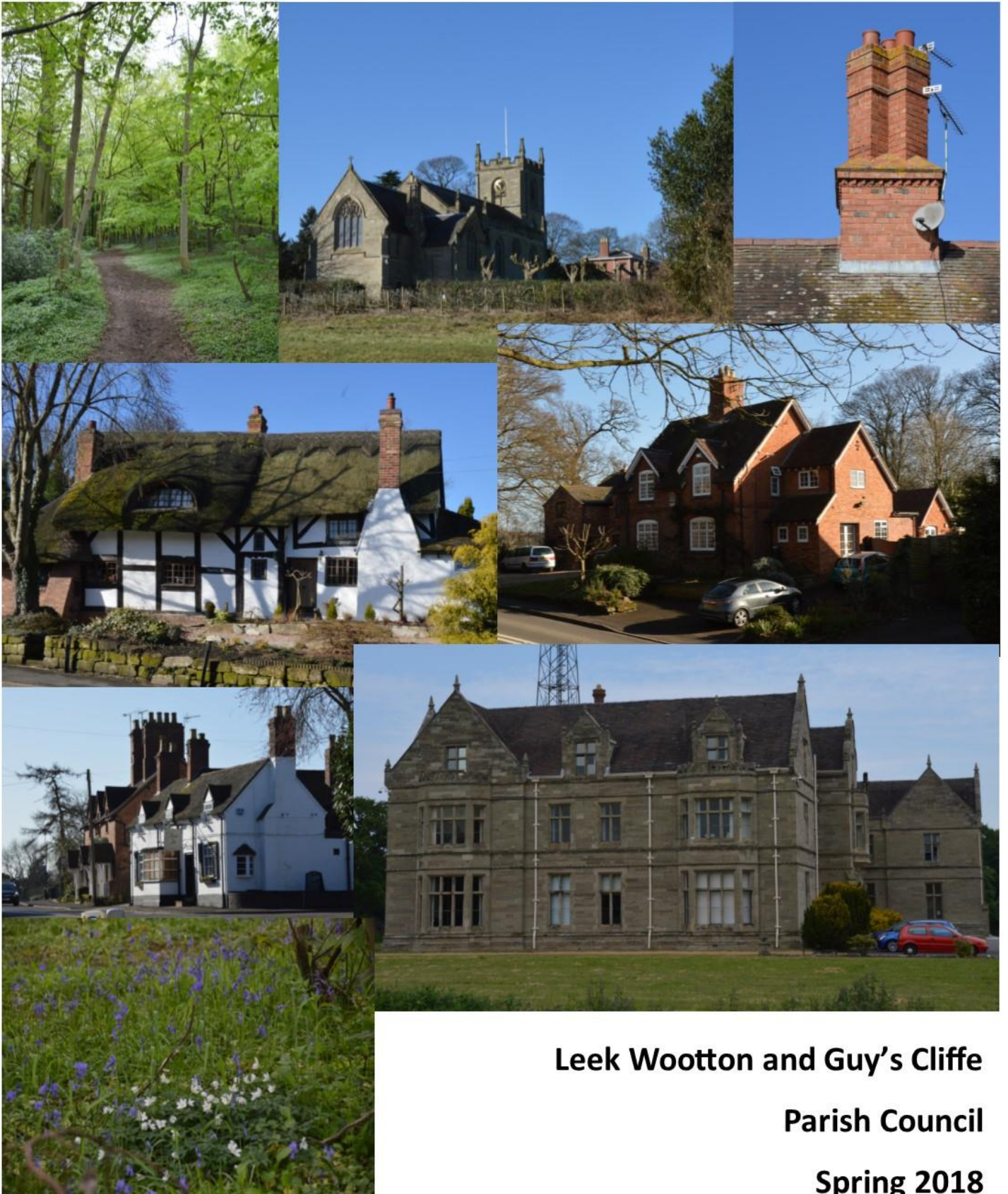


**Leek Wootton and Guy's Cliffe
Neighbourhood Development Plan
2018—2029**



**Leek Wootton and Guy's Cliffe
Parish Council
Spring 2018**

It is a village, which does its best to retain its own identity and as much self sufficiency as it can muster, despite the proximity of Kenilworth and Warwick.”

(Warwickshire and Worcestershire Life, January 1986)

ACKNOWLEDGEMENTS

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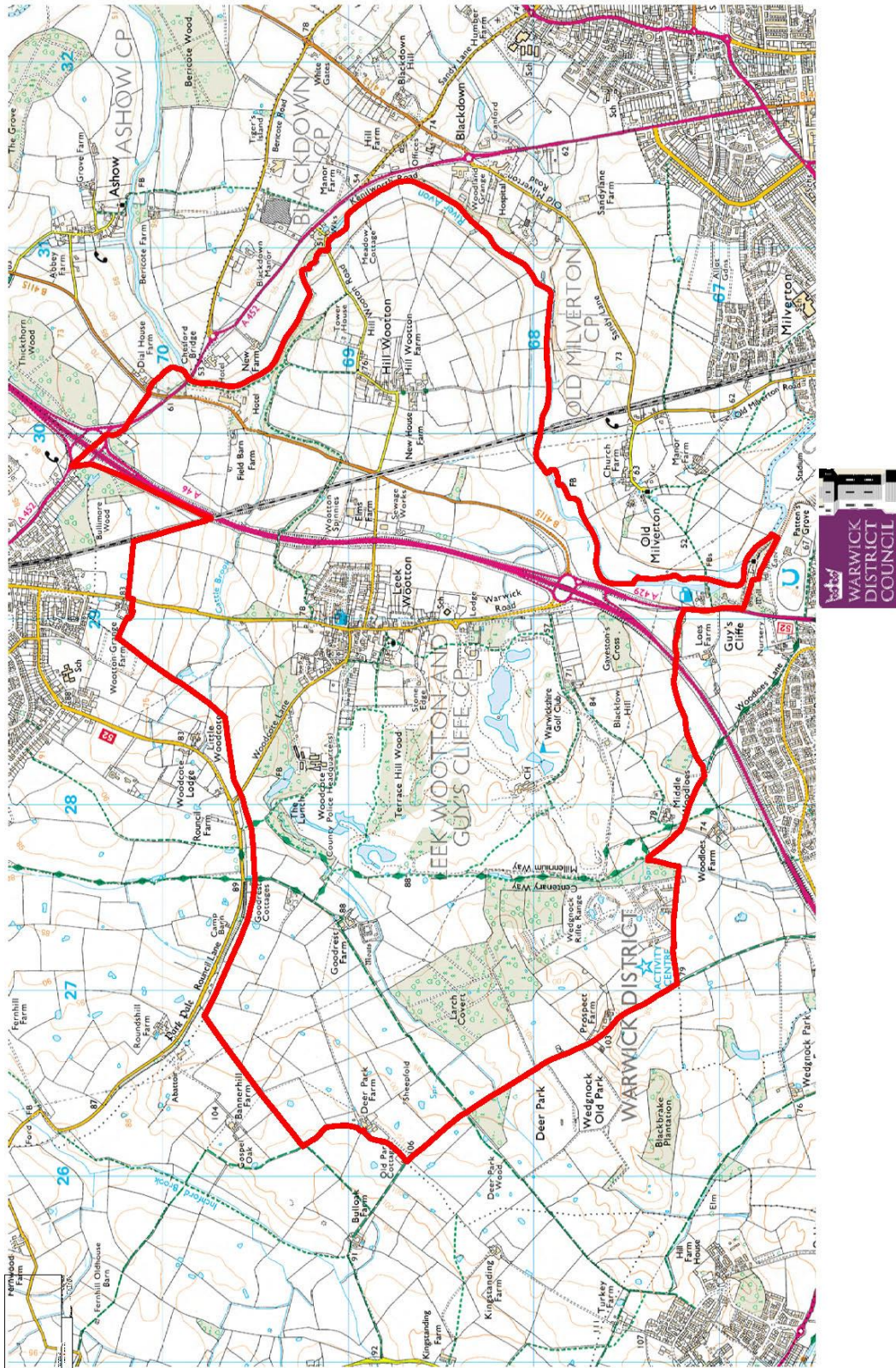
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N.B. References to 'Leek Wootton' should be taken to refer to the Designated Neighbourhood Plan Area within the Parish of Leek Wootton & Guy's Cliffe, unless there is a specific reference to a particular part, e.g. Hill Wootton, Guy's Cliffe or the village of Leek Wootton.

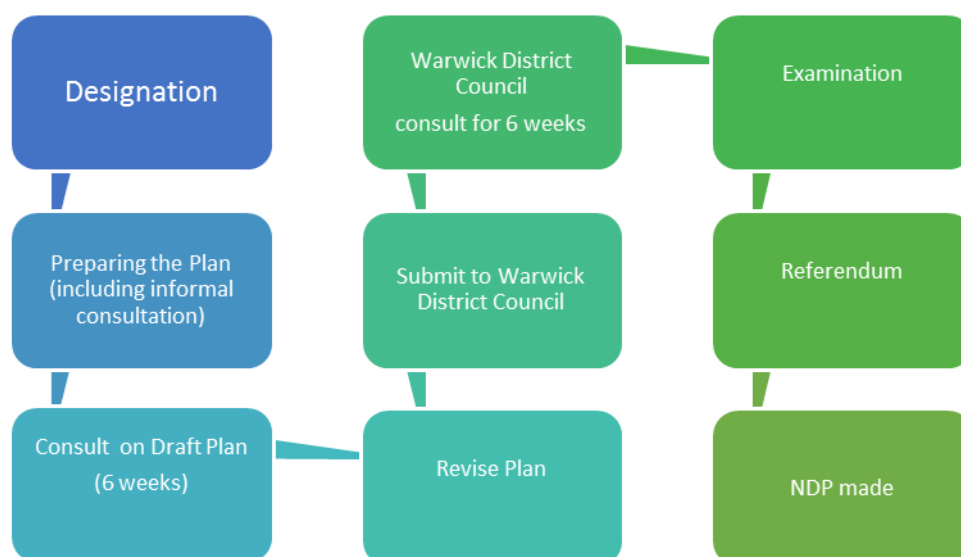
1.0 Introduction and Background

Map 1 Leek Wootton and Guy's Cliffe Designated Neighbourhood Plan Area
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



- 1.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The Warwick District Local Plan and the Leek Wootton and Guy's Cliffe Neighbourhood Plan (once made) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations.
- 1.2 The steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below.

Figure 1 Neighbourhood Plan Process



- 1.3 The designated area for the Leek Wootton and Guy's Cliffe Neighbourhood Plan was approved by Warwick District Council on 5 November 2014. This is shown on Map 1.
- 1.4 A steering group of local residents and parish councillors was set up in 2014 to lead the preparation of the Draft NDP. The policies in the Draft Plan were informed by a lengthy and wide ranging, informal public consultation process, and ongoing discussions and liaison with relevant local bodies, including: Warwick District Council in relation to the emerging new Warwick Local Plan 2011 – 2029, and representatives of the Warwickshire Police Authority and their professional advisors (Place Partnership) in relation to the site at Woodcote. Further information about the informal consultation process on the emerging Draft NDP is set out in the Consultation Statement.
- 1.5 In the autumn of 2015, further background work by consultants AECOM was commissioned by the Parish Council to consider potential capacity, layouts and design principles in relation to the proposed housing sites in the emerging Local Plan. The study was used to inform the NDP's planning policies for the identified sites. The scope of the study was extended following the announcement of a proposed timescale for vacating the Police Headquarters by

Warwickshire Police. The future use of this significant historic site on the edge of the village of Leek Wootton presents a major opportunity for the NDP to influence the type, scale, design and layout of future development proposals through planning and design policies. The final report is available on the Neighbourhood Plan website and was used as part of the evidence base to inform the relevant sections of the Draft Plan.

- 1.6 The Draft NDP was published for 6 weeks formal (“Regulation 14”) public consultation from Friday 9th September 2016 until 5pm Friday 21st October 2016. Copies of the Plan and supporting documents were placed on the neighbourhood plan pages of the Parish Council website www.leekwootton.org.uk/neighbourhood-plan. The consultation process was publicised to consultation bodies and stakeholder groups, local businesses, and residents by email, a notice on the Parish Council’s website and by using local publications. Representations were invited using a response form by email or in writing to the Parish Clerk. The responses, together with, where appropriate, the Parish Council’s consideration and recommendations for changes, are set out in the Consultation Statement.
- 1.7 The NDP was submitted to Warwick District Council on 31st July 2017. Warwick District Council published the Submission version of the NDP for a further 6 weeks consultation until Friday 13th October 2017.
- 1.8 An independent examiner was appointed and the NDP then proceeded to an Examination process during December 2017 and January 2018. The Examiner’s report was published on 15th January 2018 and recommended that, subject to a series of modifications set out in the report, the NDP met all the necessary legal requirements and should proceed to referendum¹. If there is a yes vote at the referendum, then the Plan will be made by the District Council and used to determine planning applications alongside the Warwick District Local Plan and the National Planning Policy Framework (NPPF).

Strategic Environmental Assessment

- 1.9 In line with European legislation, there is a requirement for the Plan to be subjected to a Strategic Environmental Assessment Screening Process which will determine whether a full Strategic Environmental Assessment is required. This process is iterative and may lead to amendments in the Plan as it is prepared to help ensure that any adverse environmental effects resulting from policies and proposals in the Plan are minimised. The Screening Assessment was undertaken on the emerging NDP by Warwick District Council, and the Environment Agency, Historic England and Natural England were consulted to determine whether a full SEA is required. The consultation bodies confirmed that a full SEA was not required.
- 1.10 The Environmental Assessment is very important in the case of Leek Wootton for two reasons:
- The settled areas are surrounded by Green Belt and, indeed, the settlement area of Hill Wootton is still washed over by the Green Belt. The environmental analysis conducted by Warwick District Council as part of the Local Plan preparation indicated that sites originally considered for development were ruled out on the basis of high landscape value. We need to preserve this as part of our buffer against the surrounding towns.

¹ https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans/961/leek_wootton_and_guys_cliffe

- Warwick District Council reduced the number of proposed dwellings on the Police Headquarters site on the basis of the proximity to the listed manor house after informal discussions with Historic England (formerly English Heritage). Historic England might pursue this further, but it will also be important in the context of any future development of the rest of the office and workshop complex.

2.0 Planning Policy Context

- 2.1 The Parish of Leek Wootton and Guy's Cliffe is located in the local authority area of Warwick District Council. Warwick District Local Plan 2011 – 2029 was adopted in September 2017². It is the overarching local policy document for the district and will guide the area's development until 2029.
- 2.2 The Warwick District Council Local Plan 2011 - 2029 provides a very clear spatial context for development in the Plan area. The submitted neighbourhood plan was being prepared as the Local Plan was emerging. The Local Plan was adopted around the time that the neighbourhood plan was submitted.
- 2.3 Within this broader context the Plan area lies in the West Midlands Green Belt. Policy DS18 defines its boundaries and applies national policy within the Green Belt. Hill Wootton is washed over by the Green Belt. Leek Wootton is identified as a Growth Village (Policy H10) and Hill Wootton as an Infill village (Policy H11). The need to preserve the openness of the Green Belt as a buffer between the parish and surrounding towns is a particularly important aspect of the Local Plan and the Neighbourhood Plan.
- 2.4 Policy DS11 Allocated Housing Sites identifies two sites allocated for housing development in Leek Wootton which are shown on the Policies Map:
- H37 Leek Wootton – Car park east of The Hayes - 5 dwellings
 - DS22 Leek Wootton - Former Police HQ - 115 dwellings.
- 2.5 In addition to the planning policy constraints placed upon the NDP in terms of the parish's location within the Green Belt, the village of Leek Wootton has a Conservation Area focussed around the historic core of the village, and there are 39 statutory Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Parish of Leek Wootton and Guy's Cliffe³, including Grade II* Chapel of St Mary Magdalene at Guy's Cliffe. There are opportunities for the Plan in terms of setting the local planning framework for the proposed redevelopment of the former Warwickshire Police Headquarters at Woodcote linked to protection and enhancement of the nearby area of woodland known as The Lunch.
- 2.6 National planning policy is set out in the NPPF⁴ published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.
- 2.7 Neighbourhood planning is addressed in paragraphs 183-185:
- 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

² https://www.warwickdc.gov.uk/info/20410/local_plan

³ <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

⁴ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

- 2.8 Planning Practice Guidance⁵ provides additional guidance on the application and implementation of the Framework's approach.
- 2.9 Neighbourhood Plans have to be in general conformity with strategic local planning policies and have regard to national planning policies, and it is therefore important that as the Plan has been prepared, the emerging policies have been written to reflect this higher level planning framework.

