



STATEMENT OF OBJECTION PRESENTED TO WARWICK DISTRICT COUNCIL PLANNING COMMITTEE, 11 OCTOBER 2023 (Case Ref. W/23/1115)

I'm Richard Coates and I'm Chairman of Leek Wootton and Guy's Cliffe Parish Council.

So here we are again just prior to the Appeal debating another version of CALA's Application W/22/1877, but this time the only difference is that W/23/1115 includes Wheatcroft amendments which you rejected at September's Committee. May I, on behalf of the Parish Council and Focus Group, thank you for doing this and for standing with us. We sincerely hope you will reject it again.

I don't intend to revisit all the legal and policy reasons why we are so strongly asking you to refuse this application which has seen over 420 objections and which contravenes so many Local and Neighbourhood Plan policies. You will have read those on the portal but in particular and for the sake of clarity:

- You will know that Local Plan Policy DS22 is a cornerstone of our objection and its validity is unquestioned. The whole point of it was to prevent piecemeal development of the site which is precisely what we are now getting.
- You will know that the Police Draft Masterplan for the whole site in 2016 was a virtual copy of the Leek Wootton Parish Council's Masterplan undertaken by international consultancy firm AECOM. Compared to this study and the Police Draft Masterplan the CALA proposals represent excessive overdevelopment.
- You rejected W/22/1877 on heritage grounds and this application is no different. The Application fails to compliment the historic Grade 2 listed buildings and their surrounds and in fact inflicts substantial harm.
- You will be aware that CALA have not submitted a parameter study so how then are they able to address the key issue of heritage preservation? There is no information from them or the police as to how the rest of the site will be preserved and enhanced which is required by DS22.
- You will be aware that the Anchor road junction, despite being declared within capacity is palpably a safety hazard for all of pedestrians, cyclists and vehicles. There is no mitigation proposed for the entrapment which exists there.

Finally the Appeal Inspector stated the Rule 6 party should be a consultee in the Appeal process but the Appellant and Council have never included us. I must state how we the Parish Council and the Focus Group do not feel well served both by CALA and District Council officers. In our opinion we the local community have been hung out to dry by their apparent togetherness. They seem to have acted as one from the outset, obfuscating and pretending to consult, avoiding meetings of import, not replying to questions and requests for information and failing to include us in discussion and decision making. Where's the democracy in that? Deeply disappointing.

I urge you to reject this application.