



RTPI

mediation of space · making of place

Planning Application W/22/0465

**Land at
Warwickshire Police Headquarters,
Woodcote Lane,
Leek Wootton**

Comments on submitted application

May 2022

Kirkwells

The Planning People

Application No: W/22/0465

Description: Erection of 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure.

Address: Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QA

Applicant: Pegasus Group

Table of Contents

1.0 Introduction and Background	3
2.0 Adopted Policy	4
3.0 Comments in relation to adopted policy.....	7
4.0 Conclusion.....	19
Appendix 1 – Significant loss of trees	20
Appendix 2 – Standard Generic House Type.....	22

1.0 Introduction and Background

- 1.1 Kirkwells Planning Consultants have been appointed by Leek Wootton and Guy's Cliffe Parish Council to consider and provide comments to the Parish Council in relation to Planning Application No. W/22/0465 Erection of 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure on Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QA.
- 1.2 Kirkwells supported the Parish Council previously with the preparation of the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan (NDP) 2018 – 2029. The NDP was made (adopted) by Warwick District Council on 4th May 2018 and forms part of the statutory development plan for the area.
- 1.3 The NDP included detailed policies to guide development of the Warwickshire Police Headquarters site at Woodcote. At the time the NDP was being prepared Warwickshire Police had declared the whole police operation at Woodcote House and surrounding lands surplus to operational requirements. The NDP policies therefore referred to the complete site, including Woodcote House.
- 1.4 The Warwick District Local Plan 2011-2029 Adopted September 2017 includes DS22 Former Police HQ, Leek Wootton as a site allocation for 115 houses, again identifying the complete Police HQ site including Woodcote House and grounds on the Policies Map.
- 1.5 On 1st April 2019 Warwickshire Police and Crime Commissioner Philip Seccombe announced that following the end of the alliance with West Mercia Police, the sale of the police site at Leek Wootton would be halted and the premises would be re-designated as the force's headquarters for the foreseeable future.
- 1.5 Part of the site was subsequently acquired by Cala Homes for residential development.
- 1.7 The planning application is for development of part of the Woodcote Site, namely on 2 parcels of land at The Paddock and on the Old Tennis Court / Car Park area. It is a full planning application and includes a raft of supporting documents and drawings.

2.0 Adopted Policy

2.1 The NDP includes a number of planning policies which will be used to help determine the planning application.

2.2 The Vision and Objectives are also important as they set the overarching context within which the plan's policies and proposals were prepared.

2.3 The NDP Vision sets out that "***The Neighbourhood Plan will have ensured that any development improves and is sympathetic to the environment, landscape, look and feel of the area.***" Therefore, development proposals at Woodcote should demonstrate that they would improve and be sympathetic to the environment, landscape and local character.

2.4 The NDP Objectives are:

“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 (amongst other things):

- *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;*
- *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 (amongst other things):*

- *Supporting the development of a range of sporting and recreational opportunities for younger people and encouraging and supporting the concept of volunteering for all;*
- *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 (amongst other things):*

- *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.”*

2.5 The relevant Objectives will be referred to in the sections on NDP policies below.

2.6 Relevant NDP Planning Policies are:

- **Policy LW1 Protecting and Enhancing Local Landscape Character;**
- **Policy LW2 Protecting and Enhancing Local Wildlife;**
- **Policy LW3 Protecting and Enhancing Built Heritage;**
- **Policy LW4 Design Guidelines for Historic Site of Woodcote;**
- **Policy LW5 Former Police Headquarters Woodcote (115);**
- **Policy LW9 Supporting a Local Community Hub Facility in Leek Wootton**
- **Policy LW10 Minimising the Impacts of Traffic from New Developments; and**
- **Policy LW11 Traffic management and Transport Improvements.**

2.7 In addition there are several background documents which form part of the evidence base for the NDP and which are considered relevant. These are:

- HE06 - The Setting of Heritage Assets at Woodcote House, Leek Wootton, Warwick District Council;
- Leek Wootton Site Capacity Studies In support of Leek Wootton and Guy's Cliffe NDP AECOM, October 2015
- Leek Wootton Village Site Design and Capacity Study: Volume 2, In support of the Leek Wootton and Guy's Cliffe NDP – Woodcote and the Paddock, AECOM, January 2016.

