



The Civil Parish of

Leek Wootton & Guy's Cliffe

W/22/1877 | Application for Outline Planning Permission for 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 details reserved except for the vehicular access to the site).

Neighbour Consultation Date ends 31 January 2023 (Note: your comments on the prior application will not be considered by Warwick District Council [WDC] for this application).

As this is an Outline Planning Application Only, the Parish Council [PC] understands that WDC will only consider the following in determining their decision:

- 1. Scope, density, housing need and general characteristics of the development. Does it comply with the requirements of the National Planning Policy Framework [NPPF], the WDC Local Plan and the Parish Council Neighbourhood Plan.**
- 2. The impact of the development on the environment and ecology of the site and its environs.**
- 3. The proposed location of the accesses to the site.**
- 4. The impact of the development on transport, traffic, and road safety. When considering this, WDC will defer to Warwickshire County Council [WCC] highways for technical support.**
- 5. Any comments from other statutory consultees such as WCC Fire Service, Severn Trent etc.**

As this is an Outline Planning Application WDC will not consider the following in determining their decision:

- 1. The size, format, layout, or appearance of the dwellings.**
- 2. The location of property types or the distribution of affordable and market level housing across the site.**
- 3. The detail of any open spaces or public areas within the development.**
- 4. The provision for parking, internal roads, footpaths, and landscaping within the development.**
- 5. The impact of construction activity required to complete the development.**

All of these issues will be considered as “Reserved Matters” to be the subject of further detailed information from CALA as part of a detailed planning submission.

These detailed considerations will occur at a later date. The PC understands that they will be the subject of further public consultation.

However, if the Outline is granted for 83 dwellings, then it is unlikely that detailed submissions will reduce this number and WDC would have limited powers to reduce the number of dwellings at the detailed stage.

It is worth noting that “dwelling” does not just mean a sole property but a single building such as a block of flats.

CALA has indicated that part of the woodland behind Waller close forms part of its application to provide additional green space areas.