



The Civil Parish of

Leek Wootton & Guy's Cliffe

Leek Wootton & Guy's Cliffe Parish Council

Warwick District Council Planning Application No. W/22/1877 Wheatcroft Amendments

Whilst agreeing with the principle of reasonable and appropriate development, as set out in the current Warwick District Council [WDC] Local Plan (specifically policy DS22) and the LW&GC Neighbourhood Plan, Leek Wootton & Guy's Cliffe Parish Council [LW&GCPC] still strongly objects to this application on a number of grounds relating to:

- the proposed modifications
- site development
- habitat & landscaping
- and transportation

LW&GCPC has considered the proposed amendments developed by CALA under the concept of a 'Wheatcroft Application', which seeks to argue that minor changes only to the original application are required for the application to comply with both National and Local planning policies and to overcome objections raised by WDC Planning Committee. LW&GCPC has reviewed in detail this Wheatcroft Amendment and supporting document and, whilst there have been some changes to potential site layouts and associated areas, it objects to the amended proposals for the following specific reasons:

Wheatcroft Proposals vs Original Application W/22/1877

LW&GCPC considers the modifications to be major and not minor, as required by the Wheatcroft principle, as:

1. The draft site layout has been significantly modified with major changes of location for apartment blocks, vehicle access and open space.
2. The revisions push more traffic onto Woodcote Lane in an area which is already congested, and no additional traffic studies have been undertaken to consider the implications of these changes.
3. CALA proposes to remove the parameters study as part of the Wheatcroft Modifications in order to "simplify" the appeal process. However, without an understanding of the parameters that CALA will use to finalise its submissions (such as building height, form, materials etc) it cannot address the key of Heritage preservation on the site.

Site Development

1. The revised proposals continue to represent overdevelopment of the site compared to the development proposed by Warwickshire Police and its 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. LW&GCPC believes that WDC's own legal opinion has confirmed the continuing validity of DS22 and the draft Police master plan, despite the decision by the Police to retain use of parts of the site.

2. The number of properties proposed for the site does not recognise, develop, or compliment the character of the site as is required by Policies DS22, and specifically Policies LW1, LW3 (Subparagraphs 1,2 & 8), LW4 (sub-paragraphs 1,2,5,6 & 13), & LW5. LW&GCPC supports the statement by Warwickshire County Council [WCC] Landscape Team that such edge of village development should be of lower density and that development should be landscape led.
3. 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 Wheatcroft amendments attempt to convince others that a greater number of trees are preserved by these proposals. However, some of the trees being promoted as being now retained were never subject to removal under the original scheme and hence these statements are at best misleading. In addition, the Wheatcroft Amendments rely on a second habitat survey which was conducted very shortly after CALA had removed a substantial portion of vegetation, undergrowth, and wild hedging from the site thereby sterilising areas of prior habitat and hence resulting in a flawed survey.
2. The application fails to meet policy LW1 & LW2. LW&GCPC supports WCC's Landscape Team in that the proposal contravenes Local Plan Policy NE4.
3. 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.
4. In the application the Ecology report by Aspect is fundamentally flawed and fails to meet Policy LW2. The Ecology report (ref. David Morley) and the Warwickshire Wildlife Report (ref. David Tudway) contend that Aspect's report is not evidence led and is based entirely on supposition and wishful thinking. LW&GCPC supports this stance.

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.
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. Visibility of the existing Anchor junction between Woodcote Lane and Warwick Road is sub-standard and the proposed development increases the level of traffic through this junction. LW&GCPC continues to object on grounds of concern to highway safety which was originally identified by WCC as of significant concern for them to originally object. Whilst this objection has apparently been removed, LW&GCPC would challenge this removal on the grounds that no improvements to the junction are proposed and hence how can a valid safety concern be overturned without any form of modification to the junction.

4. The modal shift targets set out in the travel plan are unrealistic in relation to the sustainability of the site.
5. The application therefore fails to comply with Policies LW10 (Subparagraphs 1, 2 & 4) & LW11 (Subparagraphs 1,2 & 3)