3.0 Comments in relation to adopted policy

Policy LW1 Protecting and Enhancing Local Landscape Character Policy LW2 Protecting and Enhancing Local Wildlife

- 3.1 Policy LW1 is one of the key NDP policies in relation to the proposed residential development for 83 dwellings on the Paddock and Old Tennis Court areas at Woodcote.
- 3.2 The Policy aims to ensure landscaping schemes protect and enhance the distinctive rural character of the Parish and maximise opportunities for supporting biodiversity and that development responds positively to the high-quality environment through various measures. These include use of native trees on woodland edges and planting new woodlands and tree belts on development sites, retaining and enhancing existing parkland, conserving primary hedge lines and reintroducing mixed native species, recreation of riverside wetland habitats and retaining and enhancing sinuous hedgerows and wooded character of river floodplains.
- 3.3 The report 'Setting of Heritage Assets at Woodcote House, Leek Wootton' notes that Woodcote Lane 'is a very treed approach to the house and very clearly defined by the heavy planting, particularly at the east end of the driveway' (para 2.1.3). The report goes on to say that 'many of the mature trees have been retained and the approach to the house has been retained [by] high rhododendron hedges and a strong sense of enclosure' (para 2.1.7). paragraph 4.4 suggests enclosing housing by tree belts to screen development from the view in an easterly direction from Woodcote House.
- 3.4 Policy LW2 sets out that where appropriate development should incorporate measures to preserve, support or enhance biodiversity, demonstrating how designs have considered impacts on habitats, species and landscape character and that measures should be put in place to protect wildlife and enhance biodiversity and habitats. The Lunch is an area of semi natural woodland just to the north of the development site and is a Local Wildlife Site. There are further areas of woodland around Woodcote House, various ponds and watercourses just outside the development site including Cattle Brook, and various features on the golf course to the east. Hedgerows in the area have become fragmented and lack connectivity¹.
- 3.5 The Landscape Statement accompanying the planning application includes a number of design principles for the site. These set out that additional tree

¹ See NDP p29 and reference to Warwick District Council Landscape Sensitivity and Ecological & Geological Study 2013 and NDP Map 4 (p31) Natural Heritage Assets around Leek Wootton

planting will be undertaken to respect and respond sympathetically to the historic parkland, including parkland tree species where possible. A tree lined native hedgerow is provided to the western boundary. A series of incidental green spaces create a well-defined setting for the retention of notable trees throughout the site and informal native shrub planting will provide seasonal blossom and berry displays and foraging opportunities for local wildlife.

- 3.6 The Landscape Statement goes on to explain that tree species have been chosen for their form, size and special features such as flower, leaf, fruit or seasonal interest and hedgerow planting will include native species to increase biodiversity on the site and link into existing vegetation in the surrounding area. Further informal native shrub planting will increase the visual interest with seasonal blossom and berry displays to provide foraging opportunities for local wildlife.
- 3.7 A large SuDS basin to the north of the site will provide a variety of landscape types and habitat opportunities for increased biodiversity. Tree clusters and selected focal trees add additional seasonal interest.
- 3.8 The report 'Setting of Heritage Assets at Woodcote House, Leek Wootton' states in the final paragraph of 2.3.5 as follows:

“In terms of the setting of the Conservation Area itself, the development site divides to the north and north west of the most westerly extent of the Conservation Area along Woodcote Lane to the East Lodge and driveway into Woodcote itself. Woodcote Lane at this point takes a turn to the north west and sits within a shallow banked site with more steeply banked sides to the east around the area known as the quarry. This approach into Woodcote Lane and Leek Wootton itself is an important approach being the most rural approach into the village itself. Other approaches have been developed with more recent developments being more prominent, particularly along Warwick Road, both ends of Warwick Road and also Hill Wootton Road, which is heavily developed with 20th century houses. There is therefore a uniqueness to the character of Woodcote Lane in terms of this particular approach into the Conservation Area itself. The development site being on the south side of Woodcote Lane at this juncture is an important area of open land along with the playing fields to the east of Woodcote House which have remained undeveloped. This provides a visual buffer between the impact of the mid-20th century development around Woodcote House itself as viewed from Woodcote Lane and the residential developments of the Conservation Area and Woodcote Lane itself, which are softened by the mature gardens and boundary treatments. There is therefore a significance in terms of the development site, in terms of providing this buffer, as well as helping to maintain the most rural approach into the Conservation Area itself.”

