



## STATEMENT OF OBJECTION PRESENTED TO WARWICK DISTRICT COUNCIL PLANNING COMMITTEE, 12 SEPTEMBER 2023

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Leek Wootton & Guy's Cliffe Parish Council objects to the latest Wheatcroft Amendments to application No. W/23/1877 for the following reasons:

- Cala continue to request you to grant an application based on “up to 83 dwellings” for the site. The Draft Master plan produced by the Police and Crime Commissioner and the Parish Council’s own consultants clearly states that for the current Cala sites, total numbers of the order of 57 to 62 would be appropriate and in keeping with the requirements to preserve, Heritage, Landscaping and Ecology. Cala are proposing a maximum limit some 30% in excess of these independent and professional findings. The Parish Council believes this continues to represent a significant overdevelopment of the site.
- The recent Wheatcroft modifications to application W/23/1877 are significant and not minor as required by the Wheatcroft Process.
  - Traffic has been increased on Woodcote Lane, between Waller Close and Quarry Close, which is already narrow and obstructed and there are no further traffic studies to consider the impacts of this change.
  - Cala have removed the “Parameters Plans” from the modified site layout which removes proposals on built form and most importantly building height. How can the impact on Heritage be fully evaluated if we do not know the form or height of the proposed structures?
  - The trees on the whole Woodcote estate, are covered with TPO’s. (Group TPO’s). They have changed three plans about trees. They say they changed the initial one to save trees which were never going to be removed. The old drawings were omitted and changed but all still wrong. There are proposals that involve 83 trees being removed and 13 hedgerows.

The Parish Council requests:

- You continue to reject the Outline Application on the grounds of your previous objection.
- That you consider the Wheatcroft Amendments to be a major change and as a consequence instruct your officers to place that opinion before the Inspector.
- That you instruct your officers to include the Parish Council as a Rule Six objector to be included in any discussions on section 106 agreements as is recommended if not indeed required by the planning appeal procedures.