⁵ <https://www.gov.uk/government/collections/planning-practice-guidance>

3.0 A Portrait of the Parish of Leek Wootton and Guy's Cliffe



The Anchor Inn

- 3.1 The Parish of Leek Wootton and Guy's Cliffe includes the 'estate' village of Leek Wootton and the communities of Hill Wootton (a former farming hamlet), Chesford Grange, the previously separate Parish of Guy's Cliffe, North Woodloes and several outlying properties. The boundary of the parish extends from the River Avon in the east to the outskirts of Warwick and Kenilworth to south and north and the Wedgenock and Goodrest areas to the west. The parish extends across some 1100 hectares and covers an extensive rural area, which incorporates various outlying agricultural and ex-agricultural developments.
- 3.2 The village of Leek Wootton is the main settlement in the parish and is located about 2.5 miles to the south of Kenilworth. There are a good range of public services and facilities, including a primary school, Village Hall, place of worship and a public house. The village has good accessibility to public transport with buses running broadly hourly and with a 15 minute travel time to Warwick.
- 3.3 The 2015 Electoral Register shows a total of 392 dwellings within the parish. In 2011 the population of the then parish was 1017⁶. The parish has an older population profile than Warwick District as a whole and England, with 19.8% aged over 65 years compared to 16.7% in Warwick District and 16.4% in England, and a higher proportion of residents who are economically active (75.2% compared to 64.8% and 62.1% respectively). This 'Age Profile' analysis derived from the 2011 Census is very telling. It not only confirms that the population is on average older than Warwick District as a whole, but that over the last ten years, there has been a distinct upward trend in the ageing process. Between 2001 and 2011 the under 45's age groups fell by 5.1% whereas the population of over 45's grew by 5.3%. In 2011 more than 56% of the population was over the age of 45 years. Continued ageing over the next ten years will obviously change the profile of the parish and the demands upon services and infrastructure.

⁶ See Neighbourhood Statistics
<http://www.neighbourhood.statistics.gov.uk/>

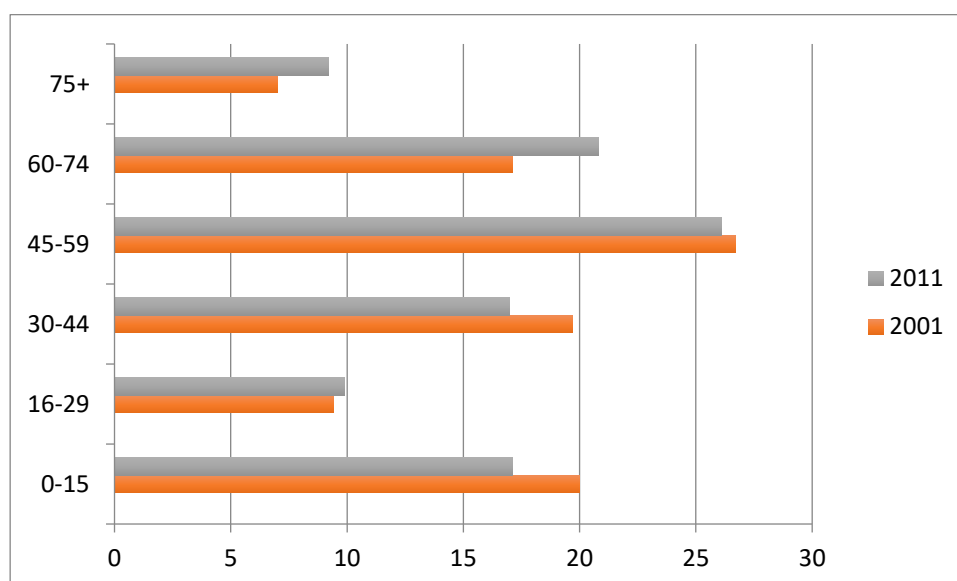


Figure 2 Age Profile, Leek Wootton and Guy's Cliffe Parish 2001 - 2011

- 3.4 The parish is relatively prosperous and has a proportionately higher number of residents with professional occupations than district and national averages. 19.6% of 16-74 year olds are Managers, Directors and Senior Officials compared to 12.8% in Warwick District and 10.9% in England.
- 3.5 In terms of tenure, a very high proportion of households live in owned outright accommodation (51.0% compared to 32.6% in Warwick District and 30.6% in England). A slightly higher proportion have a mortgage; 36.3% compared to 34% in the District and 32.8% in England. A relatively few households live in social rented housing from the local authority (3.2% compared to 9.1% in Warwick District and 9.4% in England) and only 6.6% rent privately compared to 16.7% in Warwick District and 15.4% in England.
- 3.6 Within the parish there are a number of businesses, generally in the leisure sector, including The Chesford Grange Hotel (QH) with conference and function facilities and a leisure suite; The Saxon Mill, a large and popular restaurant/public house with conference and function facilities; The Warwickshire Golf and Country Club with a number of golf courses and the club house providing conference, exhibition and function facilities. There is also a separate leisure centre including a 56-bedroom hotel.
- 3.7 To the north of the village there is an extensive area of woodland known as 'The Lunch'. It is currently part of the Woodcote Estate. It has not been actively managed since 1948. It would benefit from the introduction of a woodland management plan.
- 3.8 Part of the site is now a local wildlife site. Its future role and maintenance regime will be addressed in the emerging master plan for the former Police HQ.
- 3.9 The Lunch area may provide opportunities for woodland management as part of future engagement with education facilities in the local area. This could restore public access and provide wider access to the Jubilee Walk footpath network.

- 3.10 The Lunch contributes to the openness of the Green Belt. It provides a natural buffer between Leek Wootton and Kenilworth.
- 3.11 On the northern edge of Leek Wootton there is a substantial caravan and mobile home business (Broad Lane Leisure) with both van and outdoor accessory sales and maintenance facilities. Towards the south western edge of the parish is an outdoor activity centre (Adventure Sports) offering a wide range of outdoor adventure pursuits and in the heart of the parish a private equestrian centre.
- 3.12 Currently, the Warwickshire Police Authority occupies all of the Woodcote property, although there are plans for this to be vacated by early 2018.
- 3.13 The Parish Church of All Saints sits high on the western side of Warwick Road towards the south end of the village. A church has existed on this site since the 12th Century. The Medieval church was demolished in 1789 and the original building of the existing church was completed in 1790. It has been extended and altered over the ensuing years to create the building that exists today.



Parish Church of All Saints

- 3.14 There is a public house/restaurant (The Anchor Inn) in the heart of the village of Leek Wootton, a shop, which has been converted into a kitchen showroom and a 'well-being clinic'.
- 3.15 Close to the centre of the village of Leek Wootton is the War Memorial Recreation Ground of 2.5 hectares owned by locally appointed Trustees on behalf of the residents of the parish with a Village Hall, Sports Club and Children's Playground.
- 3.16 Most of the open area of the parish is farmed either by resident farmers or by contractors with both arable and pasture land for sheep and cattle grazing and livery.
- 3.17 All these businesses provide employment opportunities for a number of local residents although the majority of the working age population commute to their places of work outside of the parish in nearby towns and cities like Coventry and Birmingham and even to London.
- 3.18 There are numerous less obvious businesses operating from within residential properties in the parish, ranging from tradesmen through art studios and IT experts to other more specialised trades.

- 3.19 Finally, there is a primary school in Leek Wootton, which provides for parish children and the wider community as well as employment for a number of parish residents.
- 3.20 Leek Wootton and Guy's Cliffe is, as has been stated earlier, very much a rural parish, the majority of the area being agricultural in nature with both arable and animal grazing use of the land. There are therefore many miles of hedges separating the fields with the abundance of wildlife these contain. There is also a network of footpaths, including The Centenary Way, providing public access to the countryside.
- 3.21 A significant area to the western side of the parish is occupied by the golf courses of The Warwickshire, which whilst being extensively managed, still provide a semi-natural landscape for wildlife and the facility of public footpaths.
- 3.22 Much of the eastern boundary of the parish is formed by the River Avon, which provides riverside habitat for wildlife. Most of its length is not accessible to the public, but there are facilities at Guy's Cliffe to access the river and cross-over out of the parish to walk its banks and to fish.
- 3.23 Within the parish are two Locally Listed Historic Parks and Gardens. One is a Pinetum in the grounds of The Warwickshire planted by an original owner of Wootton Court (now The Hayes), which contains a wide range of trees and shrubs. The other is the grounds of Woodcote (the Police HQ), which contain the gardens of the house with lakes and woods. Running from the western part of the parish, via one of the golf courses and the Woodcote lakes, through the heart of the parish just to the north of Leek Wootton, is Cuttlebrook or Cattle Brook - a stream which finally flows into the River Avon close to Chesford Grange. Parts of this stream are accessible to the public and as a tributary of the Avon is a designated wildlife site.
- 3.24 To the south-eastern corner of the parish is Blacklow Hill a wooded area, which again provides a haven for wildlife and wonderful displays of snowdrops and bluebells at the appropriate seasons. The significant monument of Gaveston's Cross, where Piers Gaveston was brutally beheaded, is located here. This area is not readily accessible to the public as it is surrounded by farmland with no footpath.
- 3.25 The very western edge of the parish was, many centuries ago, part of the Deer Park to Warwick Castle although it is now largely farmed. On the eastern edge of this area is an extensively wooded area which contains, at least in part, the Adventure Sports facilities referred to earlier. Whilst the current use is unlikely to be conducive to wildlife habitat the area will still provide the natural habitat wildlife needs, even if somewhat disturbed by the activities taking place.

4.0 Key Planning Issues



Paddock land: Leek Wootton from the A46 bridge

- 4.1 The Neighbourhood Plan Steering Group on behalf of the Parish Council has identified the following key themes for the Neighbourhood Plan, based on the planning related issues arising in the Parish Plan (2009) and more recent activity and engagement in the emerging new Local Plan for Warwick District. Comments from the informal consultation on the emerging Draft Plan confirmed that local people continue to identify these same issues as key areas that the NDP should address.

1. Natural and Built Heritage Assets

“The Lunch” provides an exciting opportunity for a valued recreational and environmental resource on the doorstep of the village of Leek Wootton. The woodland area could be identified in the Plan as a protected local green space providing opportunities linked to education and training in woodland and countryside management. Proper and effective woodland management could also provide a source of fuel for sustainable community energy and schemes and / or related commercial activity such as production of wood chips, pellets, logs and charcoal.

Plan policies should also be prepared to ensure that developments are accompanied by high quality landscaping schemes, which are appropriate to the rural setting of the parish and which support local biodiversity objectives.

The neighbourhood area includes a number of built heritage assets including a Conservation Area and a number of listed buildings, as well as various non-statutory built heritage assets. The site at Woodcote presents a major opportunity for sensitive development on a brownfield site, which responds positively to the listed building and historic park and garden.

New housing and other development should be of a high quality design and of a suitable scale, height and massing to ensure new buildings respond well to their context and the village of Leek Wootton accommodates proposed growth in a sustainable way.

2. New Housing

Planning policies should be prepared to ensure that future housing proposals over the Plan period are suitable and appropriate in terms of size, type and tenure.

New housing should include a suitable range of units, which provide for local housing needs as identified in the recent parish Housing Needs Survey (2013), and the changing demographic profile of the parish. In particular, there is a need for smaller, more affordable units for single people, first time buyers and young families as well housing which is designed to meet the needs of older residents. The provision of apartments on suitable sites may be supported.

The Plan may include the identification of housing sites and appropriate mix of house types and sizes in line with the emerging Local Plan for Warwick.

3. Community Focal Point / Hub

There is a need to support improved community facilities within Leek Wootton and to ensure that in the future these are developed and improved to provide a focal point or hub for social activities within the village.

The recent investment in the children's play area should be complemented by other activity and development to strengthen the parish's identity as a rural community. Ideas included providing a planning policy framework which supports a changing role for existing facilities such as the Village Hall and Sports Club, for instance by providing space and opportunities for a community led shop / café / internet facility.

4. Accessibility

There is a need to ensure local people have good access to the surrounding countryside, neighbouring towns and local facilities such as the School, Village Hall and Sports Club, to support health and well-being and reduce reliance on the private car. The Plan should identify a network of "green routes" for enhancement for walking and cycling and provide a basis for opening discussions up with landowners to improve access to, for instance, Gaveston Cross and neighbouring Kenilworth. Ideas include investigating the acquisition of part of the field to the north of the War Memorial Recreation Ground to provide a possible off road cycle track and enhanced playing pitch provision.

The Plan should also identify a site for improved parking to alleviate current problems.

Plan policies should be prepared to require developer contributions to address issues of drainage, flooding etc.

5. Village school

Plan policies should support the expansion of the School to help ensure that there is sufficient provision for children who live in the parish.

6. Employment

There may be a need to support home working and broadband as part of a positive planning framework for small businesses, appropriate to the rural area and Green Belt constraints.

5.0 Vision and Objectives



Woodland trail from Leek Wootton towards Hill Wootton

Vision

In 2029 Leek Wootton and Guys Cliffe Parish will continue to be a thriving, rural neighbourhood set within the Green Belt. It will be a sustainable community which provides decent homes for all its residents whilst maintaining its vitality and intrinsic character. The Neighbourhood Plan will have ensured that any development improves and is sympathetic to the environment, landscape, look and feel of the area.

The Neighbourhood Plan will provide enhanced educational and training opportunities for its residents alongside sporting and recreational activities and will welcome businesses that fit within its ethos. The community will also continue to seek improvements to vehicle, pedestrian and cycle safety.

Leek Wootton and Guys Cliffe Parish shares the Local Plan vision of wanting to be a great place to live, work and visit.

Objectives

Objective 1 Natural Environment - To ensure the natural environment is both protected and enhanced to provide a sustainable future for this community within a rural setting.

This will be done through:

- Improving public access to open spaces within the neighbourhood for a variety of purposes;
- Minimising the impact of development on local green spaces and landscape;
- Ensuring that future development protects where necessary the flora and fauna of the parish;
- Recognising the growing global need for the use of sustainable materials and renewable energy in future developments.

Objective 2 Conservation - To ensure that where appropriate, any future development will conserve and enhance the historical assets of the community.

This will be done through:

- Ensuring that new development is designed to respond positively to the setting of the Conservation Area and any listed buildings or other built heritage assets;
- Setting high expectations for standards of alterations/extensions to buildings;
- Ensuring street lighting is appropriate and of a high standard;
- Maintaining the character of Leek Wootton as a village inset within the Green Belt and Hill Wootton as a small settlement washed over by the Green Belt.

Objective 3 Housing - To promote housing growth, ensuring it is proportionate to the size and character of the village of Leek Wootton and provides future residents with the opportunity to live in an affordable home within a rural community.

This will be done through:

- **Provision of achievable housing of a variety of tenures, types and sizes to meet local needs;**
- **Ensuring housing development attracts and meets the changing needs of all age groups, to promote a more balanced demographic profile;**
- **Embracing proportionate expansion without losing rural identity, but within planning constraints;**
- **Ensuring new residential development is kept within existing settlement boundaries or is on brownfield sites;**
- **Ensuring that new development is in keeping with the architectural theme of the parish.**

Objective 4 Community - To maintain the intrinsic character and vitality of the neighbourhood.

This will be done through:

- **Protecting existing community facilities;**
- **Supporting the development of a range of sporting and recreational opportunities for younger people and encouraging and supporting the concept of volunteering for all;**
- **Developing opportunities to encourage all members of the community to identify with and play an active role in the parish and fostering a forward looking and aspirational culture;**
- **Reviewing, encouraging and supporting a wider use of existing community facilities eg School, Village Hall, Sports Club and amenities at Woodcote.**

Objective 5 Transport, Traffic and Infrastructure – To ensure the impacts of proposed new development are managed effectively and supported by appropriate investment in infrastructure.