3.9 And in the last 5 paragraphs of Chapter 5 as follows:

“Given the development is for housing, there is clearly a public benefit in terms of housing provision at Leek Wootton itself. In this circumstance I have given consideration to the alternative proposal set out in section 4.5 above where a lesser number of houses are proposed on a smaller site with one vehicular access rather than the two for the two sites which made up the original proposal.

The impact of such a reduced development will still have much the same impact on the easterly view from the front of Woodcote House but could be mitigated by a tree belt which is set further back within the site, thus still retaining an area of land beyond the iron park fence as open land . A tree belt of suitable mature trees would be needed at the outset designed in a very careful manner to make this at all acceptable.

In terms of the impact of such a scheme on Woodcote Lane and the boundaries around the site, the access point would be reduced to a single access at appoint described in 4 5 above. This would allow for most of the dense boundary treatment to be retained. This form of layout would need to be the subject of a carefully prepared design brief for this site which reduced the impact of the single access and ensured that as many houses as possible, particularly at the east end of the site are off private drives (to reduce the impact of the access road itself on the site)

Such a form of development could be acceptable under the terms of section 134 of the NPPF given that public benefit in this particular village, may outweigh the less than substantial harm to the historic assets that have formed the basis of this study.”

- 3.10 The scale of the proposed development results in the removal of a vast amount of the dense vegetation along Woodcote Lane (see tree constraints plan submitted with application and Appendix 1), which is identified as being a key characteristic of the approach to Leek Wootton and the Conservation Area. A much smaller scheme would enable the retention of a significant amount of the existing vegetation and tree cover.
- 3.11 In addition, the scale of the development reduces any further opportunities for planning of additional trees and open space within the development resulting in a tarmac and vehicle dominated development.
- 3.12 There is very little landscaping within the site to soften the development i.e. street trees, front garden/landscaping.

- 3.13 Any future tree plant should use native species should be used to both enhance biodiversity and reference parkland setting (although this needs to be cross referenced as parkland trees may not always be best for biodiversity).
- 3.14 There is a watercourse to the north and various ponds around the Lunch and Woodcote House and a pond to be created as part of the development. However, opportunities for wildlife corridors / ecological networks within the development and linking to existing woodland, hedgerows and watercourses are very limited.
- 3.15 The proposal includes a very small play area within an area of open space, for use by local residents. Rather than include a token play space, it would be more cost effective to support improvements proposed under Policy LW9 of the Leek Wootton Neighbourhood Plan.

Policy LW3 Protecting and Enhancing Built Heritage

Policy LW4 Design Guidelines for Historic Site of Woodcote

- 3.16 NDP Policy LW3 sets out that new development in Leek Wootton Village should be of high-quality design and provides a series of design principles. These include that development should enhance or reinforce local distinctiveness and show how the character of the surrounding area has been considered and used to influence designs. Scale, mass and built form should respond to the characteristics of the site and surroundings and consider impacts on wider landscape views and not use generic schemes. Proposals should take account of locally distinctive character for example referencing parapet windows and use a consistent approach in materials, fenestration and rooflines with material palettes chosen to reflect existing building stock such as traditional red brick, white painted render and roofs of traditional red or dark grey tiles. Proposals should also protect local amenity and minimise light pollution and not obscure identified important views. More generally, schemes should incorporate SUDS, grey water recycling, amenity and storage space and cycle and car parking and connect to existing foot and cycle networks.
- 3.17 NDP Policy LW4 sets out detailed design guidelines for development of housing, landscaping, car parking and leisure uses on the Woodcote Site, including the conversion of Woodcote House. Schemes should protect historic character by protecting the enclosed character of the site, using landscaping schemes which respond to historic layout, planting and context, guide built form to areas of poorer environmental quality, respond positively to

the historic and natural environment and ensure development relates well and connects to surroundings visually and physically.

