



30 May 2022

Development Services
Warwick District Council
Riverside House
Milverton Hill
LEAMINGTON SPA
CV32 5HZ

For the attention of: Dan Charles, Case Officer

Dear Sirs

Position regarding Warwick District Council Planning Application No. W/22/0465

Leek Wootton & Guy's Cliffe Parish Council (LW&GCPC) agrees with the principle of redevelopment in accordance with the current Warwick District Local Plan (specifically policy DS22) and the LW&GC Neighbourhood Development Plan 2018-2029. LW&GCPC further supports the principle of development of parts of the former green belt site in compliance with Leek Wootton's designation as a growth village and to ensure the preservation of the Grade 2 listed buildings at Woodcote House and its associated parklands, woods, and open spaces.

However, LW&GCPC objects to this specific application on multiple grounds and for the following specific reasons:

Site Development

1. The current proposals as set out in the CALA submission documents represents over development of the site compared to the development proposed by WCC Police and their draft Master Plan, and is contrary to the objectives and adopted policies of the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan, the relevant policies of the Warwick Local Plan (specifically DS22) and the NPPF. The PC believes that WDC's own legal opinion has confirmed the continuing validity of DS22 and the draft master Police plan despite the decision by the Police to retain use of parts of the site.
2. The number of properties proposed for the site and the formulaic design of properties within the developed area does not recognise, develop, or compliment the character of the site as is required by Policies DS22, and specifically Policies LW1, LW3, LW4, & LW5 of the LW&GC Neighbourhood Development Plan (LW&GC NDP).
3. The distribution of house sizes is not compatible with the distribution of existing housing needs within the village (See housing needs survey) and the Strategic Housing Market Assessment 2013. Specifically, 52% of the development has 4+ bedrooms whereas there is a local need for more 2- and 3-bedroom properties. The concentration of affordable housing in one specific section of the site and

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development on the tennis courts of 4 + bedroom properties only, does not enhance the integration of communities into the site or the village.

4. The provision of a 3-storey apartment block adjacent to Woodcote Lane is considered completely out of character with the site and the village which does not have any similar building type within its curtilage.
5. The CALA proposal includes a very small and separate play area within an area of open space, for use by residents. Rather than include a token play space, it would aid integration of the development into the community by supporting improvements proposed under Policy LW9 (LW&GC NDP).
6. The application does not provide information on the balance of the site not forming part of the current application as required by Policy DS22.

Habitat & Landscaping

1. The current plans propose the removal of significant numbers of trees and hedgerows within and adjacent to the development area which significantly alters the character of the site and the approaches to the Leek Wootton Conservation Area. The application fails to meet policy LW1 (LW&GC NDP).
2. The overdevelopment of the site results in a compact development with no opportunities for additional planting to soften the impact of the site and the amount of development proposed.
3. There appears to be no study undertaken by the developer of the existing habitat afforded by the existing trees, hedges, and associated undergrowth and hence there is no statement of impact upon the existing habitat nor is there any mitigation proposed for the impact of the development. The application fails to meet policy LW2 (LW&GC NDP).

Transportation

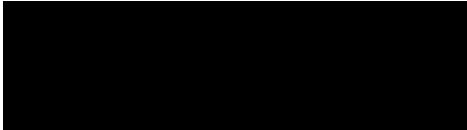
1. The contention that the site location is a sustainable 'walking neighbourhood' is flawed. There are very few services and facilities within Leek Wootton to which future residents would require regular access and as a result, it is highly likely residents will be expected to drive to these facilities, which are situated outside of Leek Wootton village. The only available bus services which serves Leek Wootton (Number 16) has recently been terminated and is currently replaced by a trial Demand-Responsive service.
2. No proposals have been made to balance the needs of residents to park on Woodcote Lane with the additional vehicle movements generated by the development.
3. The PCU values in the modelling assessment are incorrect and should be amended.
4. Visibility of the existing junction between Woodcote Lane and Warwick Road is sub-standard, the proposed development increases the level of traffic through the substandard junction, which is of a concern to highway safety and the efficient operation of the junction.
5. The modal shift targets set out in the travel plan are unrealistic in relation to the sustainability of the site.

6. The application therefore fails to comply with Policies LW10 & LW11 (LW&GC NDP).

In support of the conclusions and opinions set out above LW&GCPC appends the following consultants' reports.

- Kirkwells: Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton
- Comments on submitted application
- The Transportation Consultancy: 210609-01 Written Highways and Transportation
Representations

Yours faithfully



Helen Eldridge
Clerk to the Parish Council

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