This will be done through:

- Promoting appropriate pedestrian, cycle and vehicle access to meet the changing needs of the community including supporting a safe cycle route to Kenilworth and improving the width and condition of the pedestrian footpaths to Warwick and Kenilworth;
- Working to reduce the speed of traffic in specific areas of the parish with new traffic calming measures;
- Considering appropriate measures to improve safety and traffic flow at particular locations within the neighbourhood area;
- Working to ensure there is adequate public parking within the parish, especially near community facilities;
- Pursuing more frequent bus/minibus services from the parish to local towns, supermarkets and community services and supporting the continuation of the current school bus service.

Objective 6 Education and Employment - To enhance the educational opportunities for all residents and support the expansion of rural businesses within the community.

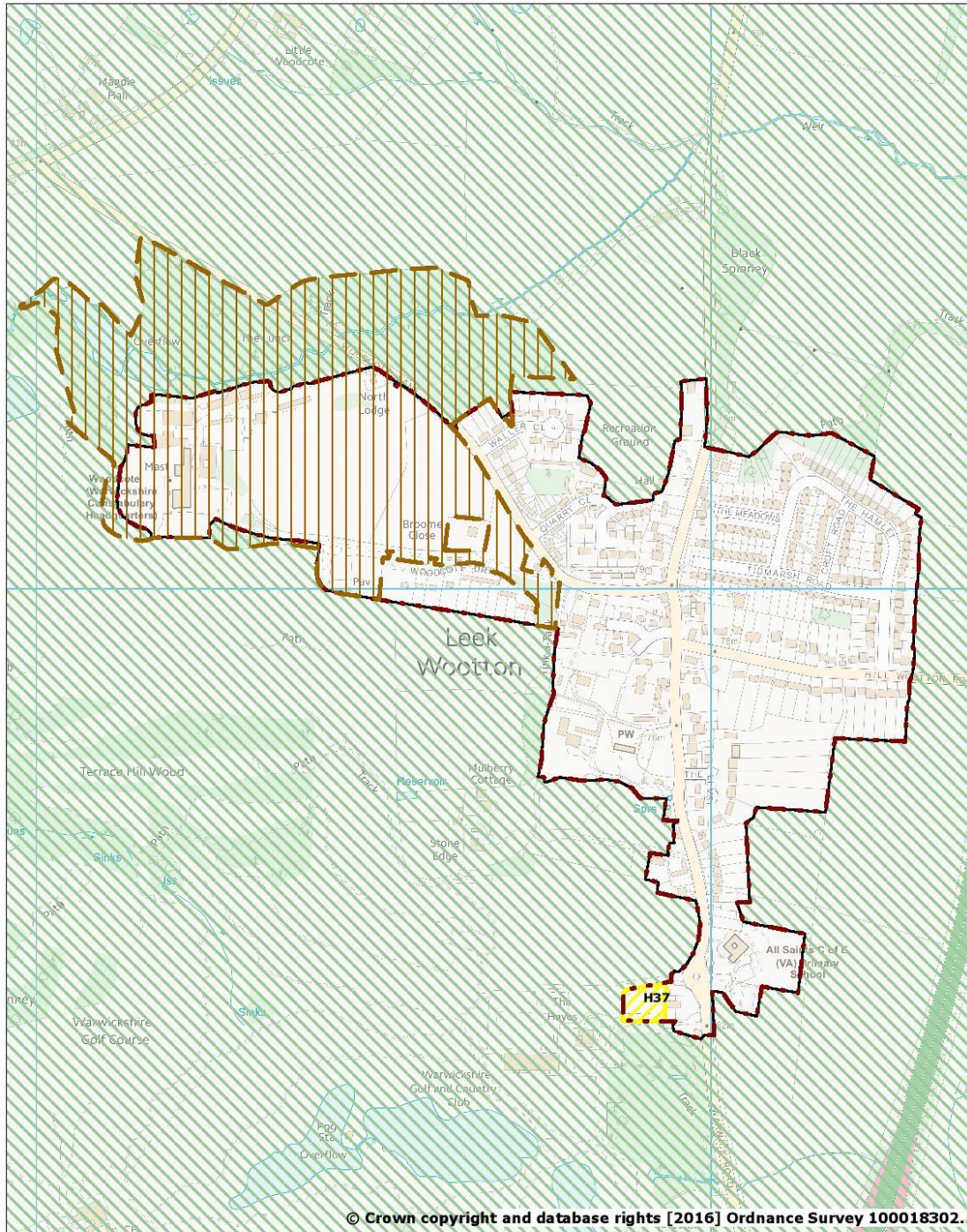
This will be done through:

- Supporting the local primary school to meet the changing needs of the community for both pre-school and school age students
- Encouraging local businesses to engage with the community and increase opportunities for employment
- Encouraging and supporting home working and promoting improved access to communication technologies.

6.0 Neighbourhood Plan Policies

- 6.0.1 This section sets out the planning policies of the Leek Wotton and Guy's Cliffe Neighbourhood Development Plan. These will be used to help determine planning applications in the parish and so shape the future of the parish as a place to live and work in and to visit. The Policies have been prepared by the Steering Group on behalf of the Parish Council.
- 6.0.2 Neighbourhood Plans are required to be in general conformity with local planning policies. The Policies have been prepared having regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance (PPG) and planning policies in the adopted Warwick District Local Plan 1996 – 2011, saved Policies, and the emerging new Warwick District Council Local Plan 2011 – 2029 (taking into consideration proposed modifications).
- 6.0.3 Further information about the relevant aspects of these policies in relation to the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan can be found in the published background document Planning Policy Assessment and Evidence Base Review provided on the Neighbourhood Plan website (www.leekwootton.org.uk/neighbourhood-plan).

Map 2 Warwick Local Policies Map 12 (Leek Wootton Inset)
 Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Key

WDLP - Green Belt (DS19)	WDLP - Housing Allocations (DS11)
WDLP - Growth Village Envelopes (H10)	Site Ref
WDLP - Former Police HQ (DSNEW3)	

12. Leek Wootton

Local Plan
 Policies
 Map



6.1 Natural Environment



Wooded agricultural land between Hill Wootton and Leek Wootton

Objective 1 Natural Environment - To ensure the natural environment is both protected and enhanced to provide a sustainable future for this community within a rural setting.

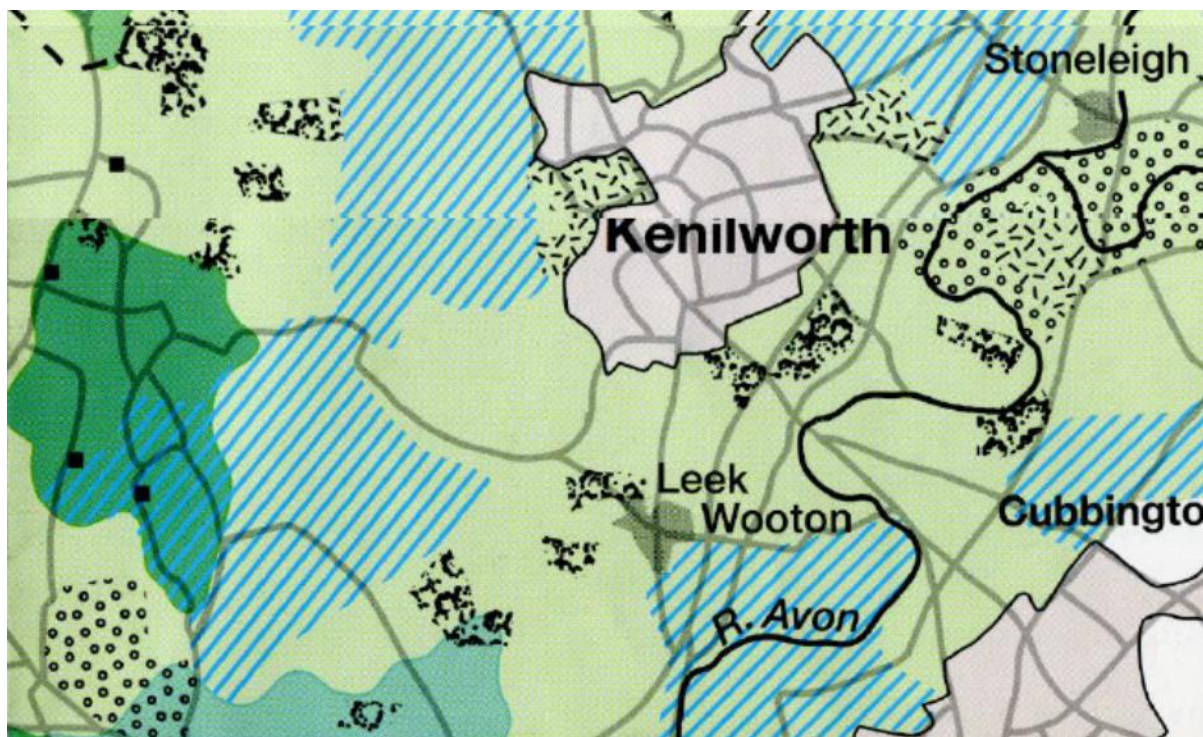
Protecting and Enhancing Local Landscape Character

- 6.1.1 Leek Wootton lies within the Natural England National Character Area of 97 Arden⁷. National Character Areas are areas which share similar landscape characteristics and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. They can inform choices about how land is managed and can change.
- 6.1.2 The Arden Character Area is further subdivided into 7 sub-types, 3 of which form the landscape character of the Parish of Leek Wootton and Guy's Cliffe. These are described in the Warwickshire Landscape Guidelines⁸.





⁷ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁸ <https://www.warwickshire.gov.uk/landscapeguidelines>

Map 3 Warwickshire Landscape Guidelines - Arden Landscape Map
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Key

 ARDEN PASTURES	Overall character and qualities A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.
 ARDEN RIVER VALLEYS	Overall character and qualities Narrow meandering river corridors with riverside trees and grazing meadows.
 ARDEN PARKLANDS	Overall character and qualities An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.
	Woodland over 10 hectares.

6.1.3 The area immediately around Leek Wootton is characterised as Arden Pastures. Characteristic features are:

- Gently rolling topography
- A well-defined pattern of small fields and paddocks
- Numerous mature hedgerows
- Permanent pasture often grazed by horses
- A network of minor lanes often with ribbon development

6.1.4 The area towards the River Avon is characterised as Arden River Valleys. Characteristic features are:

- River corridors defined by narrow alluvial floodplains
- Grazing meadows often with patches of wet grassland
- Curvilinear hedgerows along the edge of the floodplain
- Diverse meandering river channels with shingle beds and marginal vegetation
- Fringing elders and scrub
- Old willow pollards

6.1.5 The area to the north and west of Leek Wootton is characterised by Arden Parklands. Characteristic features are:

- Middle distance views enclosed by woodland edge
- Belts of mature trees associated with estate lands
- Many ancient woodlands, often with irregular outlines
- Large country houses set in mature parkland
- Remnant deer parks with ancient pollard oaks
- Thick roadside hedgerows, often with bracken

6.1.6 Opportunities for landscape enhancement include:

- To manage and enhance the valuable woodlands and hedgerows, distinctive field boundaries and enclosure patterns in order to increase biodiversity and for recreation.
- To create new networks of woodlands and green infrastructure.
- To expand access to small woodlands and rivers.
- To expand opportunities for walking and cycling.
- To manage and maintain large historic / veteran trees.
- To plant replacement trees to increase age diversity, landscape character and a sense of place.
- To maintain a sense of place by conserving and enhancing landscape features.
- To increase the range of recreational facilities.
- To link a variety of recreational facilities.
- To expand woodland for biodiversity and landscape particularly where it can link isolated woodland blocks and increase habitat connectivity.
- To ensure that the right tree is planted in the right place to maximise the benefit for sense of place and biodiversity.
- To enhance fringes through sympathetic buildings and landscape design.
- To conserve and enhance archaeological features such as moated sites and promote access and awareness.

6.1.7 In terms of common local building materials, brick and timber are characteristic features in the parish. Common oaks are a dominant tree species. Oak, ash woods with bracken, bramble and dogs mercury are particularly distinctive. Riverside trees such as alder are frequently pollarded and blocks of scrub as mills, pools and leats remain as features within the landscape. Deer parks were once common in the area and the remains of one can be seen today. Areas with distinctive parkland character can also be found.

- 6.1.8 The Warwick, Coventry and Solihull Sub Regional Green Infrastructure Strategy - November 2013⁹ provides evidence for plans and policies. Its recommendations include the following proposals for enhancing local landscape character:

Hedgerows and Field Boundaries

- Enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries
- Reintroduce mixed native species hedgerows along primary boundaries
- Enhance the age structure of hedgerow tree cover, particularly hedgerow oaks

Woodlands

- Conserve and enhance the biodiversity of Ancient Woodlands
- Identify opportunities for restoring Ancient Woodland on former sites
- Identify opportunities for new tree planting, to strengthen the sense of landscape cohesion and connectivity

Grasslands

- Conserve neutral grasslands and enhance species diversity
- Maintain and restore areas of older permanent pasture, including ridge and furrow meadows
- Conserve the ecological character of wet grasslands
- Identify opportunities for sensitive grassland management, to strengthen the sense of landscape cohesion and connectivity

Wetlands

- Maintain the special character and continuity of river and canal corridors
- Enhance the unity and wetland character of river valley wetlands, through habitat creation and management

Rural Character

- Maintain strong rural character
- Conserve pastoral character
- Restrict and, where possible, reverse the sub-urbanisation of the landscape
- Identify opportunities to strengthen 'local distinctiveness' and a 'sense of place'
- Identify opportunities for new tree planting to soften the impact of buildings and 'grey' infrastructure

- 6.1.9 Warwick Local Plan Policy DP3 Natural and Historic Environment and Landscape sets out that development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good

⁹ [http://www.warwickdc.gov.uk/downloads/file/2397/g03 - warwick coventry and solihull sub regional green infrastructure strategy - november 2013](http://www.warwickdc.gov.uk/downloads/file/2397/g03_-_warwick_coventry_and_solihull_sub_regional_green_infrastructure_strategy_-_november_2013)

habitat/landscape design and management. Emerging Warwick District Local Plan Policy NE4 advises that new development will be permitted which positively contributes to landscape character.

- 6.1.10 Development and landscaping schemes in Leek Wootton and Guy's Cliffe NDP neighbourhood area should strengthen landscape character, reflecting locally distinctive natural and cultural landscape patterns, and integrating with natural processes and systems and land-use change, contributing to their long-term protection, conservation and enhanced management. Policy LW1 sets out the Plan's approach to the protection of its strong and distinctive landscape character. Eight landscape design principles are included in the policy. The overall ambition of the approach adopted in the policy is to ensure that landscaping schemes associated with new development should retain and reinforce its strong natural and rural character. Key principles are strengthening local distinctiveness and reinforcing the existing sense of place.

Policy LW1 – Protecting and Enhancing Local Landscape Character

Development proposals should include landscaping schemes to protect and enhance the distinctive rural landscape character of the Parish of Leek Wootton and Guy's Cliffe.

Landscaping schemes should be designed to incorporate the following landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity and to ensure new development responds positively to this high quality local environment:

- 1. Species selection along woodland edges should include native trees and shrubs and tree cover should be enhanced on and around development sites through the planting of new woodlands and belts of trees;**
- 2. Existing parkland should be retained and enhanced and where opportunities arise, consideration should be given to restoring areas of former parkland;**
- 3. Primary hedgelines should be conserved and enhanced by reintroducing mixed native species hedgerows along primary boundaries;**
- 4. Opportunities should be taken for re-establishing areas of heathland on suitable sites;**
- 5. Tree cover within and around rural settlements should be conserved and enhanced. Where appropriate woodland planting on rising ground will be supported;**
- 6. Schemes should protect and enhance the internal open spaces and the irregular outline of village settlements;**
- 7. The re-creation of riverside wetland habitats should be provided where appropriate; and**

8. The sinuous hedgerows defining river floodplains and the wooded character of river corridors should be retained and enhanced.