- 3.18 Policy LW4 goes on to set out design requirements for the site including demonstrating clear understanding and historic analysis of the character, where existing development lacks an identifiable character providing a high quality scheme, protecting the quality, character, scale and skyline of the historic site and safeguarding views, ensuring car parking and waste facilities have minimal impacts and are well screened, carefully locating telecoms equipment and plant etc and having regard to the contribution of the existing park and gardens to the site's suburban character.
- 3.19 The document 'The Setting of Heritage Assets at Woodcote House, Leek Wootton' advises in para 5.1 that 'Development which could not be hidden by trees would need to be specifically designed to suite the location.'
- 3.20 Paragraph 6.35 and 6.36 of the submitted Heritage Assessment states as follows:

"6.35 Elements of the setting of Leek Wootton Conservation Area that contribute to its significance include:

- The fields immediately to the west and south of the Conservation Area, comprising historic farmland contiguous with the historic settlement core and across which there are views from and towards the Conservation Area;*
- The approaches from the north via Warwick Road and Woodcote Lane, both of which have tall boundary hedges that funnel views towards non-*
- Listed historic buildings within the Conservation Area; and*
- The historic, but non-visual association, between the lodge and what survives of the 19th-century designed landscape and buildings of Woodcote.*

6.36 The proposed development areas of the Site do not feature in any views from or towards the Conservation Area, and are not locations from where the Conservation Area is experienced"

- 3.21 The above statement that the *development areas do not feature in any views from or towards the Conservation Area are not locations from where the conservation area is experienced* is incorrect.
- 3.22 The current view when travelling southwards along Woodcote Lane is of dense vegetation on the right hand side. (Appendix 1) This will be removed

as part of this application and will significantly impact on the setting of the approach to the Conservation Area

- 3.23 The proposed development features a high proportion of built form/hard landscaping to plot ratio, with very little opportunity for landscaping/greening of the environment.
- 3.24 Both of the proposed access points have views into the site of built form and hard landscaping with nothing to soften the visual impact of the development on entering the site.
- 3.25 The development is designed around standard generic house types used on other sites and renamed for this development and not a bespoke development designed specifically for this key site. (see Appendix 2 where I have included some, but could compare each house type on the Leek Wootton site to others elsewhere)
- 3.26 The development is mainly 2 to 2.5 stories in height which is appropriate with a single three storey maisonette block.
- 3.27 In terms of market housing the schedule of accommodation is broken down as follows:

2 bed	8 units	16%
3 bed	16 units	32%
4 bed	15 units	30%
5 bed	11 units	22%
Total	50 units	

- 3.28 The affordable housing schedule of accommodation is broken down as follows:

1 bed	10 units	30.3%
2 bed	10 units	30.3%
3 bed	13 units	39.4%
Total	33 units	

- 3.29 The Strategic Housing Market Assessment (2013) breaks the projected market housing requirements down as follows:

Figure 8.9 Estimated housing requirements to 2031 by size – market housing					
Size	2031 requirement	2011 stock	20 year requirement	Annual requirement	% requirement
1 bedroom	3,935	3,339	596	30	7.3%
2 bedrooms	14,045	11,934	2,111	106	25.9%
3 bedrooms	24,334	20,831	3,504	175	43.0%
4+ bedrooms	16,190	14,260	1,930	97	23.7%
Total	58,505	50,364	8,141	407	100.0%

Source: Household Survey Data

- 3.30 It is clear that the development of this site is focussing on creating many more 4+ bedrooms (52%) than the requirement of the needs assessment (23.7%).
- 3.31 The development of the former tennis courts consists solely of 4+ bedroomed dwellings conveying exclusivity.
- 3.32 The proposed materials are brick although it is not clear whether this is red brick with white boarding and grey/brown roof tiles (Page 28 D & A).
- 3.33 This site offers the opportunity to provide a bespoke development tailored specifically for this site, whereas the development put forward contains off the peg house types, in materials that do not reflect the character of the surrounding area.
- 3.34 The development consists of predominantly detached dwellings with very few semi-detached or mews style dwellings which is not in keeping with the character or layout of the area and does not reinforce local distinctiveness.
- 3.35 In addition to the loss of the vegetation and trees along Woodcote Lane, the development is not only highly visible, but this view will be of rear gardens and boundary treatments. The design of these boundary treatments will be critical to the overall impact of the site.
- 3.36 Streetscene 3 which shows the streetscene of plots 18 to 29 is misleading as it shows vegetation and trees to the rear. This is incorrect, as this vegetation has been removed to implement this proposal.
- 3.37 In terms of affordable housing, the WDC Affordable Housing SPD (2020) states as follows:

Integration of Market and Affordable Homes

In designing a housing development scheme, it is important that the scheme is designed as a whole, with both the market and the affordable homes together, rather than as two separate schemes. This is so that the principles of a safe and sustainable development, in terms of layout and orientation, can be applied to both elements of the scheme. If the two elements of the scheme are designed independently, there may be insufficient regard to the effects of the design and layout of one part of the scheme upon the other.

The Council considers that in order to ensure the creation of mixed and integrated communities, the affordable housing should not be visually distinguishable from the market housing in terms of build quality, materials, details, levels of amenity space and privacy.

The affordable homes should not generally be restricted to one part of the site, particularly in larger schemes where they should be distributed evenly across the site, a process known as “pepper potting”. Small clusters spread across the site are preferred. Whilst the range of dwellings that constitute a ‘small cluster’ will vary by site, clusters will ordinarily be of 5-8 dwellings in number. Planning applications should include plans which identify the location of the affordable homes.

- 3.38 The affordable housing is not pepper potted throughout the estate, but clustered in one corner with no integration between dwelling tenures across the site.
- 3.39 In addition, the market house types are predominantly detached with the affordable being semidetached, resulting is a visually distinguishable dwellings purely by house types.

Policy LW5 Former Police Headquarters Woodcote (115);

- 3.40 Policy LW5 supports new residential development on the Woodcote site for 115 units in line with Local Plan Policy DS22. Proposals should provide an integrated approach within an agreed masterplan to ensure schemes are designed and laid out as a single large development scheme with shared access off Woodcote Lane.
- 3.41 NDP Map 7 identifies potential development areas at Woodcote including the Paddock and Land East of Broome Close, the Former Tennis Courts and ‘Former Police HQ, offices and workshops’ (this includes Woodcote House and associated outbuildings).

- 3.42 AECOM were commissioned to provide design and capacity studies as part of the evidence base for the NDP.
- 3.43 The Report 'Leek Wootton Site Capacity Studies, October 2015' suggests various options for the former tennis courts (1 parcel of land) and for the Paddock and Land East of Broome Lane (a second parcel). These were sites identified in the emerging Local Plan documents as Sites H36, and H34 and H35.
- 3.44 Options for Site H36 Former Tennis Courts were:
- Option 1 Lower Density for 16 units of 2-3 bed semis / terraced housing,
 - Option 2 Bungalows (9 units),
 - Option 3 medium density for 19 units with a mix of 2 and 3 bed units, and
 - Option 4 Higher Density with an apartment block of 30 units of 1 and 2 beds.
- 3.45 Options for Sites H34 and H35 were:
- Option 1 Lower Density for 17 units of 4, 3 and 2 beds,
 - Option 2 Medium Density for 26 units of 4, 3, 2 and 1 bed units including 12 apartments, and
 - Option 3 – Higher Density for 32 units of 3, 2 and 1 bed units including 24 apartments.
- 3.46 The Report 'Leek Wootton Village Site Design and Capacity Study Volume 2 Draft – Woodcote and the Paddock' provides preferred options for development on the Woodcote House site and The Paddock.
- 3.47 This proposes a sensitive option of conversions and new development at Woodcote House to provide a total of 53 units with a range of house types and sizes including apartments in converted buildings. The Preferred Option for the Paddock is for a total of 29 units including bungalows and 4, 3 and 2 bed houses of 2-3 storeys and a substantial area of amenity space. The amenity space provides a visual and landscaped buffer between the new built form which is concentrated to the east of the site and the open space / playing field area between Woodcote House and the Paddock site.
- 3.48 The proposed housing target figure for the site allocation of 115 units was therefore anticipated to include conversion and new development of buildings and land at Woodcote House as well as the Former Tennis Courts and the Paddock. The NDP policies do not include proposed figures for each parcel of land but taking into account the exclusion of Woodcote House and surrounding land and buildings (which were identified as suitable for 53 units

in the AECOM study), a net figure of 62 units for the remaining 2 parcels of land would be considered more appropriate than the proposed 83 dwellings.

