
PROPOSED DEVELOPMENT REVIEW FORUM

23 March 2011

Item 1- Warwickshire Police HQ, Woodcote Lane, Leek Wootton- Redevelopment of site for a continuing care village.

Chairman: Paul Pinkney

Presenting item: Andrew Boughton (Boughton Butler Architects)
Peter Frampton (Framptons Planning)
Clive Phillips (Head of Property Services Warwickshire Police)

Points raised

- 1. Cllr Susan Gallagher (Leek Wootton):** What consideration is being given to the junction of Warwick Road and Woodcote Lane?
Response: A Transport Assessment was carried out for the application for redevelopment of the HQ and this was accepted by the Highways Authority. The proposal would lead to a reduced traffic generation overall and at peak hours. Staff would work three shifts with the changeover outside peak hours. A minibus would be available for residents. An 80% reduction on parking space provision is estimated based on demand.
- 2. Cllr Tony Rollins (Chair Leek Wootton Parish Council):** Since an outline application is proposed, what protection would there be to prevent future site purchasers from applying for more extensive development?
Response: A parameters plan and design and access statement would accompany the application and set out the limits for development. Development under the outline consent would be conditioned in accordance with these details.
- 3. Cllr Alan Rhead (Budbrooke):** Questioned the very special circumstances put forward, in particular points 3 and 4, and what do they consider would be the contribution towards infrastructure?
Response: The Highways Authority requested contributions towards highway improvements on the redevelopment of the HQ application. The circumstances do not have to be very special in themselves, but a combination or concatenation of circumstances could be considered to be very special and this is the case being made.
- 4. Cllr Felicity Bunker (Kenilworth Park Hill):** Given that the Communications Building is to remain, along with a continuing parking need, what consideration has been given to ensuring safety for the elderly residents?
Response: Developers view the presence of the Communications Block as a positive feature of the site. The original driveway would be used for Communications Block traffic, with the other driveway used for residents traffic. It is not known how long the Communications Block would remain.

5. **Cllr George Illingworth (Chair Planning Committee, Kenilworth Abbey):** What provision will be made for retained Police parking?
Response: Approx. 40 spaces are to be required, plus allowance for changeover of shifts. A security zone around the Communications Building will be established.
6. **Cllr George Illingworth (Chair Planning Committee, Kenilworth Abbey):** Will a specific care home operator be involved in the outline application?
Response: There is no named operator, as the site will be marketed once outline consent is gained. The outline consent will set the limits for development.
7. **Cllr Paul Eldridge (Leek Wootton Parish Council, Author: A History of Woodcote):** How many individual dwellings/cottages are proposed?
Response: The mix of uses would include about 40 close care apartments and 40 cottages with services and social spaces provided within the Listed Building. Sizes of proposed buildings are to be based on the footprint and height of existing buildings to be demolished.
8. **John Roberts (Resident of Woodcote Drive):** Will the new developer take over responsibility for services, covenants etc.?
Response: The existing covenants will be transferred.
9. **Cllr Roger Copping (Leamington Manor):** Will the development be subject to 40% affordable housing?
Response: This will depend on how the use is categorized, as it may be considered a C2 use, a sui generis use, or a mix of C2 and C3 uses. It is difficult to provide affordable housing on these types of sites due to the high maintenance charges, care costs etc.
10. **Cllr Roger Copping (Leamington Manor):** Will the radio mast be removed?
Response: Yes.