Protecting and Enhancing Local Biodiversity and Green Infrastructure

6.1.11 Leek Wootton is fortunate to have many natural heritage assets which benefit residents, visitors and local wildlife. The Warwick District Council Landscape Sensitivity and Ecological & Geological Study 2013¹⁰ sets out the following information in relation to Leek Wootton and Guy's Cliffe in Appendix 7:

Settlement: Leek Wootton

Settlement Habitat Descriptions:

Woodlands

The Lunch LWS is an area of mixed semi-natural woodland situated on either side of Woodcote Lane at Woodcote, on the north-western edge of Leek Wootton. The woodland forms the northern perimeter of the old parkland of Woodcote Hall, which since 1949 has been the headquarters of the county police force. The Lunch site is bounded by medium-sized arable fields on the north side and by Woodcote Hall and its parkland to the south. Beyond is the extensive Warwickshire Golf course. The golf course site is one of a cluster of woodland pLWS's on the perimeter of the old estate the most important being Terrace Hill Wood .5 km to the south (SP26Z7 Wootton Court Golf Course). To the west of The Lunch is the Woodcote Woodland pLWS is a mix of semi-natural woodland and broad-leaved plantation which forms part of the golf course boundary to the north. The woodland would be an extension to The Lunch LWS. To the east of the The Lunch is another small woodland pLWS Black Spinney which through the Cattle Brook pLWS create a corridor between the two woods. Just beyond is the linear Wootton Spinneys pLWS.

Wetlands

The Warwickshire Golf Course also has a series of ponds with emergent vegetation noted including Hard rush, Sedges, Marsh Marigold and Yellow Iris. Both the Cattle Brook and the pools are part of the River Avon LWS which notes the importance of its tributaries as habitats in their own right and equally important as an arterial network of waterways and wildlife corridors. In addition the whole of the Cattle Brook corridor both east and west of the site is classified as a pLWS including the Wootton Court Lakes.

Hedgerows

Most of the settlement area has poor hedgerow and woodland connectivity with a below average total score for all settlements. much of the remnant woodland belonging to the former estate of Woodcote Hall has become fragmented including The Lunch LWS. Where connectivity

¹⁰

https://www.warwickdc.gov.uk/downloads/file/1889/landscape_sensitivity_and_ecological_and_geological_study_-_landscape_assessment_update_april_2014

has been retained is in LCP_08 along Cattle Brook and proximity to The Lunch and Black Spinney woodlands.

Designated sites:

Status: Local Wildlife Sites (LWS)

LCP	Name	Area (ha)	Description
LW_08	SP26Z4 The Lunch	15.78	Woodland & scrub
	SP15Li8f River Avon		Water courses
		Total 15.78	

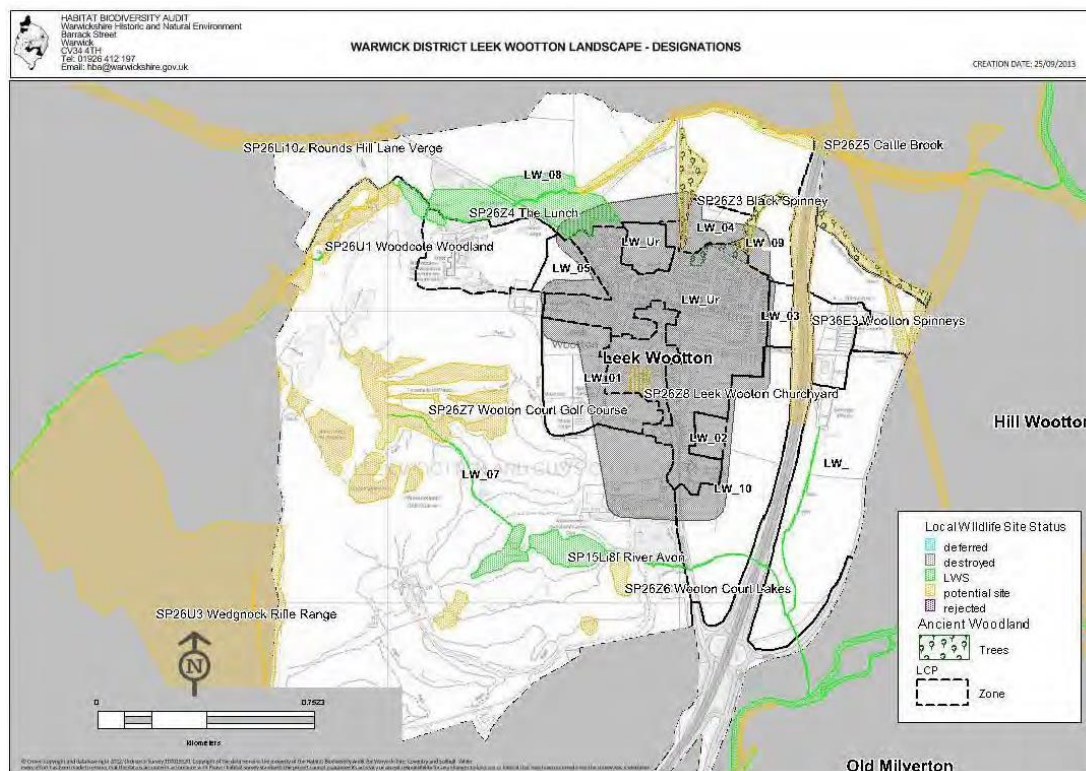
Status: Potential Local Wildlife Sites (pLWS)

LCP	Name	Area (ha)	Description
LW_07	SP26Z6 Wootton Court Lakes	1.51	Water bodies
	SP26Z7 Wootton Court Golf Course	12.22	
	SP26U1 Woodcote Woodland	7.2	Woodland & scrub
LW_08	SP26Z3 Black Spinney	1.74	Woodland & scrub
	SP26Z5C Cattle Brook	15.78	Water courses
LW_09	SP36E3 Wootton Spinneys	16.00	Woodland & scrub
LW_Ur	SP26Z8 Leek Wootton Church Yard	0.51	Semi-natural grassland & marsh
		Total 71.14	

Protected Species

Protected or locally rare and endangered fauna records of grass snake, badger, bats, brown hare and hedgehog have been observed in the settlement area. County rare flora records include harsh downy-rose, soft hornwort, burnt-leaved pondweed, fine-leaved sandwort, heath grass, orange foxtail, water soldier, intermediate water starwort, welsh poppy, may lily, spreading bellflower, wild liquorice, rampion bellflower and common marsh bedstraw ssp have been recorded in the settlement area. Any development within the Leek Wootton area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

Map 4 Natural Heritage Assets Around Leek Wootton
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- 6.1.12 Warwick District Local Plan Policy NE1 Green Infrastructure sets out that the Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy and Policy NE3 Biodiversity protects wildlife.
- 6.1.13 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Green roofs / living roofs can reduce run-off and thereby the risk of surface water flooding; reduce the requirement for heating and air-conditioning; and provide habitat for wildlife.
- 6.1.14 Development proposals in Leek Wootton may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting to support and enhance local biodiversity. Policy LW2 sets out the Plan's approach to these important matters. The second criterion of the first part of the policy seeks to ensure the protection of existing wildlife features in the Plan area. Appropriate measures may include for instance use of swift bricks, bat and owl boxes and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. Actions as re-naturalising watercourses, woodland planting, provision of green roofs and the use of native species in the landscape planting are encouraged wherever possible.

Policy LW2 – Protecting and Enhancing Local Wildlife

Where appropriate new development should incorporate measures which would preserve, support or enhance local biodiversity. In particular new developments should:

- 1. Demonstrate how the design has taken into account its potential impact on local habitats, species and landscape character; and**
- 2. Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats as shown in paragraph 6.1.11 and Map 4.**

Subject to other policies in this Plan new development proposals which include the creation of new green infrastructure will be supported.

The Lunch



- 6.1.15 The Lunch is an area of existing woodland which provides opportunities for walking and informal recreation just to the north of the village of Leek Wootton. The Parish Council wishes to protect and enhance these valued natural heritage assets within the parish for the benefit of existing and future residents and to support local biodiversity as an intrinsic asset in its own right. Provisional discussions have been held with the Police and Crime Commissioner for Warwickshire and his advisors, Place Partnership, setting out the Parish Council's aspirations to bring all or part of "The Lunch" along with the former police playing fields into wider community use. This dialogue will continue with the further development of the Masterplan for Woodcote and especially once the land sale process to an eventual developer is concluded.

6.2 Built Heritage



Gypsy Cottage and The Cottage

Objective 2 Conservation - To ensure that where appropriate, any future development will conserve and enhance the historical assets of the community.

Historical Development of Leek Wootton

- 6.2.1 Warwick District Council's leaflet on Leek Wootton Conservation Area¹¹ advises that the village of Leek Wootton dates from the Anglo Saxon period as the name is believed to be derived from the Anglo-Saxon for "wooded hamlet". In the 12th Century Wootton was recorded as one of the estates bequeathed upon Geoffrey De Clinton by King Henry I. The village was later bequeathed along with other lands towards the foundation of Kenilworth Priory. In 1279 the Prior of Kenilworth was noted as one of the village's four landlords. During the Reformation the tenure of the village lands passed from church to secular ownership. It was leased to Elizabeth and Andrew Flammock in 1541 and later sold to John Dudley, Duke of Northumberland in 1553 before passing to the Leigh family.
- 6.2.2 A Church of All Saints' was built in 1122 and later demolished and rebuilt in 1790. Some of the graves in the churchyard are of the victims of the Battle of Edgehill.
- 6.2.3 The parish was witness to the horrible murder of the favourite of King Edward II, Piers Gaveston, Earl of Cornwall, who was beheaded at Blacklow Hill on 3 July 1312 on the orders of rebellious barons, including the Earl of Warwick. There is a monument at this site.

¹¹ http://www.warwickdc.gov.uk/downloads/file/484/leek_wootton_conservation_area

- 6.2.4 At the end of the 19th Century there were two major houses/estates that developed properties for their workers in the village of Leek Wootton. The village also comprised two farms plus Church, Post Office, Public House, Shops, School, Blacksmiths and Wheelwrights, together with two or three other substantial residences that also employed staff and built houses for them in the village.
- 6.2.5 Hill Wootton comprised a number of farms that were clustered together with their lands radiating out from the hamlet, largely down to the River Avon. Guy's Cliffe was the smallest parish in England, based on the privately owned mansion. The immediately adjacent Mill and Miller's house and a Toll Cottage were in the Parish of Leek Wootton.
- 6.2.6 There was also a large property at Chesford, which was a private house accompanied by a pair of cottages.



Hill Wootton

- 6.2.7 The rural nature of the parish remained largely unaltered until the 1950s, although some estate workers properties were built, as need demanded, in the inter-war years. After WWII one of the main houses was sold and became the Warwickshire Police Constabulary Headquarters and that led to the development of residential properties for the Police. The house at Chesford was converted to a hotel.
- 6.2.8 In the 1960s residential development took place with an area of local authority housing, removal of poor quality cottages and development of houses for private sale along Warwick Road and Hill Wootton Road, but large scale growth could not take place until the services and infrastructure were improved. It was in the late 1960s and 1970s that there was major expansion of the village with the development of The Hamlet estate and this was followed in the 1980s by residential conversion of farms as farming practices and their staffing needs changed. These changes in farming have led to most of the farm buildings in Hill Wootton and many of the outlying farms becoming residential.
- 6.2.9 Another significant development was the creation of the Kenilworth By-Pass (A46) in the 1970s, which cut the parish in two, but also enhanced the village of Leek Wootton by removing much of the traffic passing through it.
- 6.2.10 Since the major changes of the 1970s and 1980s, there has been little further physical change, but because of Leek Wootton's central location between Birmingham, Coventry, Warwick, Leamington Spa and Kenilworth properties have become much sought after and it has become

very much a 'commuter village' with prices to match. This location has, however, led to the loss of village shopping facilities. Some infilling has taken place and many of the local authority, Police and estate owned properties have passed into private ownership and houses both modern and old have been extended/modernised. There is, however, still a village/rural feel to the area, including some period cottages.

- 6.2.11 Further expansion has been restricted by the Green Belt policy covering the parish and the limited service infrastructure.
- 6.2.12 Today there are 39 statutory Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Parish of Leek Wootton and Guy's Cliffe¹². These are listed in Appendix I. The Police HQ site at Woodcote includes a locally listed park and garden.
- 6.2.13 The extent of the Conservation Area is shown on Map 5. The character of the Conservation Area is also described in Warwick District Council's leaflet. The Conservation Area comprises the core of the historic village of Leek Wootton including two areas of land in agricultural use. The road which runs north south through the village (Warwick Road) is characterised by a number of properties ranging from timber framed and thatched buildings to some 20th Century infill.

¹² <https://www.historicengland.org.uk/listing/the-list>

Leek Wootton Conservation Area

Map 5 Leek Wootton Conservation Area

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Figure 3 – 2 to 2.5 storey elevations of traditional red brick and timber frames, steep pitched roofs of red / brown tiles and thatch, and wooden door and window frames characterise residential development in Leek Wootton

6.2.14 Warwick District Local Plan Policy HE1 Designated Heritage Assets and their setting advises that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, it is necessary to achieve substantial public benefits that outweigh harm or loss or certain criteria apply. Setting aside the areas designated for development in the Local Plan (DS22 and H37), 93% of the remaining area contained within the “Growth Village” inset is either within the Conservation Area or already extensively developed, or both. There is therefore very little scope for further development within the village of Leek Wootton without compromise to the character and density of the existing settlement.

Important Views

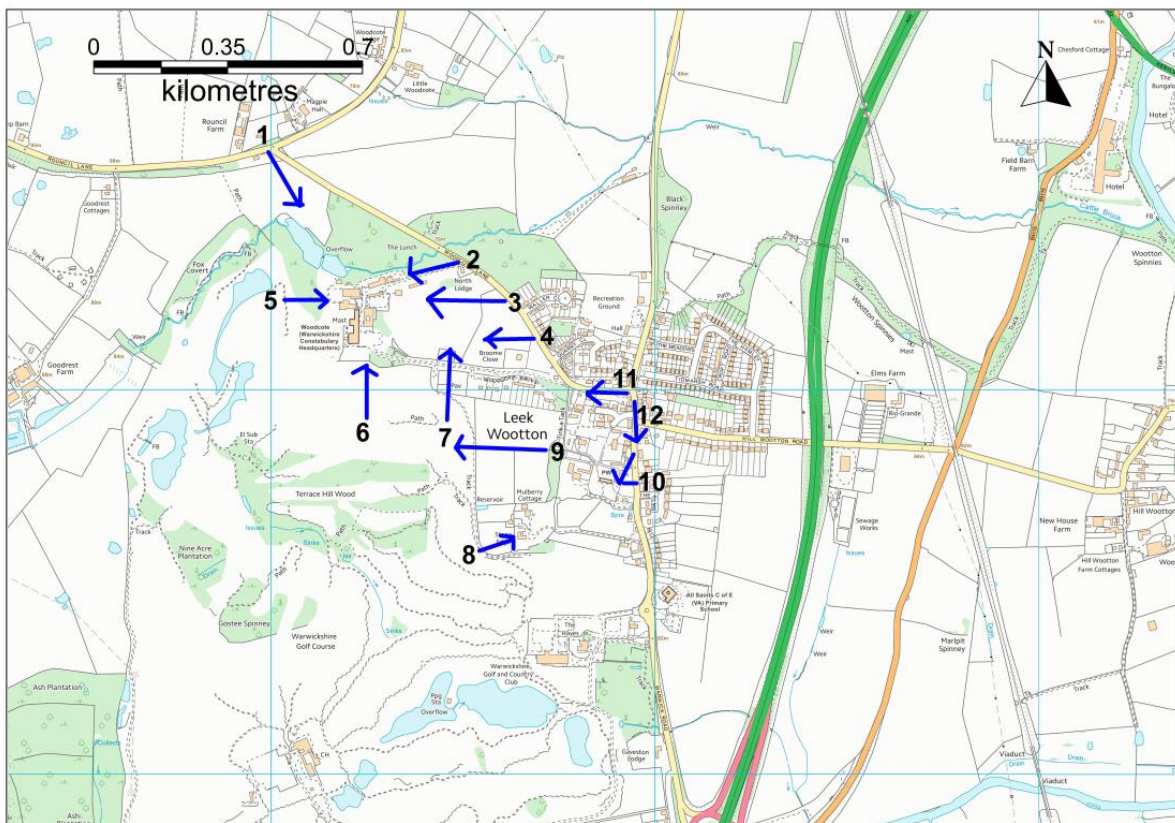
6.2.15 Map 6 identifies a number of important local views. The Former Warwickshire Police HQ Masterplan, August 2016, Bilfinger GVA identifies a number of significant views into the site, (which are largely at least partially obscured). The Landscape and Ecology Section Paragraph 30 sets that “*Despite its elevated position within the landscape, there are very few long range views towards the site. The Lunch woodland along the northern boundary and the woodland to the east obscure long range views into the site from the wider landscape to the north and east. The only exception is one long range viewpoint (View 1)*”. The identified views are:

- **View 1** near the junction of Rouncil Lane and Woodcote Lane, where the only visible part of the site is the redundant telecoms tower extending above the tree line.
- **View 2:** Part of the site can be glimpsed through the pillars at the entrance point off Woodcote Lane by moving receptors, but none of the existing buildings are visible in this partial view.