- 3.49 A lower density of development would give more opportunities for retention of existing mature vegetation and trees and more opportunities for a less compact development in character with the surrounding area.

Policy LW9 Supporting a Local Community Hub Facility in Leek Wootton

- 3.50 Policy LW9 and Map 8 identify an area in the village as a Local Community Hub. This area includes various existing facilities such as the sports club building with cricket and football pitches, the village hall, and recreation ground with a children's play area and car parking. The Community Hub area adjoins the built-up area of the village to the east, south and west and the woodland area of The Lunch to the west. The Policy supports proposals to improve the sports club building, provision of allotments and better playing pitches and proposals to improve linkages between local facilities through walking and cycling routes from the hub to the primary school, church, housing areas and Kenilworth.
- 3.51 The planning application includes provision for public open space as a very small play area within the site.
- 3.52 A more appropriate proposal would be to upgrade existing play facilities within the village and provide a contribution towards the Community Hub Area.
- 3.53 The Planning Statement states as follows:

“6.45 Provision will also be made for public open space. The Applicant is proposing to bring forward opportunities for recreation within the woodland area to the west of Waller Close as explained in more detail below.

6.46 Discussions with the Parish Council have also indicated that there would be a local preference for upgrading existing play facilities in the village rather than on site provision. However, the current proposal does include a LAP within the site. The Applicant is willing to consider options for this arrangement further, as part of the discussions relating to the planning application.

6.53 There is however an opportunity to bring the application site and other land that is in the control of the Applicant under a future management regime. That other land beyond the site boundary is outlined in blue on the Site Location Plan and it comprises an area of woodland adjacent to Waller Close.

6.54 This provides an opportunity to secure biodiversity net gain (BNG) through additional planting and habitat creation. Gains can also be secured through sensitive clearance of invasive species and its long-term management. Warwick DC was one of the early council pioneers of BNG, developing their own matrix, ahead of the national matrix now enshrined in law through the Environment Act 2021.

6.55 The land can also offer informal recreational opportunities with perhaps a trim trail and an area for naturalistic play. This could be a benefit not just for the new residents but also the existing community, which increases the overall benefits of the scheme.

6.56 There is also the potential for a connection from within Waller Close to the woodland area and a pedestrian loop could be created through the woodland down to Woodcote Lane to provide further connectivity between the new development and the existing built-up area.

6.57 Areas of open space within the red line area will become the responsibility of a management company (details of which can be secured by condition or s.106 planning obligations). Alternatively, they could be transferred to the LPA or Parish Council. This can be discussed in more detail during the application process.”

- 3.54 Whilst in effect this would achieve the PC’s aspirations for the Lunch, the developer is using this idea to achieve a Biodiversity net gain off-site rather than a less compact development with more space that would achieve a biodiversity net gain on site.
- 3.55 The preferred approach is biodiversity net gain on the application site, unless this is not technically feasible or possible. In the case where it cannot be provided on site, mitigation measures can be the provision of a contribution towards biodiversity net gain elsewhere.
- 3.56 However, a lower density of development on the site would enable biodiversity net gain to be provided on the application site.
- 3.57 It is also inferred within the Planning Statement that the maintenance of the Lunch will fall within the Management Company set up to manage areas of the site.
- 3.58 Given that the highways are not being proposed for adoption and there is proposed play area, the maintenance charge on each the householders will

be at a significant level without the additional figure required to maintain an area of Woodland that is open to the general public.

- 3.59 It would be more preferable if the Lunch was transferred to the LA or PC as it will become a public open space.

**Policy LW10 Minimising the Impacts of Traffic from New Developments;
Policy LW11 Traffic management and Transport Improvements**

- 3.60 The traffic and transport matters are being assessed by a separate consultant experiences in highway and transportation matters.

4.0 Conclusion

4.1 The application as it currently stands represents over development of the site and is contrary to the adopted policies of the Leek Wootton and Guys Cliffe Neighbourhood Development Plan, the relevant policies of the Warwick Local Plan and the NPPF.

