

Clerk, Leek Wootton & Guy's Cliffe Parish Council

From: planningenquiries@warwickdc.gov.uk
Sent: 20 September 2023 11:01
To: clerk@leekwootton.org.uk
Subject: Comments for Planning Application W/23/1115

Categories: Planning Comment MADE

Comments for Planning Application W/23/1115

Dear Sir/Madam,

Miss Helen Eldridge, LW&GC Parish Council,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 20/09/2023 11:00 AM from Miss Helen Eldridge, LW&GC Parish Council.

Application Summary

Address: Land at Warwickshire Police HQ, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB

Proposal: Up to 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure (all matters of detail reserved except for the vehicular access to the site).

Case Officer: Dan Charles

[Click for further information](#)

Customer Details

Name: Miss Helen Eldridge, LW&GC Parish Council

Email: clerk@leekwootton.org.uk

Address: 1 Anchor Cottages, Warwick Road, Leek Wootton, Warwick CV35 7QX CV35 7QX

Comments Details

Commenter Type: Commentor

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have been asked by Leek Wootton & Guy's Cliffe Parish Council to respond as follows:

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

- site development,

- habitat & landscaping,
- and transportation

Specifically, the application pushes 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 this single access.

CALA has not submitted a parameter study as part of the application in order to "simplify" the application process. However, without an understanding of the parameters that CALA will use to finalise its submissions (such as building height, form, materials etc.) one cannot address the key issue of Heritage preservation on the site.

Site Development

1. The proposals contained in W/23/1115 continue to represent over-development of the site compared to the development proposed by the Police and their draft Master Plan and is contrary to the objectives and adopted policies of the Leek Wootton and Guys Cliffe Neighbourhood Development Plan, the relevant policies of the Warwick Local Plan (specifically DS22) and the NPPF. The Parish Council 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 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 of the Neighbourhood Plan.
3. The application does not provide information on the balance of the Woodcote Estate not forming part of the current application as required by Policy DS22.
4. The development of the Tennis Court site removes significant parking facilities used by the Police and therefore more parking will be required in the vicinity of Woodcote House reducing further the setting of the Grade II house.

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 Outline application attempts to convince us that a greater number of trees are preserved by these proposals as opposed to application W/22/1877. 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 application relies 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 policies LW1 & LW2 of the Neighbourhood Plan.
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. The Parish Council 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. The application pushes 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. 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. We continue 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 been

removed, we 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 application therefore fails to comply with Policies LW10 (Subparagraphs 1, 2 & 4) & LW11 (Subparagraphs 1,2 & 3) of the Neighbourhood Plan.

Kind regards

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