- **View 3:** There is a partial view into the parkland area glimpsed through roadside vegetation where there is a gap in the boundary hedgerow. The telecoms tower is visible and there are partial glimpses of existing buildings nestled in the parkland vegetation.
- **View 4:** Further along Woodcote Lane, where there is another gap in the boundary vegetation, the parkland can be seen and buildings are visible.
- **View 5:** There is a partial view of Woodcote House from PROW W179a looking east, where there is a gap in the vegetation.
- **View 6:** This is of Woodcote House from PROW W179a looking north. This is the most significant public vantage point.
- **View 7:** There is a partial view of the tennis courts from PROW W179a.

6.2.16 The Warwick District Council leaflet on the Conservation Area also identifies several significant views. There are important views into the Conservation Area from the south west looking towards Stone Edge across an open paddock (**View 8**). From the Conservation Area there are dramatic views from the public footpaths, which run towards Stone Edge at the side of the golf course (**View 9**). There are also important views within the Conservation Area towards the Church along Warwick Road (**View 10**) and towards the junction with Woodcote Lane where there are very attractive views of thatched and timber framed buildings (**View 11**). The entrance into the village of Leek Wootton, along Woodcote Lane is also characterised by a sense of enclosure created by the trees and boundary treatment leading to the junction with Warwick Road (**View 12**).

Map 6 Important Views
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



- 6.2.17 All the proposed development sites for new housing could potentially have an impact on the setting of the Conservation Area and its numerous listed buildings. Policy LW3 below sets out how new development should be designed to preserve or enhance the character and appearance of the Conservation Area and support high quality design in materials, height, scale and layout. The policy applies to general developments in the Plan area. It does not include development on the former Police HQ site. Development on that site is controlled by Policy DS22 in the Warwick District Local Plan and policies LW4 and LW5 in this Plan.

Policy LW3 Protecting and Enhancing Built Heritage

New development in the village of Leek Wootton will be required to be of high design quality and of a scale, height and massing which preserves or enhances the character and appearance of the Leek Wootton Conservation Area.

All new development proposals in the parish will be required to demonstrate how they have taken account of the following design principles:

- 1. New development should enhance and reinforce the local distinctiveness of the area and proposals should show clearly how the general character, scale, mass, and layout of the site and surrounding area have been considered and used to influence designs**
- 2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic "scheme" and should display how they take account of the locally distinctive character of the area, for example taking references from local use of parapet windows in roof spaces and gables.**
- 3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative way. The use of good quality materials that complement the existing palette of materials used within the village of Leek Wootton and Hill Wootton is encouraged, including reclaimed materials and timber from sustainable sources. Materials should be chosen to reflect the existing building stock, for example elevations tend to be of traditional red brick or white painted 'render' in older timber framed properties, roofs are of traditional red or dark grey tiles or thatched and doors and window frames are wooden.**

- 4. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and street and security lighting should be appropriate, unobtrusive and energy efficient.**
- 5. New development should be sited and designed to enhance the identified important views (see Map 6) and not obscure them. In particular, development which would impact on views into and, where appropriate, out of the village of Leek Wootton and Hill Wootton should demonstrate that these views have been sensitively and appropriately considered and incorporated / mitigated as necessary.**
- 6. Proposals should incorporate sustainable drainage techniques (SUDS) and include the use of grey water recycling where possible.**
- 7. Schemes should include external amenity space, refuse and recycling storage and car and bicycle parking to development plan standards to ensure a high quality and well managed streetscape.**
- 8. Proposals should demonstrate appropriate connectivity to existing foot and cycle networks and support the enhancement of green routes as identified in Section 6.5 below.**



Stud Farm, Hill Wootton

Woodcote**Woodcote c.1891 showing south and west fronts**

- 6.2.18 Warwick District Local Plan Policy DS22 Former Police HQ, Leek Wootton, guides development at the site of the Former Police Head Quarters. This sets out that *“The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Growth Village Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary. All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability.”* The Policy goes on to set out a number of policy criteria for new development.
- 6.2.19 Woodcote house and grounds recently have been acknowledged as a unified heritage site and their rich and indivisible historic development has been investigated with the contribution of the Local History Group. Woodcote house was listed on its own in 1987 whereas the surrounding park has only recently been locally registered and its boundaries still need to be properly defined. The Masterplan sets out in Historic Environment Section paragraph 64 that *“The garden to Woodcote House and its surrounding parkland is identified by Warwick District Council as being of local interest, and appears on a list of historic parks and gardens associated with Local Plan Policy DAP11. Warwick District Council state that no boundary to the locally listed park and garden has yet been defined”*.

6.2.20 In January 2015 Warwick District published 'The Setting of the Heritage Assets at Woodcote House, Leek Wootton'. It was prepared as part of the evolution of the Local Plan. This document forms a starting point for the following considerations which should guide the design process:

Building of special interest

Woodcote house is a well preserved Grade II listed building with richly decorated interiors and a well-defined plan form, which has mostly survived the radical change of use into offices. Its relevant, protected features are described in the statutory listing description. The house bears architectural, historic, cultural and social importance because of its contribution to Leek Wootton architectural, historical and social development.

- ***The setting of the heritage asset***

The surviving stables, kitchen garden wall and other outbuildings surrounding the house, although severely eroded by modern development still bear historic and cultural relevance not only as curtilage to the listed building, but also as a memory of the original design for the site, which included formal gardens to surround and complement Woodcote house. At the back of the stables a surviving avenue of trees reminds us of the original formal and kitchen gardens as proof of the strong connection between the house and its natural environment.

- ***Locally registered park***

The vast parkland surrounding Woodcote house and gardens is locally registered and used to be part of the wider Woodcote estate. It bears naturalistic, cultural and historic relevance to the development of Leek Wootton.

- ***Indivisibility of architectural and natural features***

The house and its parkland are strongly related and this is without doubt an aspect of the original setting which is important to be retained or enhanced. Important views have survived towards and from the approach to the house and its rear façade facing the original terraced gardens. Important views also survive from the house towards the village of Leek Wootton across the playing field and towards the south west parkland, which is now a golf course.

- ***Visual dominance and role as focal point***

The house retains its visual dominance of the whole site and is the focal point of the leafy approaching driveway from Leek Wootton village. The modern developments around the house have somewhat affected this visual dominance and have also degraded the setting. Despite this, Woodcote house still retains significant visual dominance and its original character.

- ***A private, enclosed, tranquil site***

The house is at the heart of a site enclosed 'by design' within the purpose built Woodcote Lane and the original Woodcote Drive to the south. The historical enclosure provided by mature trees and vegetation along the access roads provide further screening from the outside world and the house was only meant to be accessed by the resident family and their guests with a limited level of activity on site. The increased level of activity and traffic at Woodcote as Warwickshire Police Headquarters clearly conflicts with the original character of the house and its setting.

6.2.21 Opportunities exist to protect, improve and enhance Woodcote house and site:

- The features and plan form of the house should be retained and where possible exposed by removing intrusive partitions and alterations.
- The second floor of Woodcote house, which seems to have been more intensively altered over the years, offers an opportunity for new design solutions.
- An appropriate use of the house should respect its unitary residential character and should acknowledge the 'courtyard' house typology, which revolves around the full height central hall.
- The surviving important views towards and from the house should be retained and where possible left uncluttered. As an example, the car park currently impinging on the approach to Woodcote house could be contained within a corner of the approach yard and could be screened with vegetation to reconnect the view from the driveway to the house.
- It would be beneficial to the character of the site to restore and incorporate the surviving stables and kitchen garden walls into a new design as these are tangible memories of the history and architecture at Woodcote.
- Proposed materials and architectural language should not compete with Woodcote house and should aim to reconnect the built environment with the natural landscape.

6.2.22 In summary, a successful, heritage sensitive design should acknowledge and build on:

- The visual dominance and residential character of Woodcote house;
- The complementary residential role of the buildings on site;
- The close relationship between the house, its ancillary buildings and its surrounding landscape.

Site Character

6.2.23 The site can be accessed by two private drives off Woodcote Lane. It is predominantly locally registered parkland visually dominated by Woodcote house, its facilities and gardens, and a number of modern buildings with related car parking areas. The whole site currently lies within the Green Belt and a number of significant trees and landscape assets including a sports field to the east of Woodcote house, man-made lakes and woodland to the north, have preserved the semi-rural character of the site over the years.

6.2.24 The site is in close proximity to the Leek Wootton Conservation Area and incorporates the Grade II Listed Woodcote house, with its gardens and locally listed parkland whose boundary has not yet been determined. Particularly important are the views from Woodcote house towards the gardens to north and towards the parkland now converted into the golf course to the south. Also important are the approaching views of the house from Woodcote Drive and from the North Lodge access on Woodcote Lane.

6.2.25 The Woodcote site has a distinguished history and has maintained a connection to its past, thus preserving its sense of place and character. Heritage-led regeneration should be encouraged as a positive contribution towards the enhancement and enjoyment of this historic environment.

Policy LW4 Design Guidelines for Historic Site of Woodcote

Proposals for the sensitive development of the Woodcote site for a mix of new housing, landscaping, car parking and leisure uses, and the appropriate conversion of Woodcote house for apartments will be supported. Development proposals should have regard to the following design guidelines:

Protecting Historic Character

New development of the Woodcote site should be informed by the Heritage Assessment Study for the site, which will define the boundaries of the registered historic park and garden, and the masterplan once approved by Warwick District Council.

Development within the site will be required to:

1. Protect the original enclosed character of the site, existing listed and historic buildings and landscape areas of high quality and historic interest;
2. Include sensitive enhancement of the high quality landscape areas within the site and provide new landscaping schemes which respond positively to the historic layout, planting and context and ensure landscaping is an integral part of new design proposals;
3. Guide the built form to areas of poorer environmental quality and areas of moderate or low sensitivity to development, where the character has been eroded or needs re-connecting into the site and improving;
4. Enhance the distinctive architectural features and landscape character, ensuring schemes respond positively to the historic and natural environment; and
5. Ensure that new development relates well and connects to its surroundings both visually and physically through, for example, retention of significant vistas and views and connections to existing pedestrian links to the village.

Design Requirements for the Site

Development proposals overall should contribute positively to the character and local distinctiveness of the Woodcote site through:

6. Demonstrating a clear understanding and analysis of the character of the historic site and of its heritage assets and describing how design proposals will make a positive contribution to protecting and enhancing them;

7. Where the existing development lacks any identifiable or cohesive character, providing a high quality scheme to achieve a more attractive, sustainable environment;
8. Protecting the quality, character, scale and skyline of the historic site and safeguarding key views out of the site and into the site from the open countryside to the north and west and the Conservation Area to the south;
9. Ensuring car parking has minimal impact on the heritage assets and key views through careful siting, screening and landscaping and ensuring key views are not unduly dominated by cars;
10. Ensuring that adequate provision for waste facilities is provided which sets out to restrict its impact on the amenities of the heritage site;
11. Locating structures such as telecommunications equipment, building plant, and signs where the impact on the heritage character of the site and its heritage assets will be minimal;
12. Having particular regard to the significant contribution that the existing park and gardens make to the site's suburban character and distinctive local context; and
13. Preserving and enhancing primary hedge lines by reintroduction of mixed native hedgerow species.

Woodcote house

14. The features and plan form of the house should be retained and where possible exposed by removing intrusive partitions and alterations.
15. An appropriate use of the house should respect its unitary residential character and should acknowledge the 'courtyard' house typology which revolves around the full height central hall.
16. The surviving important views towards and from the house should be retained and where possible left uncluttered.
17. The surviving stables and kitchen garden walls should be restored and incorporated into a new design to provide tangible memories of the history and architecture at Woodcote.
18. The proposed new buildings in general, and their materials in particular should respect the character and setting of Woodcote House.

6.3 Housing



1980's: The Elms development

Objective 3 Housing - To promote housing growth, ensuring it is proportionate to the size and character of Leek Wootton, and provides future residents with the opportunity to live in an affordable home within a rural community.

Planning Context

- 6.3.1 The Parish of Leek Wootton & Guy's Cliffe is located within the Warwickshire Green Belt. Warwick District Council Local Plan identifies Leek Wootton as a Growth Village inset within the Green Belt with an allocation of 120 new houses over the Plan period. Policy DS11 sets out the allocated housing sites including for the Growth Villages. In Leek Wootton the Car Park East of the Hayes (H37) is identified for 5 houses and the Former Police Headquarters (DS22) is identified for 115 houses.
- 6.3.2 It is a fundamental premise of the Neighbourhood Plan that, whilst recognising the need to accommodate new development, preservation of the Green Belt buffer between the parish settlements and the surrounding towns of Kenilworth, Warwick and Leamington Spa is essential. This is an important influence over the location and scale of any future development.

Meeting Local Housing Needs

- 6.3.3 A local Housing Needs Survey was undertaken in 2013. This identified that there was a local need for 6 homes for rent and shared ownership.
- 6.3.4 The Village Settlement Hierarchy Report, June 2013¹³ describes that *Leek Wootton has witnessed a drop in 0-15 year olds from 2001 to 2011 of 37 in absolute terms (down from 248 to 211 or -14.9%). During the same period there was also a drop in 30-44 year olds by a similar*

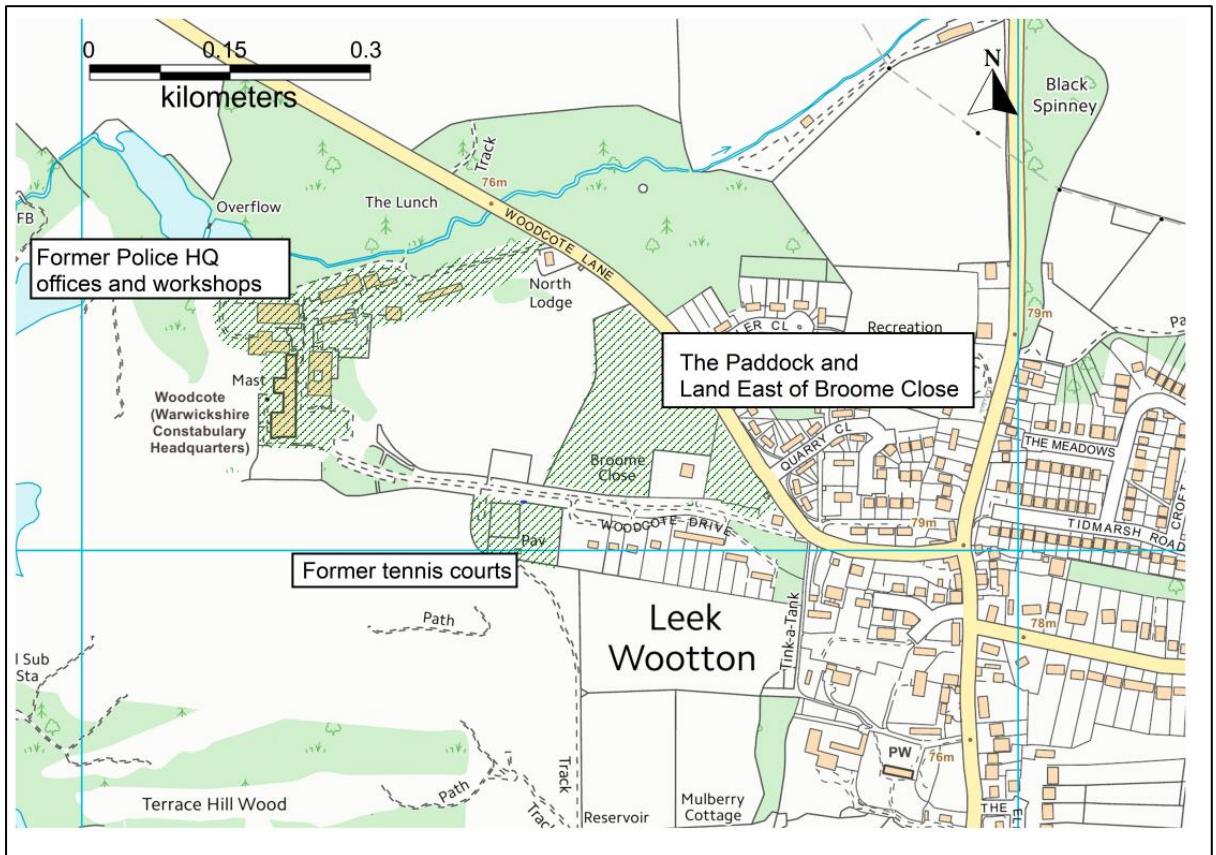
¹³ http://www.warwickdc.gov.uk/downloads/file/2382/v04 - village_housing_apportionment - may_2014

absolute number. In absolute number terms the biggest growth has been in 60-74 year olds up from 212 in 2001 to 256 in 2011. In line with many other village locations, Leek Wootton has seen a slight increase in people from professional occupational groups from 2001 to 2011. 85.4% of the household tenures are owner occupied which is significantly above the district average of 66.6%. There is also a bias in local housing for detached properties, which make up 65.8% of the local housing stock compared to the district average of 24.3%.

- 6.3.5 The report goes on to say that *The village has been subject to considerable developer interest attracted by the accessibility of the location and desirability of the village. The Parish Council has been keen to highlight the need to minimise the impact of housing locally and was involved in a Local Housing Need survey which indicated the need for 6 homes (rent - 4 x1 bed flats, 1 x 2 bed house / shared ownership - 1 x 2 bed house). As with many other villages, there are particular local housing challenges around older residents looking to downsize and stay locally and more affordable housing.*
- 6.3.6 There is therefore a need to ensure that new housing development provides a wider range of house sizes and tenures to broaden those currently available within the parish. In particular, there is a shortage of smaller sized units and units designed to meet the needs of an ageing population. Increased availability of attractive smaller units may assist with tackling issues of under-occupation by enticing some older single residents or couples to downsize to other properties within the same community so freeing up larger properties for families.
- 6.3.7 Policy H2 Affordable Housing of Local Plan sets out that *residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing.* Policy H4 Securing a Mix of Housing requires *residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.*
- 6.3.8 Taking all this information into account the neighbourhood plan follows the approach taken in the Warwick Local Plan 2011 to 2029 in respect of housing development in the Plan area. Policies LW5 and LW6 respectively provide further guidance for the former Police HQ site based on Woodcote and land to the east of The Hayes.

Woodcote

Map 7 Potential Development Areas at Woodcote
 Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Policy LW5 Former Police Headquarters Woodcote (115)

Proposals for new residential development of the Former Police Headquarters Woodcote (See Map 2 Policies Map) will be supported subject to the provisions of Policy LW4. Proposals should provide an integrated approach within the context of an agreed master plan to ensure schemes are designed and laid out as a single large development scheme, with shared access from suitable points of entry off Woodcote Lane.

Policy LW6 Residential Development at Car Park East of The Hayes

Proposals for approximately five dwellings on the site as shown on Map 2 will be supported subject to the following criteria:

1. The resulting scheme is of a high-quality design which reflects the distinctive character of Leek Wootton in general, and The Hayes in particular;

- 2. Existing vegetation, in particular the listed arboretum and pinetum, on the southern boundary should be retained;**
- 3. Buildings should be sited to take into consideration the need to protect views from the northern edge of the site towards the open fields;**
- 4. The proposal should comply with development plan policies in relation to car parking, cycle parking and the provision of open space.**

Other Sites and Infill

- 6.3.9 No other housing sites are considered specifically. It is felt that the foregoing proposals adequately meet the future expansion plan for the parish and, at the same time, contribute positively to the overall Warwick District need to demonstrate scope for increased housing.
- 6.3.10 It is nevertheless recognised that there will be opportunities for small-scale, non-land intensive, infill developments. Each case would need to be considered individually, but with the overriding imperative to preserve the Green Belt and to limit the majority of new development to the Leek Wootton Growth Village Envelope.
- 6.3.11 As noted, apart from the areas comprised within proposed sites H37 and DS22, approximately 93% of the proposed 'Village Inset' is currently covered by the village Conservation Area or is already extensively developed.
- 6.3.12 The Plan proposes no additional housing sites beyond the Local Plan allocations. Policy LW7 sets out a series of criteria against which any potential infill proposals would be assessed should they come forward.
- 6.3.13 There is scope for some infill development in Hill Wootton, although this is very limited and the hamlet continues to be washed over by the Green Belt.
- 6.3.14 Infill would therefore only really be possible through the combination of existing plots, as has taken place elsewhere in the county, and would be unlikely to provide a desirable planning solution.
- 6.3.15 Any proposed infill would need to respect the existing density and architecture of surrounding properties in order to preserve the character of the village.

Policy LW7 Infill Housing Development in Leek Wootton Village

Proposals for small scale infill development within the Growth Village Envelope of Leek Wootton village will be supported where:

- 1. The proposed development is well related to the character and density of surrounding buildings in terms of density, height, scale, massing and materials;**
- 2. On site car parking is provided within the curtilage of the development to development plan standards;**

3. Vehicular access is provided in accordance with development plan standards;
4. The development takes account of its potential impact on heritage assets in accordance with paragraphs 133-135 of the NPPF; and
5. The proposal accords with other policies in the Neighbourhood Development Plan.

Hill Wootton



Hill Wootton

- 6.3.16 The hamlet of Hill Wootton is characterised by large, low-occupancy individual detached homes interspersed with a number of (semi derelict) farm buildings. The Local Plan suggests limited scope for “infill” development, in keeping with the Green Belt status. Refurbishment and redevelopment of some of the old farmstead buildings could provide an opportunity for limited expansion, while at the same time upgrading the appearance of the settlement and not impinging upon the existing Green Belt.
- 6.3.17 Hill Wootton is “washed over” by the Green Belt. In this settlement only small scale (up to 2 dwellings) infill housing, which does not have a harmful impact on local character and distinctiveness will be considered appropriate, as set out in Policy H11 of the Local Plan.

Policy LW8 Housing in Hill Wootton

New residential development in Hill Wootton will be strictly controlled to reflect its location within the Green Belt.

Limited village infill housing development will be supported within the built-up form of Hill Wootton where the criteria in Policy H11 of the Warwick Local Plan 2011 to 2029 are met.

The sensitive refurbishment and redevelopment of traditional farmstead buildings in the built up form of Hill Wootton will be supported where schemes respect the status and integrity of heritage assets and are designed to enhance the character and appearance of the existing settlement and do not impact adversely on the openness of the Green Belt and surrounding countryside.

6.4 Community



Leek Wootton War Memorial Recreation Ground

Objective 4 Community - To maintain the intrinsic character and vitality of the neighbourhood.

- 6.4.1 The Parish of Leek Wootton and Guy's Cliffe has a strong sense of local community. The Church, the School, the War Memorial Recreation Ground, the Children's Playground, the Village Hall and Sports Club are at the heart of the community.
- 6.4.2 The Church of All Saints' supports the community with regular family and communion services, each Sunday and some weekdays, as well as sponsoring other events throughout the year.
- 6.4.3 The current local school, All Saints' Church of England (V.A.) Primary School has been a valued part of Leek Wootton for 20 years. There was a school established as far back as 1777 and a purpose built school was opened in 1875. All Saints' Primary School currently accommodates 138 children and includes extended services to provide wrap around care from 8:00am to 5:15pm.
- 6.4.4 The Leek Wootton War Memorial Recreation Ground is held in trust for the residents of the parish. It provides pitches and a club house for the thriving Sports Club, particularly well known for cricket, but also supporting football and other sports. This includes sports for younger age groups. The Parish Plan 2009 indicated that there was support for expansion of sports activities at the Recreation Ground including provision of tennis and bowling facilities and of allotments. It is also the site of a Memorial Stone dedicated "In Memory Of Those Who Served Our Country In Times Of Conflict" as well as a plaque commemorating the Queen's Diamond Jubilee.
- 6.4.5 The Children's Playground has recently been extensively refurbished with a much-improved layout and new equipment chosen by the pupils of the school.
- 6.4.6 A new Village Hall was completed in 1999, replacing a 1926 building. It was built with the aid of a Lottery Grant, grants from the District and Parish Council and with £100,000 raised within

the parish. In 2012 an extension and upgrade of the kitchen was completed with the aid of grants and local fund raising. Further development could be considered such as a community shop. The Village Hall is used by the Leek Wootton Brownies, Guides and Scouts and other community based organisations including the Horticultural Society for its annual flower show, the History Group, the Women's Institute, Cancer Research UK fund raising and Parish Council meetings. It is used regularly for parent / children's groups, Stay & Play, Twins, Bumps to Babies and for private parties for all ages as well as for fund raising events.

- 6.4.7 The Sports Club Committee works hard to maintain and improve the club facilities, replacing the roof and ceiling, upgrading electrics to conform to current legislation, improving changing rooms and showers and re-laying the car park. The building is a 1960s wooden structure and there is a need to replace it with a larger, possibly two-storey building that will meet the needs of an increasingly used facility especially with provision of facilities for younger children. In addition to outdoor facilities, the Sports Club building is open 6 nights per week and all day Saturday and Sunday providing a facility to play Pool, Darts, Dominoes and Cribbage. It also provides bar facilities, entertainment, arranges quizzes and affords the ability to watch the cricket and football. The Club has some 500 members.
- 6.4.8 There is an overwhelming need and desire within the community to improve local facilities and the incorporation of the woodlands and the associated police playing fields, within the village of Leek Wootton, would increase the capacity for sporting activities. There is also demand for increased recreation facilities, from the wider area, since many of the teams draw their membership from neighbouring towns and parishes. There is unanimous support to retain the War Memorial Recreation Ground as a 'hub' or focal point for village recreation but this could be further enhanced by acquiring the arable field to the north of the Recreation Ground, which would allow for additional playing areas, space for tennis and bowls, if the demand for these activities was proven, and would also open up access to the woodland area and provide car parking.
- 6.4.9 Car parking is crucial to the increased use of the recreational facilities. There is also a need to provide improved car parking within the village of Leek Wootton, but the potentially identified area for expansion lies within the Green Belt. However, a sympathetically designed limited parking area to support these community facilities would have considerable merit, but would need to not be in conflict with maintaining the openness of the Green Belt. If located at the northern end, planting would screen it from the adjacent caravan sales site. It could provide access to the Recreation Ground, access to the woodland area and the possibility of opening a footpath along Cattle Brook through to the River Avon, Hill Wootton and beyond. It would also alleviate congestion on the Warwick Road caused by the current car park used primarily by the Village Hall and Sports Club, but also by visitors. Policy LW9 takes account of the location of the wider community hub site in the Green Belt.
- 6.4.10 Apart from the School, these community facilities are clustered within a central location within the village of Leek Wootton, but are set back from the main road and so are hidden from general view and there is one vehicular access through a residential area. The Village Hall, Recreation Ground, Children's Playground and Sports Club together offer significant potential for enhancements to create a "hub" type facility providing a wider range of services based on the War Memorial Recreation Ground by buying the land to the north. This is the preferred possibility from the informal public consultation on the Draft Plan held in summer 2015 provided that problems of access and parking can be resolved.

- 6.4.11 The Parish Plan consultation demonstrated local support for a village shop, but the economic viability of such a proposal, having regard to the proximity of other facilities, is problematic. However a community run 'shop', providing a range of local services such as broadband, a café etc. may be an alternative option, if supported by the Parish Council and other volunteers. Policy LW9 addresses these important issues within the round. It offers flexibility for a local shop and other community and health facilities within a redeveloped Sports Club building. One of the exceptions in national Green belt policy is the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces. The combination and range of uses will be a matter of discussion as proposals emerge. However, there will be an expectation that the principle use of the building will be for the various facilities associated with the Sports Club. The Plan recognises that proposals for new buildings in this location for retail, community or health purposes would represent inappropriate development in the Green Belt.
- 6.4.12 Warwick District Local Plan Policy HS8 Protecting Community Facilities limits redevelopment or change of use of community facilities, and only allows redevelopment where *there are similar facilities accessible to the local community by means other than the car, and either the facility is redundant and no other user is willing to acquire and manage it, or there is an assessment demonstrating a lack of need for the facility within the local community.* Policy HS5 Directing Open Space, Sport and Recreation Facilities demonstrates that the Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities.

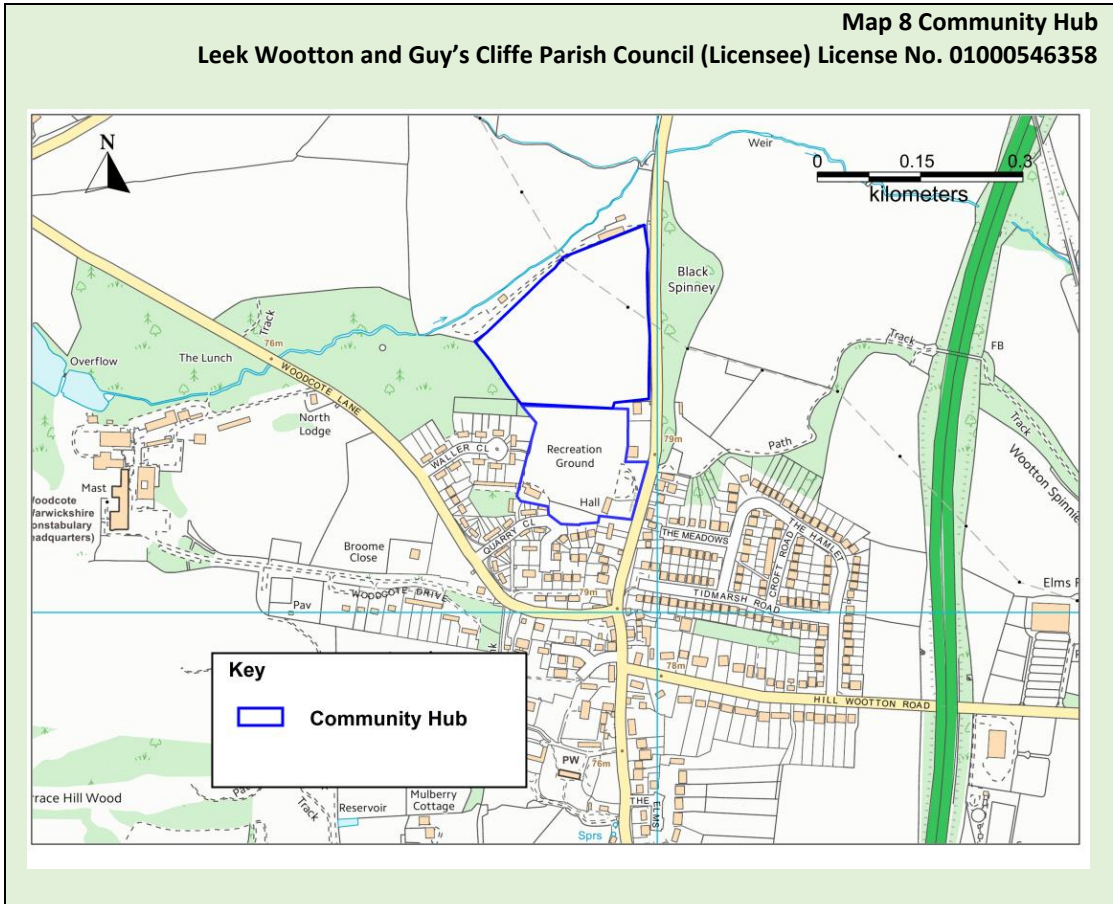
Policy LW9 Supporting a Local Community 'Hub' Facility in Leek Wootton

The area shown in Map 8 is identified and protected as a local community hub for Leek Wootton.

Proposals for the improvement and/or redevelopment of the Sports Club building and for the development of allotments and playing pitches within the local community hub will be supported.

Proposals to incorporate a village shop and café, health and community facilities within a redeveloped Sports Club building will be supported where the incorporation of such uses does not result in a new building which is materially larger than the existing building.

Proposals to improve linkages between local facilities such as the development of green walking and cycling routes linking the 'hub' to the primary school, church, and housing areas and Kenilworth will be supported.



6.5 Transport, Infrastructure and Communications



The A46 'Warwick/Kenilworth Bypass'

Objective 5 Transport, Traffic and Infrastructure – To ensure the impacts of proposed new development are managed effectively and supported by appropriate investment in infrastructure.

- 6.5.1 The Parish Plan identified that accessibility and traffic are significant issues for many residents in the Parish of Leek Wootton and Guy's Cliffe and for the village of Leek Wootton in particular. The village is relatively close to Kenilworth (only 2.5 miles away), but a busy road (Warwick Road) through the heart of the village impacts adversely on local quality of life and discourages walking and cycling even for short journeys.
- 6.5.2 Traffic is a major concern for residents and stems from two main issues:
- The volume of through traffic using Woodcote Lane, Warwick Road and Hill Wootton Road i.e. traffic originating outside of the parish and transiting the parish often on minor, narrow and residential lanes which were not originally designed nor have they been maintained for high traffic flows.
 - The volume of traffic generated by the proposed redevelopment of the Woodcote House site.
- 6.5.3 There will be a number of potential options available to improve the current and future traffic environment all of which will require detailed consultation with the relevant authorities and interested parties.
- 6.5.4 Efforts in the medium term should focus on trying to reduce the amount of transit traffic through the parish and, in particular, to alleviate the dangers presented by particular problem areas such as The Anchor junction and Skew Railway Bridge on the Hill Wootton Road.
- 6.5.5 The Anchor junction currently carries the majority of the traffic from the west side of Leek Wootton including the current police headquarters traffic and hence the future traffic flows from the proposed redevelopment of Woodcote House. This is supplemented significantly by

high volumes of peak flow through traffic originating to the north of the parish most of which requires to turn right at the Anchor Junction.

- 6.5.6 Similarly Hill Wootton Road carries significant volumes of peak flow traffic heading to the Leamington/Kenilworth main road again over narrow and residential lanes.
- 6.5.7 The introduction of one-way traffic flow over sections of the roads leading to these problem areas provides a basis for future traffic management.
- 6.5.8 In particular, if Woodcote Lane were to be made one-way for motor traffic from North Lodge, out of the village towards Rouncil Lane it would remove the “rat run” traffic using this route from Kenilworth and would significantly reduce the number of cars turning right out of Woodcote Lane at peak times. This would have minimum impact upon village residents who would continue to use the lane both ways from North Lodge southwards. The physical measure for achieving this ‘one-way’ system could follow the model already proven in nearby Kenilworth (Southbank Road), whereby traffic is limited to one-way for vehicles for a 2-3 metre section of road at the junction. This would allow two-way bicycle traffic to continue to use the route.
- 6.5.9 Similarly making Hill Wootton Road one way east bound from Tower House to the Bridge over the River Avon would reduce Kenilworth/Leamington traffic using Hill Wootton as a “rat run” whilst maintaining the important link between Hill Wootton and Leek Wootton. In addition, the associated reduction in traffic volumes would help reduce traffic in the vicinity of the Skew Railway Bridge on the Hill Wootton road.
- 6.5.10 Whilst Warwickshire County Council has indicated that an improvement to the Anchor Junction by the use of traffic lights is not easily achievable given the geometry of the junction and the associated limitations of available space this remains a potential option. Multi-directional phasing of traffic flows may be necessary and this option will require detailed study to resolve the conflicting requirements of traffic flow on Warwick road, Woodcote Lane and Hill Wootton road.
- 6.5.11 With increased housing development within and adjacent to Kenilworth and to the south of Warwick, the likelihood of an increased volume of traffic passing through the village of Leek Wootton (as an alternative to the A46) is great. Currently this road is the subject of irregular placements of Warwickshire Police Mobile Speed Cameras to increase enforcement of the current 30MPH speed limit. It is felt essential that as traffic flows increase the Neighbourhood Plan must provide for further traffic calming measures on the north-south route along Warwick Road. Specifically, the introduction of chicanes at the entrance and exit of Leek Wootton on the Warwick Road are considered appropriate. **Maps 10 and 11** show the key proposals, locations and extent of the amendments proposed to traffic flow.
- 6.5.12 In addition to vehicular traffic, better provision for pedestrian and cycle routes to the north and south of Leek Wootton will be essential. To the north of the village, the footway is particularly narrow and the road speed can be a challenge for cycle traffic on this designated County cycle route. It is proposed to work with Warwick District Council and Warwickshire County Council to create a dedicated combined pedestrian and cycle way to the west of the existing Warwick Road between Leek Wootton and Kenilworth.
- 6.5.13 To the south of the village, the verge is wide enough for the construction of a new path/cycle way, linking with the already improved route into Warwick. The extent of the proposed

combined route from Kenilworth to the Warwick Road junction with the A46 access roundabout is also shown on Map 9.

- 6.5.14 In addition to supporting measures for improving highway safety and reducing the impacts on traffic, there is a role for the Neighbourhood Plan to support schemes which encourage walking and cycling throughout the parish and linking residential areas to the wider countryside and retail facilities and economic opportunities in Kenilworth.
- 6.5.15 The Parish Council will work with and encourage the providers of public transport to provide as full a service as is needed to support future development in Leek Wootton.
- 6.5.16 The parish contains a number of lanes and narrow roads associated with existing and proposed residential development. It is noted that where insufficient residential parking is provided for developments then there is an inevitable over spill of parked traffic onto already existing narrow roads. It is therefore important that adequate off street parking is provided to match the needs of the proposed increase in residential development.
- 6.5.17 Warwick District Local Plan Policy TR1 Access and Choice requires development proposals to demonstrate that they are not detrimental to highway safety and are designed to provide suitable access for a range of transport modes including pedestrians and cyclists. Policy LW10 addresses a series of criteria which new development is expected to meet including accessibility and car parking. Policy LW11 sets out the range of schemes which the Parish Council will support through its spending of the local element of the WDC Community Infrastructure Levy. Specific non-land proposals are included in Section 7.0 in the Plan to highlight the community's support for traffic management schemes and the need for developers to liaise with Highways England on development that may affect the existing operation of the A46.
- 6.5.18 Policy LW10 sets out a requirement for a series of traffic related measures for new development. Its fourth criterion addresses a requirement for the creation of planting schemes and other measures to reduce any potential noise nuisance from existing road traffic. This criterion will particularly apply where developments may be affected by the existing traffic profile on the A46.

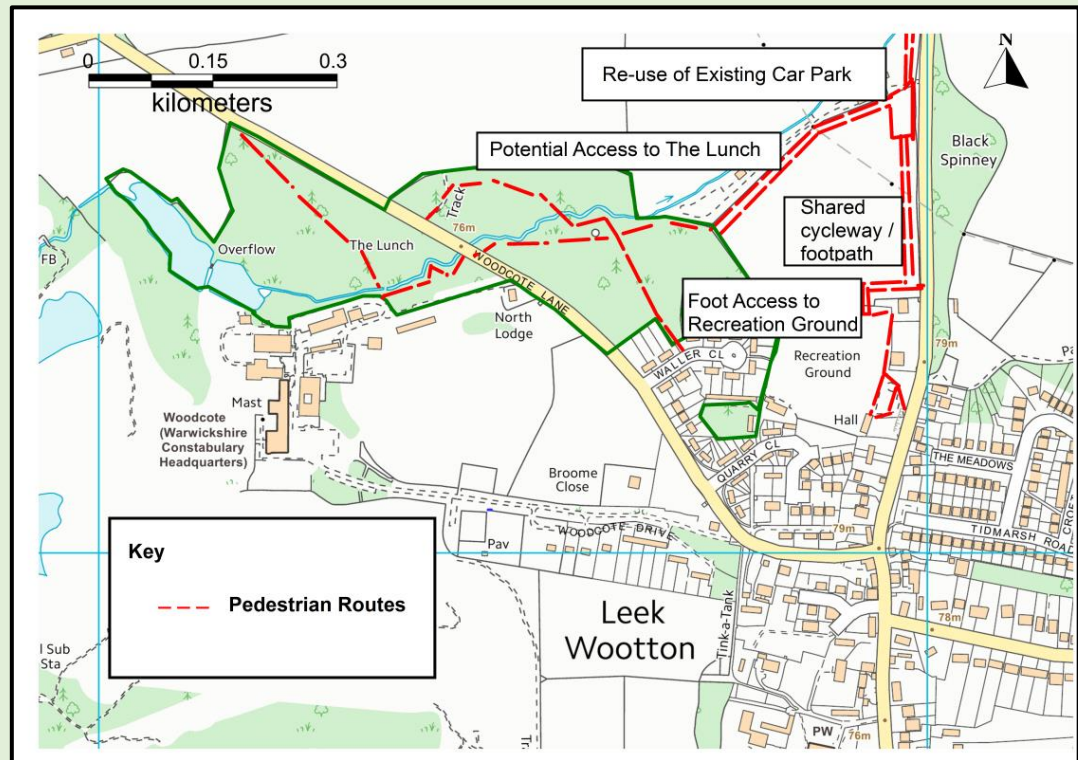
Policy LW10 Minimising the Impacts of Traffic from New Developments

Subject to the provisions of other development plan policies new developments will be supported where they incorporate the following measures:

- 1. Developments should be built with the provision of safe walking and cycling pathways of hard surface materials. They should be designed to provide easy access to the school and services in the centre of the village of Leek Wootton without the need to use cars. These pathways should be of a standard suitable for people to ride mobility scooters and to push buggies and wheelchairs.**
- 2. Existing footpaths within development sites must be retained. Where appropriate new footpaths should be created to connect with existing footpaths and to the village centre. These are shown on Map 9.**

3. Car parking should be provided to development plan standards.
4. Incorporating planting schemes and other measures to provide noise barriers.

Map 9 Possible Pedestrian Routes
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Policy LW11 Traffic Management and Transport Improvements

Where the need directly arises from proposed development developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

1. Highway improvement schemes which improve the safety of pedestrians and cycle users.
2. Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes through the village centre Increasing public and community transport to and from the designated area to local towns, supermarkets etc and supporting the school bus service.
3. Supporting safe new pedestrian and cycle routes to / from Kenilworth and Warwick such as increasing the width of pedestrian footpaths.

4. Provision of adequate public parking within the Growth Village Envelope, especially near community facilities.

Sewerage and Drainage Infrastructure

- 6.5.19 Severn Trent has confirmed that the parish has a rural infrastructure network for handling existing Foul and Surface water drainage that falls under the remit of Severn Trent's obligations. It is understood that the network is combined and that there is limited separation between the foul and surface water systems as is the case in many rural networks. The existing foul system serving the Police Headquarters is based upon a pumped system and requires regular maintenance to maintain flows. Whilst historically there have been occasional issues with both systems in the parish, Severn Trent at the present time does not consider the system to be under stress. However, the actual headroom in the system would need to be reviewed in the light of any proposed development.
- 6.5.20 The current extension of the Warwickshire Golf Club Development with the addition of a 54 bed hotel and its impact on the existing networks is currently under consideration by Severn Trent.
- 6.5.21 Whilst it is recognised that Severn Trent will have an obligation to provide the necessary infrastructure for any developments which are approved via the planning process, it will be important to ensure that such infrastructure is in place in a timely manner to prevent the risk of the systems overloading. The Parish Council will therefore seek to ensure that the timing of developments coming on stream is carefully matched with the capacity of existing Severn Trent networks or their subsequent upgrades if such upgrades are required. If necessary, the Parish Council would seek to have Warwick District Council apply appropriate conditions on timing to any planning permissions which are granted to ensure the Severn Trent networks are able to cope with the new developments created.

Telecommunications Technologies

- 6.5.22 Parts of the parish have the advantage of being connected with fibre optic cables to local telephone distribution hubs and as such currently have the benefit of high speed broadband connections, however not all of the parish has the benefit of this high speed system. The further extension and development of high speed broadband infrastructure to serve the parish will be supported in principle.
- 6.5.23 Warwick District Local Plan BE6 supports the development of electronic communication networks.

Policy LW12 New Communications Technologies

Improvement and development of new mobile telecommunication infrastructure will be supported provided that:

- 1. It is designed and sited to minimise any adverse impacts on the visual amenity, character or appearance of the surrounding area;**

- 2. Its design and siting does not have an unacceptable effect on the village of Leek Wootton Conservation Area, historical features and buildings, visually sensitive landscape or views.**

6.6 Education and Employment



'The Warwickshire' Leisure Club

Objective 6 Education and Employment - To enhance the educational opportunities for all residents and support the expansion of rural businesses within the community.

Education

- 6.6.1 Leek Wootton has a highly regarded Church of England voluntary aided primary school housed in a building on the southern edge of the village of Leek Wootton. Most parish children attend the school and the Parish Plan survey identified that it is considered a key facility for the parish. The school had 138 children on the roll in 2015.
- 6.6.2 New development proposals may increase pressure on the local primary school and other community facilities in the village. There is a need to ensure the local primary school meets the developing needs of the neighbourhood community for both pre-school and school age students. Policy LW13 provides a supportive context within which improvements can take place at the school. Its second part requires that future proposals should take account of its sensitive position at the southern end of the village and adjacent to the Green Belt. Where appropriate any extensions to the school should promote sustainable construction methods.
- 6.6.3 Local Plan Policy HS1 Healthy, Safe and Inclusive Communities advises that *"The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals that:... i) provide good access to local shops, employment opportunities, services, schools and community facilities."*

Policy LW13 Supporting Investment and Improvements in Local Education Facilities

Proposals for improving local educational facilities at Leek Wootton All Saints' Church of England (V.A.) Primary School will be supported.

New buildings should be sited and designed to minimise any adverse impacts on the approach and setting of the village within the Green Belt.

