site.

Important habitats and features

Our plans retain and enhance existing hedgerows and incorporate storage ponds to manage surface water. We are also protecting the orchard, spinney and ancient woodlands and the scheduled ancient monument within the site.

The proposals also include significant landscape planting and creation of new habitats.