

Comments for Planning Application W/22/1877

Application Summary

Application Number: W/22/1877

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

Proposal: Application for Outline Planning Permission for up to 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public openspace, landscaping, drainage and other associated works and infrastructure(all matters of details reserved except for the vehicular access to the site).

Case Officer: Dan Charles

Customer Details

Name: Miss Helen Eldridge, LW&GC Parish Council

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

Comment Details

Commenter Type: Commentor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Leek Wootton & Guys Cliffe Parish Council (LW&GCPC) agrees with the principle of redevelopment in accordance with the current WDC Local Plan (specifically policy DS22) and the LW&GC Neighbourhood plan. LW&GCPC further supports the principal of development of parts of the former green belt site in compliance with Leek Wootton's designation as a growth village and to ensure the preservation of the Grade 2 listed buildings at Woodcote House and its associated parklands, woods, and open spaces.

However, LW&GCPC objects to this specific application on multiple grounds and for the following specific reasons:

Site Development

1. The current proposals as set out in the CALA submission documents represent over-development of the site compared to the development proposed by WCC Police and its 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 PC 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. The Parish Council supports the statement by the Warwickshire County Council landscape team that such edge of village development should be of lower density and that development should be landscape led.

3. The CALA proposal includes a very small and separate play area within an area of open space, for use by residents. Rather than include a token play space, it would aid integration of the development into the community by supporting improvements proposed under Policy LW9 of the Leek Wootton Neighbourhood Plan.

4. The application does not provide information on the balance of the site not forming part of the current application as required by Policy DS22.

5. CALA has indicated that it has control over the woodland over the road and adjacent to Waller Close in order to provide environmental advantage, offset and open space. The Parish Council understands from the Police that this is incorrect and hence is fundamentally misleading. The lack of access to this woodland therefore results in CALA's application failing to comply with the NPPF on environmental provision and Neighbourhood plan Policies LW1 and LW2

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 application fails to meet policy LW1 & LW2. The Parish Council supports the County Council's landscape team in that the proposal contravenes Local Plan Policy NE4.

2. 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.

3. 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.

4. The Parish Council also agrees with Natural England's assessment as sent to Warwick District Council that the site is one of heritage, woodland and paddock and hence requires under NPPF an overriding reason to develop which has not been provided.

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. The PCU values in the modelling assessment are incorrect and should be amended. The CALA traffic report appears illogical and unclear about how it has dealt with Police generated traffic. With the development in place and with Police traffic its model appears to suggest a reduced waiting time at the Anchor junction?

4. 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 which is of a concern to highway safety and the efficient operation of the junction.

5. The modal shift targets set out in the travel plan are unrealistic in relation to the sustainability of the site.

6. The application therefore fails to comply with Policies LW10 (Subparagraphs 1, 2 & 4) & LW11 (Subparagraphs 1,2 & 3)

In support of the conclusions and opinions set out above LW&GCPC appends the following Consultant's reports (to be forwarded by email to Dan Charles, Case Officer).

- Kirkwells: Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton Comments on submitted application
- The transportation consultancy: 210609-01 Written Highways and Transportation Representations (W/22/0465, dated 25/04/2022)
- The transportation consultancy: 210609-02 Written Highways and Transportation Representations, February 2023 (W/22/1877, dated 07/02/2023)
- Woodcote Lane | Warwick Road ADJUSTED_Junctions 9 Report_MAIN_UseBitmaps.pdf
- David Morley's objection (referred to in Habitat & Landscaping item 3)
- David Tudway's objection (referred to in Habitat & Landscaping item 3)