Home Working

- 6.6.4 In line with national trends, increasing numbers of people in Leek Wootton work from home. Provided that home working does not impact adversely on the residential amenity of neighbouring properties, the Parish Council would like to support opportunities for homeworking to reduce the need for travel and to support the economic sustainability of the parish. Local Plan Policy EC1 sets out that *new employment development will be permitted in the rural areas ... to promote sustainable development in the growth villages.*"

Policy LW14 Supporting Local Employment Opportunities through Home Working

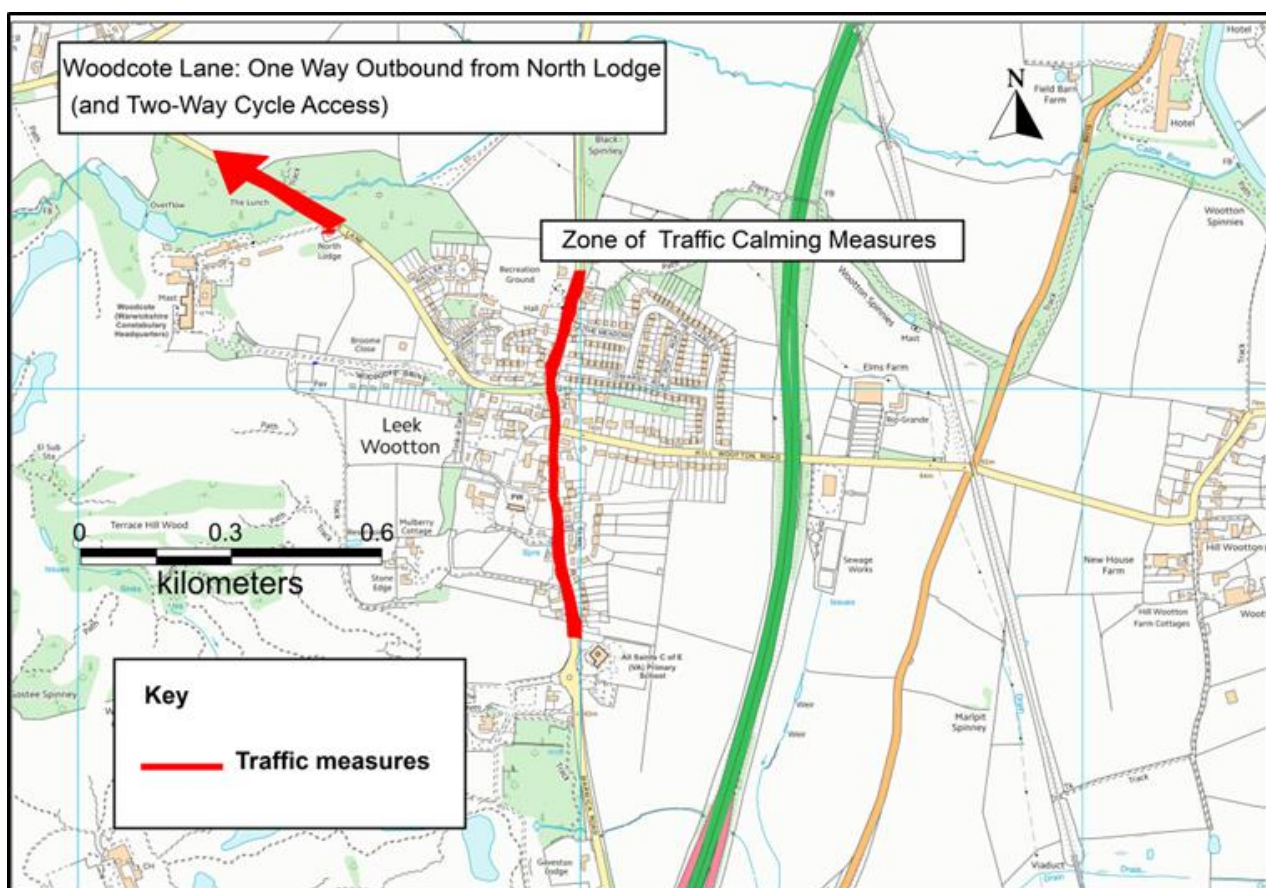
Insofar as planning permission is required proposals for homeworking in residential properties will be supported where:

- 1. Proposals maintain the surrounding residential amenity; and**
- 2. The proposed development can be accommodated satisfactorily within the capacity of the local highway network and car parking to development plan standards is provided within the curtilage of the premises concerned.**

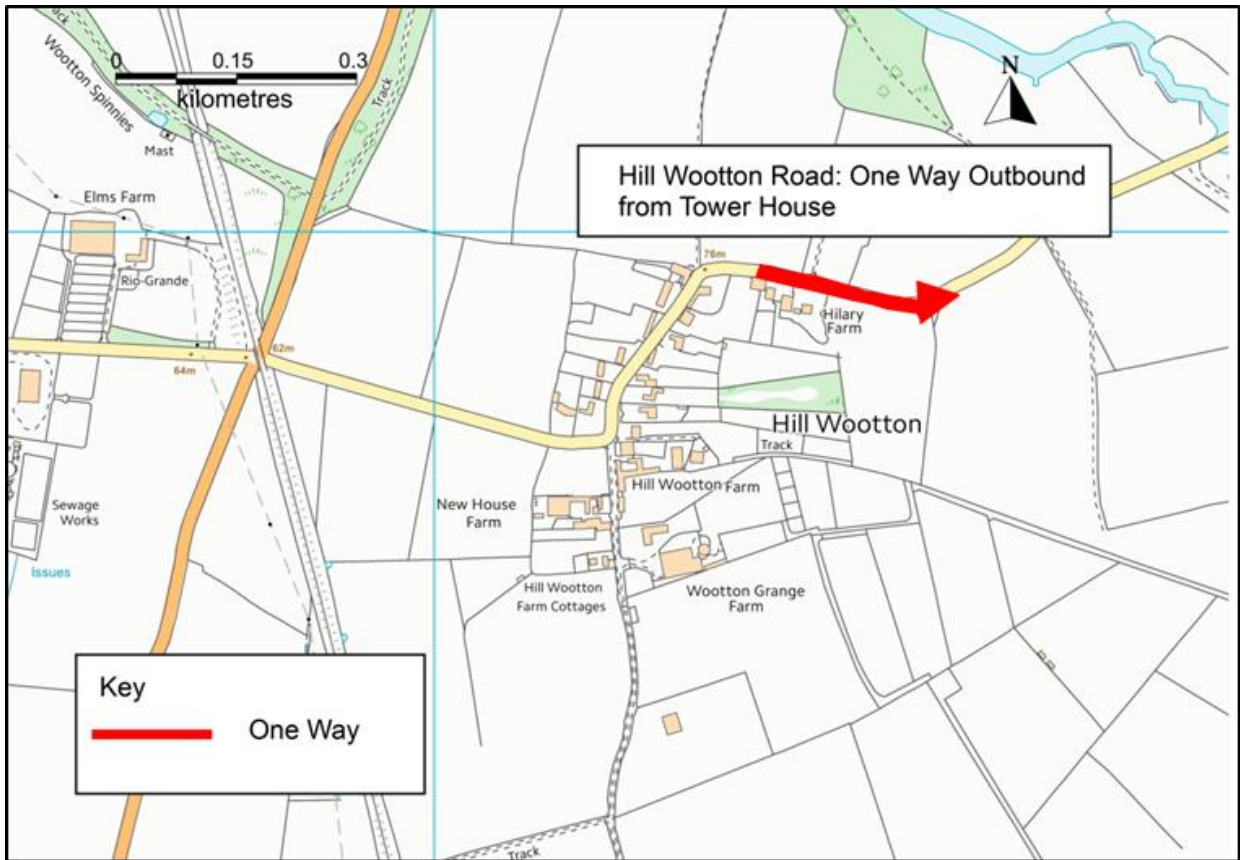
7.0 Non Land Use Proposals

- 7.1 Proposals for improvements in road safety and traffic management and the provision of / improvements to public transport will be fully supported. This includes proposals for traffic calming on the Warwick Road in the village of Leek Wootton as shown on Map 10 and a new one-way route at Hill Wootton as shown on Map 11.
- 7.2 Any road improvement / traffic calming measures which may divert traffic on to the A46 should be discussed with Highways England at the earliest opportunity to ensure that the existing operation of the A46 can be maintained.
- 7.3 These proposals have been discussed at a conceptual level with the Warwickshire County Council Highways Department. Although they were supportive of some of the thinking, it is nonetheless clear that eventual traffic management initiatives will need to be framed in the context of the Master Plan for Woodcote, and the associated, more detailed housing development proposals and plans for changes to road layouts etc. in nearby settlements, especially Kenilworth.

Map 10 Traffic Calming
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Map 11 Hill Wootton One Way
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Appendices

Appendix I

Listed Buildings and Scheduled Monuments

<https://historicengland.org.uk/listing/the-list/>

38 results (Note - reduced from 39 results following deletion of Wootton Grange Farmhouse as this now lies outside the NDP boundary).

THE SAXON MILL (PART OF THE SAXON MILL RESTAURANT)

Heritage Category: Listing

Grade: II

Location:

THE SAXON MILL (PART OF THE SAXON MILL RESTAURANT), COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE SAXON MILL RESTAURANT

Heritage Category: Listing

Grade: II

Location:

THE SAXON MILL RESTAURANT, COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THATCHED COTTAGE

Heritage Category: Listing

Grade: II

Location:

THATCHED COTTAGE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

HILL WOOTTON FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

HILL WOOTTON FARMHOUSE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

BRIDGE 160 YARDS SOUTH WEST OF GOODREST FARMHOUSE

Heritage Category: Listing

Grade: II*

Location:

BRIDGE 160 YARDS SOUTH WEST OF GOODREST FARMHOUSE, ROUNCIL LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE OLD POST HOUSE

Heritage Category: Listing

Grade: II

Location:

THE OLD POST HOUSE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE ROCK

Heritage Category: Listing

Grade: II

Location:

THE ROCK, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WOOTTON PADDOX

Heritage Category: Listing

Grade: II

Location:

WOOTTON PADDOX, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

FORGE COTTAGE

Heritage Category: Listing

Grade: II

Location:

FORGE COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

BARN 15 YARDS NORTH WEST OF DEER PARK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

BARN 15 YARDS NORTH WEST OF DEER PARK FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CLIFFE HOUSE

Heritage Category: Listing

Grade: II

Location:

GUY'S CLIFFE HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHESFORD BRIDGE

Heritage Category: Listing

Grade: II

Location:

CHESFORD BRIDGE, KENILWORTH ROAD, RIVER AVON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHAPEL OF ST MARY MAGDALENE

Heritage Category: Listing

Grade: II*

Location:

CHAPEL OF ST MARY MAGDALENE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

READING ROOM COTTAGE

Heritage Category: Listing

Grade: II

Location:

READING ROOM COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

84, WARWICK ROAD, LEEK WOOTTON

Heritage Category: Listing

Grade: II

Location:

84, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

STONE EDGE

Heritage Category: Listing

Grade: II

Location:

STONE EDGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

QUEST COTTAGE

Heritage Category: Listing

Grade: II

Location:

QUEST COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

DEER PARK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

DEER PARK FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

NORTH WOODLOES FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

NORTH WOODLOES FARMHOUSE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

LOES GRANGE

Heritage Category: Listing

Grade: II

Location:

LOES GRANGE, WOODLOES LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THATCHED COTTAGE

Heritage Category: Listing

Grade: II

Location:

THATCHED COTTAGE, WOODCOTE LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

HOLLY COTTAGE

Heritage Category: Listing

Grade: II

Location:

HOLLY COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

ARCHWAY SOUTH WEST OF HOUSE

Heritage Category: Listing

Grade: II

Location:

ARCHWAY SOUTH WEST OF HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

HILL WOOTTON BRIDGE

Heritage Category: Listing

Grade: II

Location:

HILL WOOTTON BRIDGE, HILL WOOTTON ROAD, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S WELL 88 YARDS TO NORTH WEST OF HOUSE

Heritage Category: Listing

Grade: II

Location:

GUY'S WELL 88 YARDS TO NORTH WEST OF HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GAVESTON'S CROSS

Heritage Category: Listing

Grade: II

Location:

GAVESTON'S CROSS, BLACKLOW HILL, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

PUNISHMENT STOCKS 3 YARDS TO SOUTH OF THE SAXON MILL

Heritage Category: Listing

Grade: II

Location:

PUNISHMENT STOCKS 3 YARDS TO SOUTH OF THE SAXON MILL, COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

OLD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

OLD FARMHOUSE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GOODREST HOUSE

Heritage Category: Listing

Grade: II

Location:

GOODREST HOUSE, ROUNCIL LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GYPSY COTTAGE AND THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

GYPSY COTTAGE AND THE COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

CHURCH OF ALL SAINTS, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

THE COTTAGE, 83, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

PROSPECT FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

PROSPECT FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WOODCOTE

Heritage Category: Listing

Grade: II

Location:

WOODCOTE, WOODCOTE LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GOODREST LODGE: a double moated site with fishponds

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WEDGNOCK PARK pale, dam, two watermill sites, bridge and hollow way 200m north east of Goodrest Farm

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CAVE hermitage and other rock cut chambers at Guy's Cliffe

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CLIFFE

Heritage Category: Park and Garden

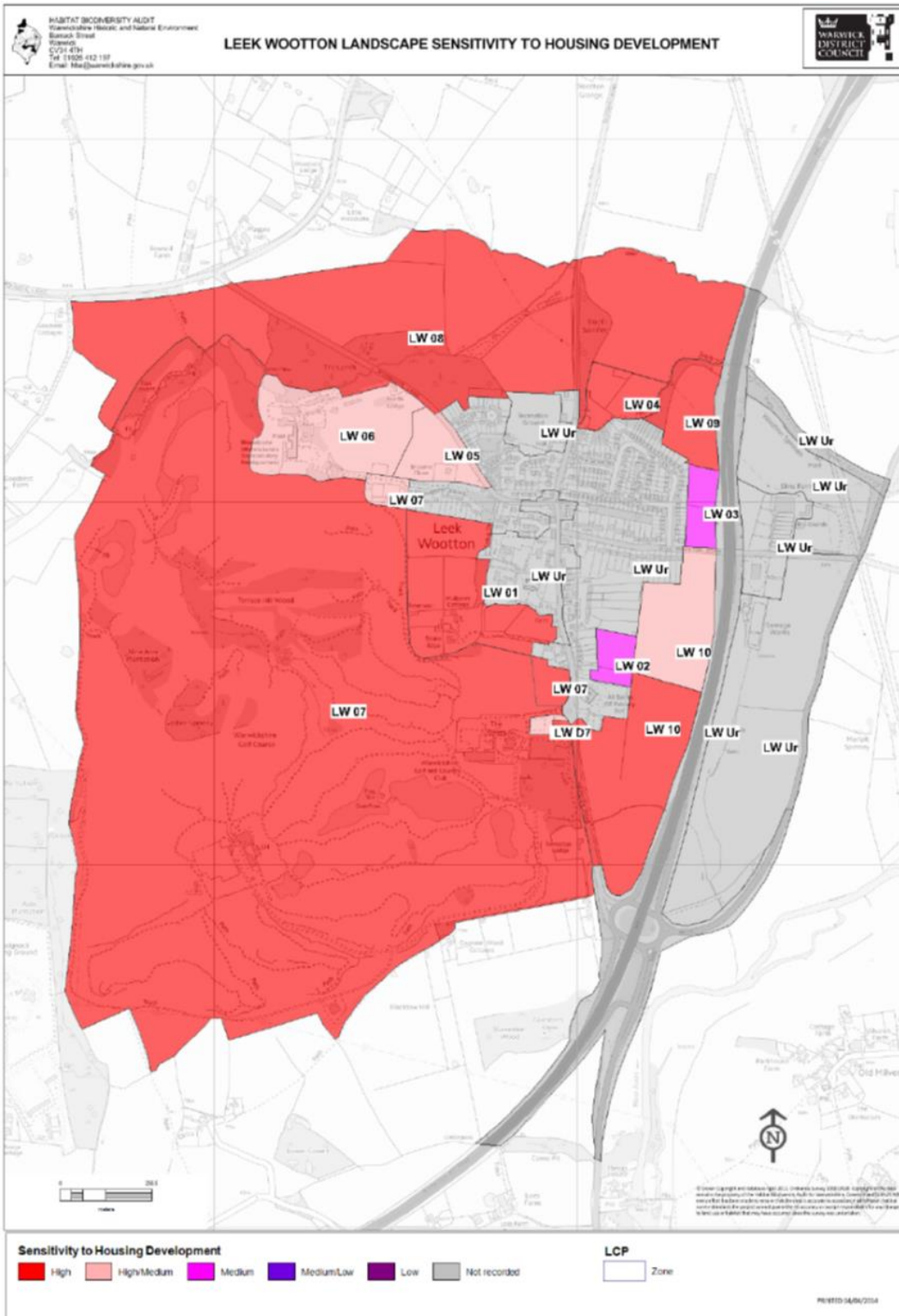
Grade: II

Location:

GUY'S CLIFFE HOUSE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

Appendix II

Leek Wootton Landscape Sensitivity to Housing Development



Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358

Appendix III

Schedule of Public Meetings

Public meetings held to explain the various stages in the WDC Local Plan/LW&GCPC Neighbourhood Development Plan preparation and to solicit public contributions and engagement.

1. January 2014 – WDC – New Local Plan – Village Housing Options and Settlement Boundaries Consultation.
2. March 2014 – Neighbourhood Development Plan – Structure and Content Discussion.
3. May 2014 – WDC Local Plan – Submission Draft – Results of Consultation and Next Steps.
4. June 2015 – Neighbourhood Development Plan – Informal Community Consultation.
5. March 2016 – Neighbourhood Development Plan – Parish Update (following suspension of WDC local Plan and proposed amendments)
6. April 2017 – Neighbourhood Plan - Community Meeting and Update (including Police and Crime Commissioner and Place Partnership) during consultation period on Main Modifications to Local Plan.



Leek Wootton and Guy's Cliffe Parish Council

Spring 2018