4.2 In summary the main issues are:

- The removal of dense vegetation and trees from the southeast side of the site adjacent to Woodcote Lane which impact on the character of the rural approach to Leek Wootton and the approach to the Conservation Area
- The design of the development incorporates standard house types used on other sites around the country and is not designed specifically for the constraints of this site.
- It would provide development that is not sympathetic to local character and distinctiveness, including the surrounding built environment and the landscape.
- It would provide a type and size of housing that is not responsive to local circumstances and does not clearly reflect local needs.
- 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.

Appendix 1 – Significant loss of trees



Tree Constraints Plan SE



Tree Removal Plan SE



Google Streetview Woodcote Lane travelling south

Appendix 2 – Standard Generic House Type

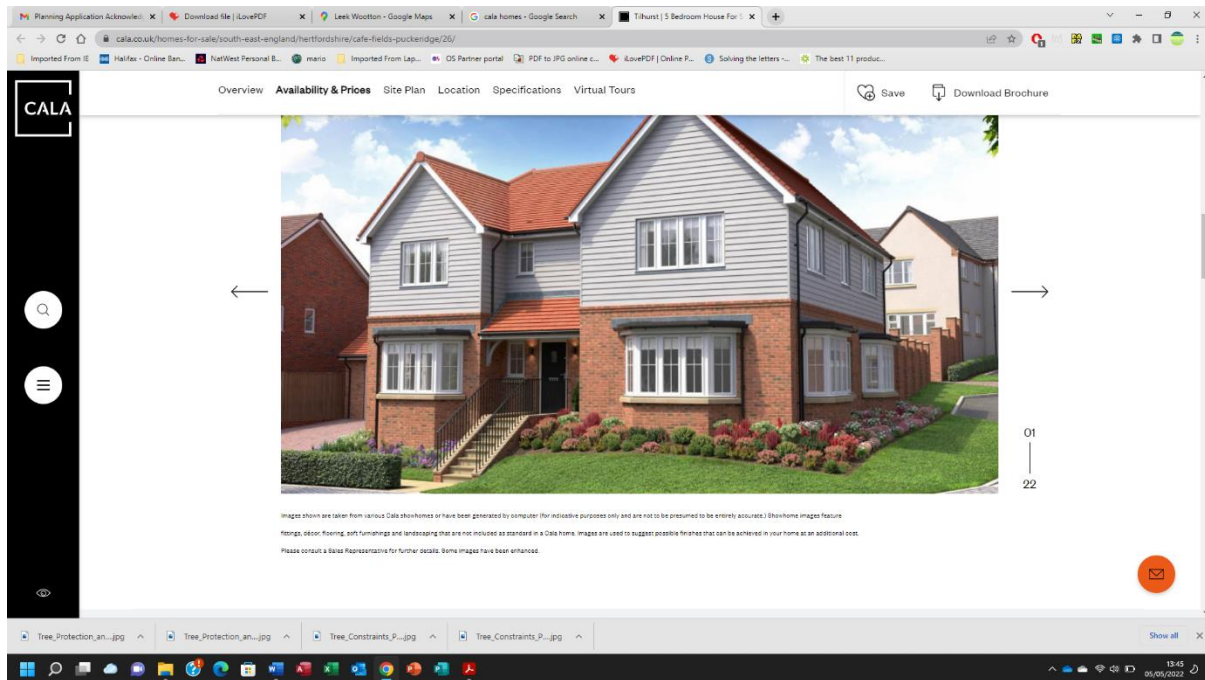
The image shows a Google search results page for the query "cala homes". The search bar at the top left contains the text "cala homes". Below the search bar are navigation tabs for "All", "News", "Maps", "Images", "Videos", and "More". To the right of the search bar are icons for "Tools" (camera, download, print) and "Collections" (SafeSearch, floor plan, ramsey, brunswick road, bothwell, colville, house, melville, bishopston, the roxburgh, 5 bedroom, living room, interior). The search results are displayed in a grid format, featuring various images of houses and buildings. Each image is accompanied by a small caption and a source link. The results include:

- Thumbnail 1:** A large house with a red roof and white walls. Caption: "Tilhurst 15 Bedroom House For Sale In". Source: cala.co.uk.
- Thumbnail 2:** A house with a red roof and white walls. Caption: "Balray Gardens, Newton Mearns | Homes ...". Source: cala.co.uk.
- Thumbnail 3:** A house with a red roof and white walls. Caption: "The Edinburgh Reporter". Source: theedinburghreporter.co.uk.
- Thumbnail 4:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 5:** A house with a red roof and white walls. Caption: "CALA Homes unveils stunning 62 house...". Source: dailyrecord.co.uk.
- Thumbnail 6:** A house with a red roof and white walls. Caption: "CALA Homes unveils stunning 62 house...". Source: dailyrecord.co.uk.
- Thumbnail 7:** A house with a red roof and white walls. Caption: "CALA Homes - Girrafe About...". Source: girrafeabouttown.org.uk.
- Thumbnail 8:** A house with a red roof and white walls. Caption: "near homes at Hernton Mearns developm...". Source: scotlancstructionsmov.com.
- Thumbnail 9:** A house with a red roof and white walls. Caption: "CALA Homes - Riverside at Bothwell, one...". Source: m.facebook.com.
- Thumbnail 10:** A house with a red roof and white walls. Caption: "Cala Homes gets go-ahead for Houston sc...". Source: theconstructionindex.co.uk.
- Thumbnail 11:** A house with a red roof and white walls. Caption: "CALA Homes ...". Source: whathouse.com.
- Thumbnail 12:** A house with a red roof and white walls. Caption: "CALA Homes (South Home Counties) Ltd ...". Source: sureview.co.uk.
- Thumbnail 13:** A house with a red roof and white walls. Caption: "Cala Homes gets green light for third...". Source: scottishhouseingreens.com.
- Thumbnail 14:** A house with a red roof and white walls. Caption: "Cala Homes - UK Connect". Source: ukconnect.com.
- Thumbnail 15:** A house with a red roof and white walls. Caption: "CALA Homes - UK Connect". Source: ukconnect.com.
- Thumbnail 16:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 17:** A house with a red roof and white walls. Caption: "CALA Homes accommodates eager homebuyers...". Source: yourshowhome.com.
- Thumbnail 18:** A house with a red roof and white walls. Caption: "CALA Homes - UK Connect". Source: ukconnect.com.
- Thumbnail 19:** A house with a red roof and white walls. Caption: "Development in Linnithgow | Property ...". Source: holyroodpr.co.uk.
- Thumbnail 20:** A house with a red roof and white walls. Caption: "CALA Homes unveils dimension-busting 3...". Source: urbanrealim.com.
- Thumbnail 21:** A house with a red roof and white walls. Caption: "CALA Homes (South Home Counties) Ltd ...". Source: sureview.co.uk.
- Thumbnail 22:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 23:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 24:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 25:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 26:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 27:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 28:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 29:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.
- Thumbnail 30:** A house with a red roof and white walls. Caption: "CALA Homes launches showhomes at...". Source: hermetoday.co.uk.

At the bottom of the search results, there is a "Related searches" section with the following items:

- cala homes logo
- interior cala homes

Tilhurst, Cambridge Road, Puckeridge, Hertfordshire



Yew – Leek Wootton



Cala Homes - Tring



Clover – Leek Wootton



Twinberry – Leek Wootton

The drawing set includes the following components:

- FRONT ELEVATION:** A color rendering of the front facade, showing a two-story house with a brick ground floor and a dark upper floor.
- SIDE ELEVATION:** A line drawing of the side facade, showing a gabled roof and a mix of brick and siding.
- REAR ELEVATION:** A line drawing of the rear facade, showing a gabled roof and a large window.
- SIDE ELEVATION:** A line drawing of the opposite side facade, showing a gabled roof and a large window.
- GROUND FLOOR:** A detailed floor plan showing the layout of the ground floor, including a living area, kitchen, dining, and bedrooms.
- FIRST FLOOR:** A detailed floor plan showing the layout of the first floor, including a living area, kitchen, dining, and bedrooms.
- SECOND FLOOR:** A detailed floor plan showing the layout of the second floor, including a living area, kitchen, dining, and bedrooms.

Job Title
Land off Woodcote Lane/Drive
Leek Wootton

Drawing Title
Twinberry
Floor Plans and Elevations
Plots - 1, 40, 61, 66 (AS) &
6, 62, 67 (OPP)

Scale: 1:100 Date: Feb 22 Drawn: LW
Drawing: FPE/006 Rev: