

Land East of Kenilworth

Crewe Garden Farm, Land around Woodside
Hotel & Conference Centre

Welcome

Thank you for taking the time to meet the team to discuss our proposals to deliver new homes on land east of Kenilworth. Your feedback will help us further shape our plans.

Catesby Estates plc are preparing an outline planning application for the land south of Crewe Lane. This land is allocated for development in the Warwick District Council Local Plan, which was adopted in September 2017, to deliver new homes as part of a wider allocation along the eastern edge of Kenilworth. It is also identified in the emerging Neighbourhood Plan and will be the subject of a Development Brief, prepared by Warwick District Council, to guide development across the entire allocation.

Part of this process is also understanding, from a community point of view, what needs to be delivered alongside these new homes to ensure a high quality development for new and existing residents.

Our team are here to help talk you through the design process which has led to the creation of our draft Masterplan, as well as discuss any comments you may have.



www.catesby-kenilworth.co.uk

Catesby Estates plc

part of Urban&Civic

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About today

We've been undertaking a range of surveys onsite and in the surrounding area to understand how best to bring forward the development in a planned and thoughtful way. This has included looking at:

- Archaeology and heritage assets
- Drainage
- Ecology
- Highways
- Utilities
- Landscaping
- Topography
- Parking standards
- Local services

This has led to the creation of an illustrative masterplan which shows how the new homes and supporting infrastructure could be set out.

Members of the team will be happy to talk you through the scheme and answer any questions you might have. As this site has been allocated in Warwick District Council's Local Plan, these proposals aim to show how the development could be accommodated on the site – rather than the principle of development on the land itself.

We'd like to know:

- What you think about the illustrative layout
- What the new and existing residents may need
- Any ideas or comments you'd like to share with us

Please have a chat to members of the team and let us know what you think.

What happens next?

We'll take this feedback and incorporate it into our application where we can. We are aiming to submit an application to Warwick District Council in spring 2018 after which the council will then determine the application.

Should the application be approved, the next stage will be to work with local and national housebuilders to develop detailed proposals for the site.

You can find out more via our website – www.catesby-kenilworth.co.uk - or call us on **0800 148 8911**.



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About Catesby Estates plc

Catesby Estates plc established in 1996 is a strategic land promotion & infrastructure business, working closely with housebuilders, councils, local residents and other stakeholder groups to deliver new high quality homes on developments that are seen as a positive part of the local community.

The pressure on the housing market is significant with the demand for homes outstripping supply. An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

For many first time buyers and young people, house prices are out of reach, with ever increasing deposits and monthly payments reducing the number of owner occupiers. This is why the average level of affordable housing across all our sites currently stands at 37%.

Catesby Estates plc are part of Urban&Civic plc, the leading master development business in the UK.

Find out more about Catesby Estates plc visit: www.catesbyestates.co.uk



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