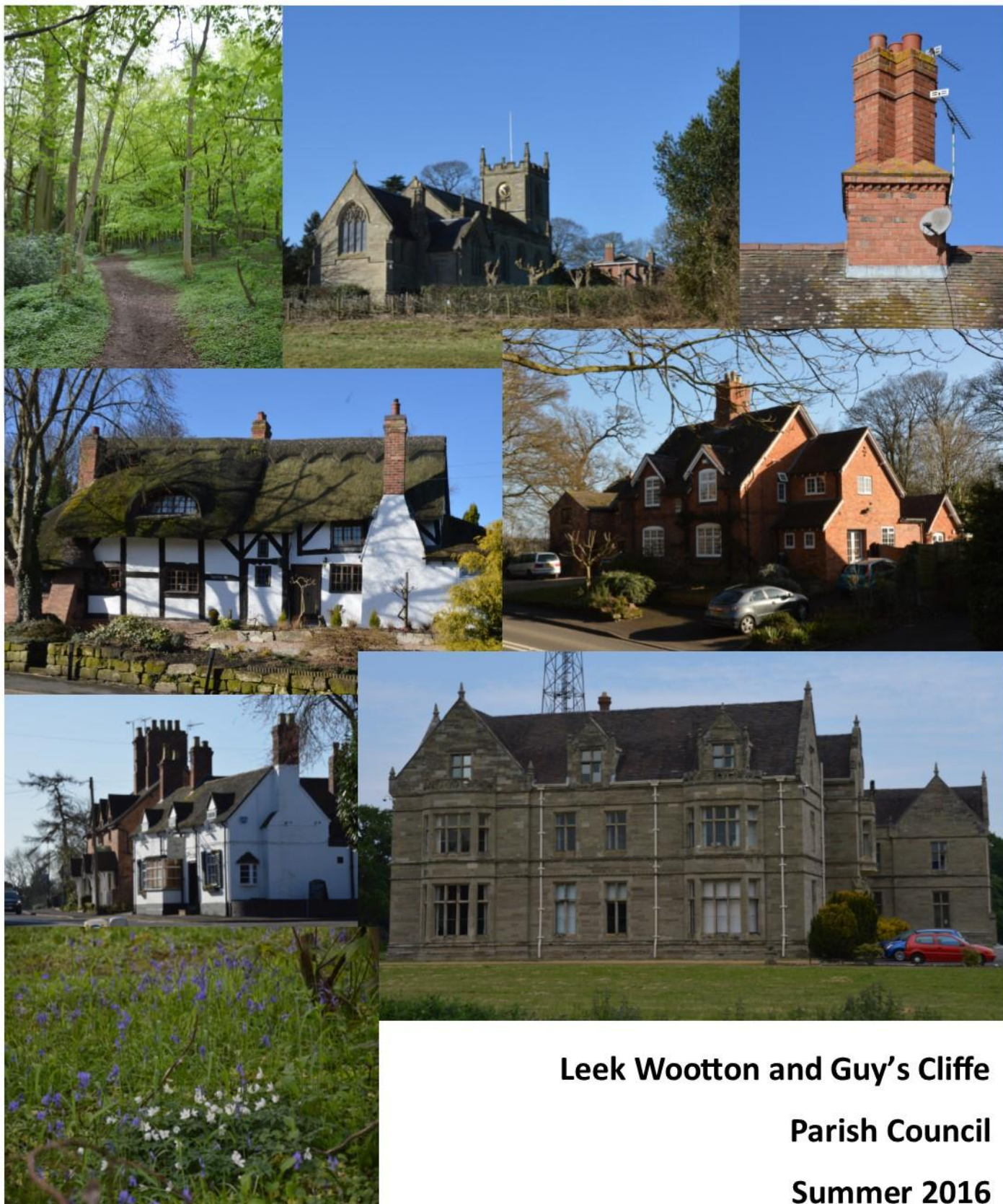


**Leek Wootton and Guy's Cliffe  
Draft Neighbourhood Development Plan  
2011—2029**



**Leek Wootton and Guy's Cliffe  
Parish Council  
Summer 2016**



**“It is a village ....., which does its best to retain its own identity and as much self sufficiency as it can muster, despite the proximity of Kenilworth and Warwick.”**

(Warwickshire and Worcestershire Life, January 1986)

## **ACKNOWLEDGEMENTS**

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## **PUBLIC CONSULTATION**

This is a consultation document.

This draft Neighbourhood Plan for the Parish of Leek Wootton and Guy's Cliffe has been published for 8 weeks formal public consultation and your comments are invited from **XXX until XXXX**.

A drop in event in the Village Hall will be arranged during this Consultation period and all are invited to come along and find out more about the Plan.

The Draft Neighbourhood Development Plan and supporting background documents may be viewed and downloaded from the Parish Council's website:

[www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan)

Hard copies will be provided on request from the Parish Clerk.

Please use the representation form which will be provided at the event and is available on the Parish Council's website [www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan) or provide any comments in writing. Please return completed forms and comments to:

The Parish Clerk, 1 Anchor Cottages, Warwick Road, Leek Wootton, WARWICK, CV35 7QX or [clerk@leekwootton.org.uk](mailto:clerk@leekwootton.org.uk) **by XXX**.

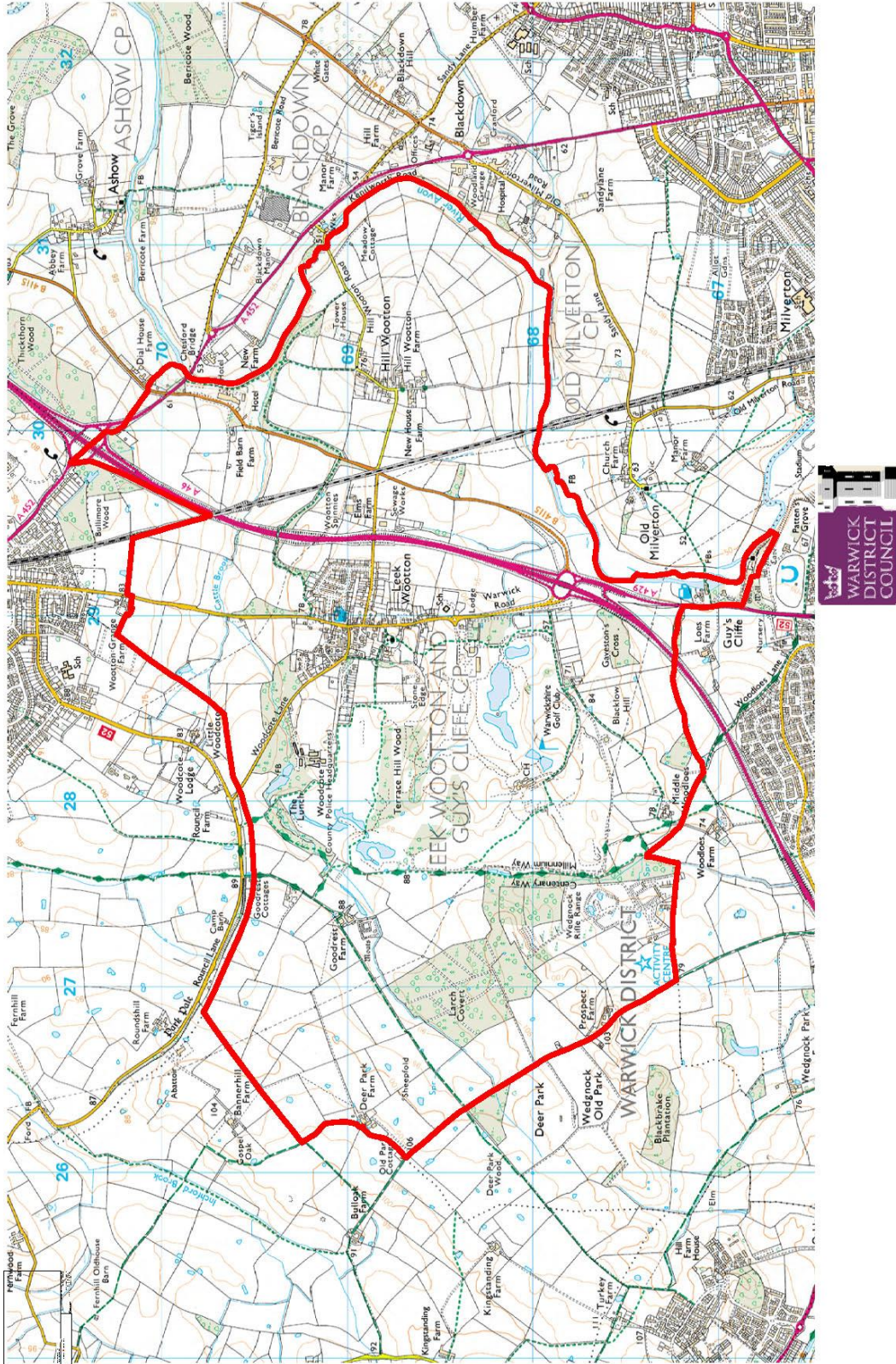
All comments received will be carefully considered by the Neighbourhood Plan Steering Group and Parish Council and used to inform the next version of the Neighbourhood Plan, the Submission Draft Neighbourhood Development Plan, which will be submitted to Warwick District Council later this year and then published for 6 weeks formal public consultation.

Thank you for your time and interest.

**N.B. References to 'Leek Wootton' should be taken to refer to the Designated Neighbourhood Plan Area within the Parish of Leek Wootton & Guy's Cliffe, unless there is a specific reference to a particular part, e.g. Hill Wootton, Guy's Cliffe or the village of Leek Wootton.**

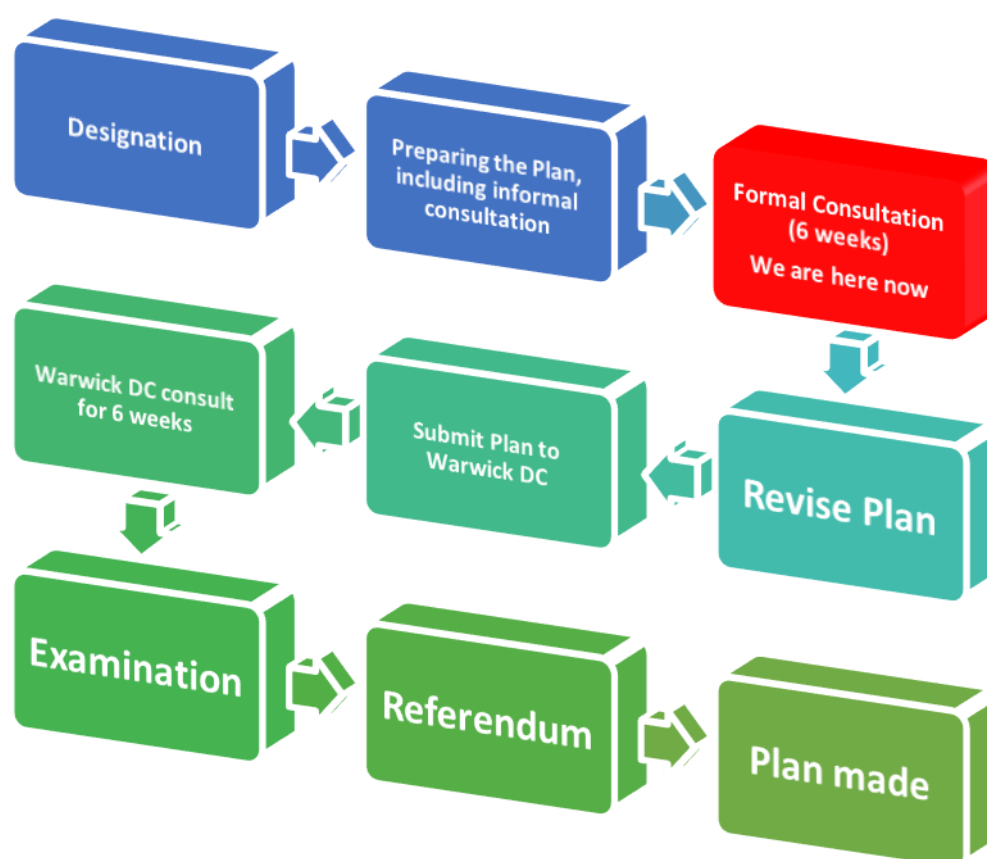
## 1.0 Introduction and Background

Map 1 Leek Wootton and Guy's Cliffe Designated Neighbourhood Plan Area  
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



- 1.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The Warwick District Local Plan and the Leek Wootton and Guy's Cliffe Neighbourhood Plan (once made) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations.
- 1.2 Leek Wootton and Guy's Cliffe Parish Council has decided to prepare a NDP for the Designated Neighbourhood Plan Area and a Steering Group, comprising Parish Councillors and local residents has been established to progress work on the Plan. The steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below.

**Figure 1 Neighbourhood Plan Process**



- 1.3 Two public meetings were held in January 2014 and March 2014 focussing on the emerging new Warwick Local Plan. Following these, an initial open consultation event for the NDP was arranged for local residents in May 2014, to provide further information about the new Local Plan and the draft policies and proposals relevant to Leek Wootton, and to promote the proposed NDP. The event was well attended by around 100 local residents and acted as a catalyst for stimulating some early ideas for the Neighbourhood Plan. Particular concerns included the need for the Plan to protect the local environment, ensure new housing was in keeping with the parish character and to improve traffic management.

- 1.4 The designated area for the Leek Wootton and Guy's Cliffe Neighbourhood Plan was approved by Warwick District Council on 5 November 2014. This is shown on Map 1.
- 1.5 A Steering Group on behalf of the Parish Council is leading on the preparation of the Draft Neighbourhood Development Plan. A first working draft plan was prepared for informal consultation from June to July 2015 and an open event was held in the Village Hall on 23 June 2015. The event was promoted in the parish magazine and by flyers delivered to local households, and around 50 local people attended. The first draft plan set out the proposed vision, objectives and key themes for the Neighbourhood Plan and included some early, embryonic draft planning policies as a basis for further discussion and informal public consultation. The comments submitted were considered carefully and used to inform the Draft Plan. These comments are provided on the Neighbourhood Plan website [www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan).
- 1.6 In the autumn of 2015, further background work by consultants AECOM was commissioned by the Parish Council to consider potential capacity, layouts and design principles in relation to the proposed housing sites in the emerging Local Plan. The study was used to inform the NDP's planning policies for the identified sites. The scope of the study was extended following the announcement of a proposed timescale for vacating the Police Headquarters by Warwickshire Police. The future use of this significant historic site on the edge of the village of Leek Wootton presents a major opportunity for the NDP to influence the type, scale, design and layout of future development proposals through planning and design policies. The final report is available on the Neighbourhood Plan website and has been used as part of the evidence base to inform the relevant sections of the Draft Plan.
- 1.7 The Parish Council has to-date held five informal public meetings, during the course of the successive stages of preparation of the WDC Local Plan and latterly this document. Information about the AECOM studies and how they have helped to shape the content of the Draft Plan was presented at an informal public consultation event on 10 March 2016 in the Village Hall. The technical input prepared by AECOM included alternative potential layouts and densities for the various development sites proposed in the Local Plan submission. The public response to these "options", together with our dialogue with WDC Planning officials and representatives of the respective landowners, has helped to derive the preferred approach to new development set out in Section 6.2.
- 1.8 Following the 8 weeks' formal consultation, the Plan will be amended and submitted to Warwick District Council. Warwick District Council will then publish the Plan for a further 6 weeks before it is subjected to an examination and then referendum. If there is a yes vote at the referendum, then the Plan will be made by the District Council and used to determine planning applications alongside the Warwick District Local Plan and the National Planning Policy Framework (NPPF).
- 1.9 Warwick District Council submitted the new Warwick Local Plan for Examination at the beginning of 2015, but the NDP timetable was delayed following the Government Inspector's concerns that the Local Plan did not properly address the "overspill" housing needs of neighbouring Coventry. Faced with the likelihood that the Plan would be found unsound, Warwick District Council agreed to suspend the Local Plan Examination pending a further review of proposed housing numbers. It was considered appropriate to proceed with the preparation of the NDP following consideration of the proposed modifications to the Local Plan allocations. (See Section 2 following)



## Strategic Environmental Assessment

- 1.10 In line with European legislation, there is a requirement for the Plan to be subjected to a Strategic Environmental Assessment Screening Process which will determine whether a full Strategic Environmental Assessment is required. This process is iterative and may lead to amendments in the Plan as it is prepared to help ensure that any adverse environmental effects resulting from policies and proposals in the Plan are minimised. The Screening Assessment will be undertaken at an early stage on the emerging Draft Plan by Warwick District Council, who will then consult with the Environment Agency, Historic England and Natural England to determine whether a full SEA is required.
- 1.11 The Environmental Assessment is very important in the case of Leek Wootton for two reasons:
- The settled areas are surrounded by Green Belt and, indeed, the settlement area of Hill Wootton is still washed over by the Green Belt. The environmental analysis conducted by Warwick District Council as part of the Local Plan preparation indicated that sites originally considered for development were ruled out on the basis of high landscape value. We need to preserve this as part of our buffer against the surrounding towns.
  - Warwick District Council reduced the number of proposed dwellings on the Police Headquarters site on the basis of the proximity to the listed manor house after informal discussions with Historic England (formerly English Heritage). Historic England might pursue this further, but it will also be important in the context of any future development of the rest of the office complex.

## 2.0 Planning Policy Context

- 2.1 The Parish of Leek Wootton and Guy's Cliffe is located in the local authority area of Warwick District Council. The 'saved' policies of the Warwick District Local Plan (1996-2011) (as amended September 2007) provide the current local planning policy framework for the area.
- 2.2 Warwick District Council is preparing a new Warwick District Local Plan 2011 – 2029. The Local Plan was submitted on 30 January 2015 for Examination, along with focused changes which were consulted upon in autumn / winter 2014. Warwick District Council has received the Inspector's findings regarding key aspects of the Local Plan.<sup>1</sup> The Inspector's letter raised some significant concerns with regard to the Local Plan, in particular, that there is an identified unmet housing need in Coventry and Warwickshire (at least 234 dwellings per annum), which Warwick DC will be required to address (jointly with the other authorities in the Housing Market Area) before the Plan can proceed. The Inspector stated that, regardless of whether there is a need to provide more houses to contribute towards the unmet need, the total supply of houses set out in the Plan is not sufficient to meet the district's housing requirement. Therefore, there is a need to be planning for more houses, not less, to meet Warwick District's obligations. The District Council has given further consideration to the Inspector's letter and the significant implications it had with regard to the progression of the Local Plan and the delivery of the funding, infrastructure and policy to support it
- 2.3 A table of proposed modifications to the Local Plan was approved by the District Council on 24 February 2016 and published for a 6 week consultation period which closed on 22 April 2016. In June 2016 the District Council aims to submit Proposed Modifications, representations and updated evidence to the Inspector. In Autumn 2016 EiP Hearings should recommence and in March 2017 the Council hopes to adopt Local Plan. In the meantime, work on the Neighbourhood Plan has continued.
- 2.4 The emerging new Warwick District Plan identified in Policy H1 that the village of Leek Wootton is a Growth Village and Hill Wootton is a Limited Infill Village. Leek Wootton is inset within the Green Belt and Hill Wootton is washed over by it. The need to preserve the openness of the Green Belt as a buffer between the parish and surrounding towns is a particularly important aspect of the Local Plan and the Neighbourhood Plan.
- 2.5 As part of the preparation of the new Local Plan, Warwick District Council has undertaken several Call for Sites. The submitted sites have been considered through the Strategic Housing Land Availability Assessment (SHLAA). The 2015/16 SHLAA<sup>2</sup> review built on the previous SHLAA work (2009, 2012, 2014), but updated the site information where necessary and included a number of new sites that were put forward, including the Place Partnership submission for Woodcote. The findings of the 2015/16 SHLAA review informed the preparation of the 2016 modifications to the submitted Draft Local Plan (2015), including the proposed new site DS3NEW.
- 2.6 Proposed modifications to Policy DS10 Broad Location of Allocated Housing Sites identify that sites within the Growth Villages and rural area should provide 1146 new houses

<sup>1</sup> [http://www.warwickdc.gov.uk/news/article/73/inspectors\\_report\\_-\\_local\\_plan](http://www.warwickdc.gov.uk/news/article/73/inspectors_report_-_local_plan)

<sup>2</sup> [http://www.warwickdc.gov.uk/downloads/file/3230/strategic\\_housing\\_land\\_availability\\_assessment\\_15-16\\_-\\_introduction\\_and\\_summary](http://www.warwickdc.gov.uk/downloads/file/3230/strategic_housing_land_availability_assessment_15-16_-_introduction_and_summary)

(an increase from 763 in the Publication Local Plan) over the Plan period (up to 2029). The modifications propose that Policy DS11 Allocated Housing Sites should be amended so that the village of Leek Wootton provides an estimated number of dwellings of 120 houses on 2 identified sites:

- H37 Car Park East of The Hayes (5 dwellings); and
- the Former Police Headquarters DSNEW3 (115 dwellings).

(In the Publication Local Plan, as well as the Headquarters buildings, there were the following identified sites within the Former Police Headquarters area: The Paddock – 11 dwellings (reduced from 30 following informal discussions with Historic England), East of Broome Close – 5 dwellings, Former Tennis Courts – 5 dwellings. The Car Park East of The Hayes was identified for 5 dwellings, giving a total of 26 estimated dwellings across the 4 identified sites).

2.7 In addition to the planning policy constraints placed upon the NDP in terms of the parish's location within the Green Belt, the village of Leek Wootton has a Conservation Area focussed around the historic core of the village, and there are 39 statutory Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Parish of Leek Wootton and Guy's Cliffe<sup>3</sup>, including Grade II\* Chapel of St Mary Magdalene at Guy's Cliffe. There are opportunities for the Plan in terms of setting the local planning framework for the proposed redevelopment of the former Warwickshire Police Headquarters at Woodcote linked to proposed protection and enhancement of the nearby area of woodland known as The Lunch.

2.8 National planning policy is set out in the NPPF<sup>4</sup> published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

2.9 Neighbourhood planning is addressed in paragraphs 183-185:

*183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively*

<sup>3</sup> <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

<sup>4</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

*to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

- 2.10 Neighbourhood Plans have to be in general conformity with strategic local planning policies and take account of national planning policies, and it is therefore important that as the Plan is prepared, the emerging draft policies reflect this higher level planning framework.

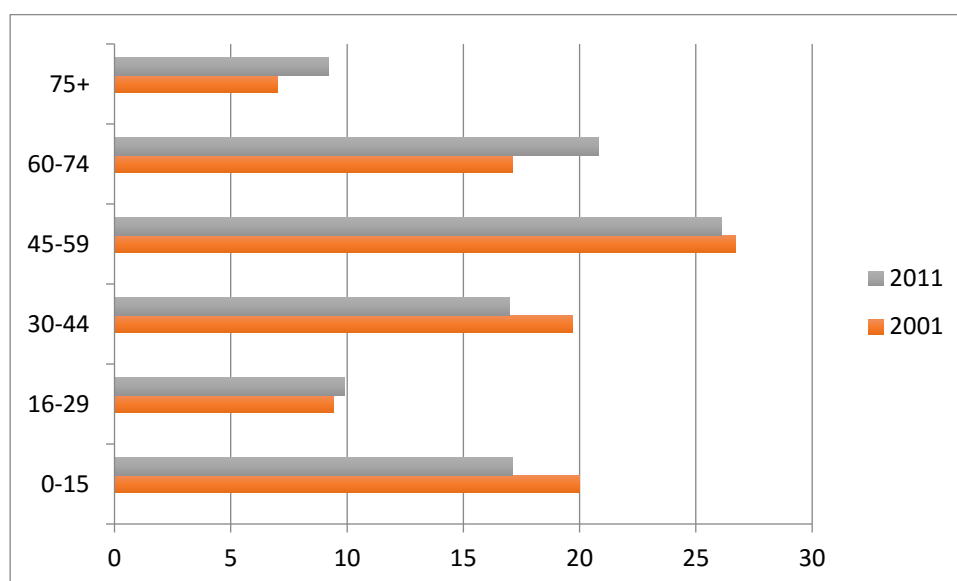
### 3.0 A Portrait of the Parish of Leek Wootton and Guy's Cliffe



**The Anchor Inn**

- 3.1 The Parish of Leek Wootton and Guy's Cliffe includes the 'estate' village of Leek Wootton and the communities of Hill Wootton (a former farming hamlet), Chesford Grange, the previously separate Parish of Guy's Cliffe, North Woodloes and several outlying properties. The boundary of the parish extends from the River Avon in the east to the outskirts of Warwick and Kenilworth to south and north and the Wedgenock and Goodrest areas to the west. The parish extends across some 1100 hectares and covers an extensive rural area, which incorporates various outlying agricultural and ex-agricultural developments.
- 3.2 The village of Leek Wootton is the main settlement in the parish and is located about 2.5 miles to the south of Kenilworth. There are a good range of public services and facilities, including a primary school, Village Hall, place of worship and a public house. The village has good accessibility to public transport with buses running broadly hourly and with a 15 minute travel time to Warwick.
- 3.3 The 2015 Electoral Register shows a total of 392 dwellings within the parish. In 2011 the population of the then parish was 1017<sup>5</sup>. The parish has an older population profile than Warwick District as a whole and England, with 19.8% aged over 65 years compared to 16.7% in Warwick District and 16.4% in England, and a higher proportion of residents who are economically active (75.2% compared to 64.8% and 62.1% respectively). This 'Age Profile' analysis derived from the 2011 Census is very telling. It not only confirms that the population is on average older than Warwick District as a whole, but that over the last ten years, there has been a distinct upward trend in the ageing process. Between 2001 and 2011 the under 45's age groups fell by 5.1% whereas the population of over 45's grew by 5.3%. In 2011 more than 56% of the population was over the age of 45 years. Continued ageing over the next ten years will obviously change the profile of the parish and the demands upon services and infrastructure.

<sup>5</sup> See Neighbourhood Statistics  
<http://www.neighbourhood.statistics.gov.uk/>



**Figure 2 Age Profile, Leek Wootton and Guy's Cliffe Parish 2001 - 2011**

- 3.4 The parish is relatively prosperous and has a proportionately higher number of residents with professional occupations than district and national averages. 19.6% of 16-74 year olds are Managers, Directors and Senior Officials compared to 12.8% in Warwick District and 10.9% in England.
- 3.5 In terms of tenure, a very high proportion of households live in owned outright accommodation (51.0% compared to 32.6% in Warwick District and 30.6% in England). A slightly higher proportion have a mortgage; 36.3% compared to 34% in the District and 32.8% in England. A relatively few households live in social rented housing from the local authority (3.2% compared to 9.1% in Warwick District and 9.4% in England) and only 6.6% rent privately compared to 16.7% in Warwick District and 15.4% in England.
- 3.6 Within the parish there are a number of businesses, generally in the leisure sector, including The Chesford Grange Hotel (QH) with conference and function facilities and a leisure suite; The Saxon Mill, a large and popular restaurant/public house with conference and function facilities; The Warwickshire Golf and Country Club with a number of golf courses and the club house providing conference, exhibition and function facilities. There is also a popular leisure centre with hotel facilities currently under construction.
- 3.7 To the north west of the village there is a substantial area of woodland, known as "The Lunch". This is currently part of the Woodcote Estate and originally formed part of a wooded backdrop to the formal gardens of the listed manor house. When the house was occupied as a dwelling the woodland was properly managed and areas were planted as both a source of fuel and for commercial use as telegraph poles and pit-props. However, the woods have been badly neglected since 1948 when the estate was sold to the County Council and it now needs a complete management plan to reinstate areas and to preserve the indigenous trees.
- 3.8 The Parish Council has been instrumental in achieving designation of the site as a local wildlife site and provisional agreement was obtained from the Warwickshire Police, who currently

- own the estate, to transfer “The Lunch” to public ownership as amenity land. With a change of advisers to the Police, this agreement inevitably, now will be subject to review.
- 3.9 Under the provisional agreement there may have been opportunities to develop a project with Warwickshire College to introduce proper woodland management as part of their arboriculture teaching programme. The eventual aim would have been to restore public access, constructing a series of woodland walks to link into the ‘Jubilee Way’ footpath network.
- 3.10 The Lunch is an important heritage and wildlife asset that helps to preserve the Green Belt by providing a natural buffer between Leek Wootton and Kenilworth.
- 3.11 On the northern edge of Leek Wootton there is a substantial caravan and mobile home business (Broad Lane Leisure) with both van and outdoor accessory sales and maintenance facilities. Towards the south western edge of the parish is an outdoor activity centre (Adventure Sports) offering a wide range of outdoor adventure pursuits and in the heart of the parish a private equestrian centre (proprietors Liz and Ted Edgar).
- 3.12 Currently, the Warwickshire Police Authority occupies a major property, although there are plans for this to be vacated.
- 3.13 The Parish Church of All Saints sits high on the western side of Warwick Road towards the south end of the village. A church has existed on this site since the 12<sup>th</sup> Century. The Medieval church was demolished in 1789 and the original building of the existing church was completed in 1790. It has been extended and altered over the ensuing years to create the building that exists today.



**Parish Church of All Saints**

- 3.14 There is a public house/restaurant (The Anchor Inn) in the heart of the village of Leek Wootton, a shop, which is currently being converted into a kitchen showroom and a ‘well-being clinic’.
- 3.15 Close to the centre of the village of Leek Wootton is the War Memorial Recreation Ground of 2.5 hectares owned by locally appointed Trustees on behalf of the residents of the parish with a Village Hall, Sports Club and Children’s Playground.

- 3.16 Most of the open area of the parish is farmed either by resident farmers or by contractors with both arable and pasture land for sheep and cattle grazing and livery.
- 3.17 All these businesses provide employment opportunities for a number of local residents although the majority of the working age population commute to their places of work outside of the parish in nearby towns and cities like Coventry and Birmingham and even to London.
- 3.18 There are numerous less obvious businesses operating from within residential properties in the parish, ranging from tradesmen through art studios and IT experts to other more specialised trades.
- 3.19 Finally, there is a primary school in Leek Wootton, which provides for parish children and the wider community as well as employment for a number of parish residents.
- 3.20 Leek Wootton and Guy's Cliffe is, as has been stated earlier, very much a rural parish, the majority of the area being agricultural in nature with both arable and animal grazing use of the land. There are therefore many miles of hedges separating the fields with the abundance of wildlife these contain. There is also a network of footpaths, including The Centenary Way, providing public access to the countryside.
- 3.21 A significant area to the western side of the parish is occupied by the golf courses of The Warwickshire, which whilst being extensively managed, still provide a natural landscape for wildlife and the facility of public footpaths.
- 3.22 Much of the eastern boundary of the parish is formed by the River Avon, which obviously provides riverside habitat for wildlife. Much of its length is not accessible to the public, but there are facilities at Guy's Cliffe to access the river and cross-over out of the parish to walk its banks and to fish.
- 3.23 Within the parish are two Locally Listed Historic Parks and Gardens. One is a Pinetum in the grounds of The Warwickshire planted by an original owner of Wootton Court (now The Hayes), which contains a wide range of trees and shrubs. The other is the grounds of Woodcote (the Police HQ), which contain the gardens of the house with lakes and woods. Running from the western part of the parish, via one of the golf courses and the Woodcote lakes, through the heart of the parish just to the north of Leek Wootton, is Cuttlebrook or Cattlebrook a stream which finally flows into the River Avon close to Chesford Grange. Parts of this stream are accessible to the public.
- 3.24 To the south-eastern corner of the parish is Blacklow Hill a wooded area, which again provides a haven for wildlife and wonderful displays of snowdrops and bluebells at the appropriate seasons. The significant monument of Gaveston's Cross, where Piers Gaveston was brutally beheaded, is located here. This area is not readily accessible to the public as it is surrounded by farmland with no footpath.
- 3.25 The very western edge of the parish was, many centuries ago, part of the Deer Park to Warwick Castle although it is now largely farmed. On the eastern edge of this area is an extensively wooded area which contains, at least in part, the Adventure Sports facilities referred to earlier. Whilst the current use is unlikely to be conducive to wildlife habitat the area will still provide the natural habitat wild life needs, even if somewhat disturbed by the activities taking place.



## 4.0 Key Planning Issues



**Paddock land: Leek Wootton from the A46 bridge**

- 4.1 The Neighbourhood Plan Steering Group on behalf of the Parish Council has identified the following key themes for the Neighbourhood Plan, based on the planning related issues arising in the Parish Plan (2009) and more recent activity and engagement in the emerging new Local Plan for Warwick District. Comments from the informal consultation on the emerging Draft Plan confirmed that local people continue to identify these same issues as key areas that the NDP should address.

### **1. Natural and Built Heritage Assets**

“The Lunch” provides an exciting opportunity for a valued recreational and environmental resource on the doorstep of the village of Leek Wootton. The woodland area could be identified in the Plan as a protected local green space providing opportunities linked to education and training in woodland and countryside management. Proper and effective woodland management could also provide a source of fuel for sustainable community energy and schemes and / or related commercial activity such as production of wood chips, pellets, logs and charcoal.

Plan policies could also be prepared to ensure that developments are accompanied by high quality landscaping schemes, which are appropriate to the rural setting of the parish and which support local biodiversity objectives.

The neighbourhood area includes a number of built heritage assets including a Conservation Area and a number of listed buildings, as well as various non statutory built heritage assets. The site at Woodcote presents a major opportunity for sensitive development on a brownfield site, which responds positively to the listed building and historic park and garden.

New housing and other development should be of a high quality design and of a suitable scale, height and massing to ensure new buildings respond well to their context and the village of Leek Wootton accommodates proposed growth in a sustainable way.

## **2. New Housing**

Planning policies should be prepared to ensure that future housing proposals over the Plan period are suitable and appropriate in terms of size, type and tenure.

New housing should include a suitable range of units, which provide for local housing needs as identified in the recent parish Housing Needs Survey (2013), and the changing demographic profile of the parish. In particular, there is a need for smaller, more affordable units for single people, first time buyers and young families as well housing which is designed to meet the needs of older residents. The provision of apartments on suitable sites may be supported.

The Plan may include the identification of housing sites for starter homes and criteria based policies setting out in more detail the types of housing required on identified sites in the emerging Local Plan for Warwick.

## **3. Community Focal Point / Hub**

There is a need to support improved community facilities within Leek Wootton and to ensure that in the future these are developed and improved to provide a focal point or hub for social activities within the village.

The investment in the children's play area should be complemented by other activity and development to strengthen the parish's identity as a rural community. Ideas include providing a planning policy framework which supports a changing role for existing facilities such as the Village Hall and Sports Club, for instance by providing space and opportunities for a community led shop / café / internet facility.

## **4. Accessibility**

There is a need to ensure local people have good access to the surrounding countryside, neighbouring towns and local facilities such as the School, Village Hall and Sports Club, to support health and well-being and reduce reliance on the private car. The Plan could identify a network of "green routes" for enhancement for walking and cycling and provide a basis for opening discussions up with landowners to improve access to, for instance, Gaveston Cross and neighbouring Kenilworth. Ideas include investigating the acquisition of part of the field to the north of the War Memorial Recreation Ground to provide a possible off road cycle track and enhanced playing pitch provision.

The Plan should also identify a site for improved parking to alleviate current problems.

Plan policies should be prepared to require developer contributions to address issues of drainage, flooding etc.

## **5. Village school**

Plan policies should support the expansion of the School to help ensure that there is sufficient provision for children who live in the parish.

## **6. Employment**

There may be a need to support home working and broadband as part of a positive planning framework for small businesses, appropriate to the rural area and Green Belt constraints.

## 5.0 Vision and Objectives



Woodland trail from Leek Wootton towards Hill Wootton

### Vision

In 2029 Leek Wootton and Guys Cliffe Parish will continue to be a thriving, rural neighbourhood set within the Green Belt. It will be a sustainable community which provides decent homes for all its residents whilst maintaining its vitality and intrinsic character. The Neighbourhood Plan will have ensured that any development improves and is sympathetic to the environment, landscape, look and feel of the area.

The Neighbourhood Plan will provide enhanced educational and training opportunities for its residents alongside sporting and recreational activities and will welcome businesses that fit within its ethos. The community will also continue to seek improvements to vehicle, pedestrian and cycle safety.

Leek Wootton and Guys Cliffe Parish shares the Local Plan vision of wanting to be a great place to live, work and visit.

## Objectives

**Objective 1 Natural Environment - To ensure the natural environment is both protected and enhanced to provide a sustainable future for this community within a rural setting.**

This will be done through:

- Improving public access to open spaces within the neighbourhood for a variety of purposes (“The Lunch”)
- Minimising the impact of development on local green spaces and landscape
- Ensuring that future development protects where necessary the flora and fauna of the parish
- Recognising the growing global need for the use of sustainable materials and renewable energy in future developments.

**Objective 2 Conservation - To ensure that where appropriate, any future development will conserve and enhance the historical assets of the community.**

This will be done through:

- Ensuring that new development is designed to respond positively to the setting of the Conservation Area and any listed buildings or other built heritage assets
- Setting high expectations for standards of alterations/extensions to buildings
- Ensuring street lighting is appropriate and of a high standard
- Maintaining the character of Leek Wootton as a village inset within the Green Belt and Hill Wootton as a small settlement washed over by the Green Belt.

**Objective 3 Housing - To promote housing growth, ensuring it is proportionate to the size and character of the village of Leek Wootton and provides future residents with the opportunity to live in an affordable home within a rural community.**

**This will be done through:**

- **Provision of achievable housing of a variety of tenures, types and sizes to meet local needs**
- **To ensure housing development attracts and meets the changing needs of all age groups, to promote a more balanced demographic profile**
- **To embrace proportionate expansion without losing rural identity, but within planning constraints**
- **To ensure new residential development is kept within existing settlement boundaries or is on brownfield sites**
- **To ensure that new development is in keeping with the architectural theme of the parish.**

**Objective 4 Community - To maintain the intrinsic character and vitality of the neighbourhood.**

**This will be done through:**

- **Protecting existing community facilities**
- **Supporting the development of a range of sporting and recreational opportunities for younger people and encouraging and supporting the concept of volunteering for all**
- **Developing opportunities to encourage all members of the community to identify with and play an active role in the parish and fostering a forward looking and aspirational culture**
- **Reviewing, encouraging and supporting a wider use of existing community facilities eg School, Village Hall, Sports Club and amenities at Woodcote**

**Objective 5 Transport, Traffic and Infrastructure – To ensure the impacts of proposed new development are managed effectively and supported by appropriate investment in infrastructure.**

This will be done through:

- Promoting appropriate pedestrian, cycle and vehicle access to meet the changing needs of the community including supporting a safe cycle route to Kenilworth and improving the width and condition of the pedestrian footpaths to Warwick and Kenilworth
- Working to reduce the speed of traffic in specific areas of the parish with new traffic calming measures.
- Considering appropriate measures to improve safety and traffic flow at particular locations within the neighbourhood eg Anchor junction (Warwick Road/Woodcote Lane) and the Skew Bridge (Hill Wootton Road/Coventry Road (B4115))
- Reducing the 'noise nuisance' of the A46 by supporting schemes for landscaping and noise barriers
- Working to ensure there is adequate public parking within the parish, especially near community facilities
- Pursuing more frequent bus/minibus services from the parish to local towns, supermarkets and community services and supporting the continuation of the current school bus service.

**Objective 6 Education and Employment - To enhance the educational opportunities for all residents and support the expansion of rural businesses within the community.**

This will be done through:

- Supporting the local primary school to meet the changing needs of the community for both pre-school and school age students
- Encouraging local businesses to engage with the community and increase opportunities for employment
- Encouraging and supporting home working and promoting improved access to communication technologies.

## 6.0 Neighbourhood Plan Policies

- 6.0.1 This section sets out the planning policies of the Leek Wootton and Guy's Cliffe Draft Neighbourhood Development Plan. These will be used to help determine planning applications in the parish and so shape the future of the parish as a place to live and work and to visit. The Draft Policies have been prepared by the Steering Group on behalf of the Parish Council.
- 6.0.2 Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Draft Policies have been prepared taking account of the National Planning Policy Framework (NPPF) and planning policies in the adopted Warwick District Local Plan 1996 – 2011, saved Policies, and the emerging new Warwick District Council Local Plan 2011 – 2029.
- 6.0.3 Further information about the relevant aspects of these policies in relation to the Leek Wootton and Guy's Cliffe Draft Neighbourhood Development Plan can be found in the published background document Planning Policy Assessment and Evidence Base Review provided on the Neighbourhood Plan website ([www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan)).

## 6.1 Natural Environment



Wooded agricultural land between Hill Wootton and Leek Wootton

**Objective 1 Natural Environment - To ensure the natural environment is both protected and enhanced to provide a sustainable future for this community within a rural setting.**

### Protecting and Enhancing Local Landscape Character

- 6.1.1 Leek Wootton lies within the Natural England National Character Area of 97 Arden<sup>6</sup>. National Character Areas are areas which share similar landscape characteristics and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. They can inform choices about how land is managed and can change.
- 6.1.2 The Arden Character Area is further subdivided into 7 sub-types, 3 of which form the landscape character of the Parish of Leek Wootton and Guy's Cliffe. These are described in the Warwickshire Landscape Guidelines<sup>7</sup>.

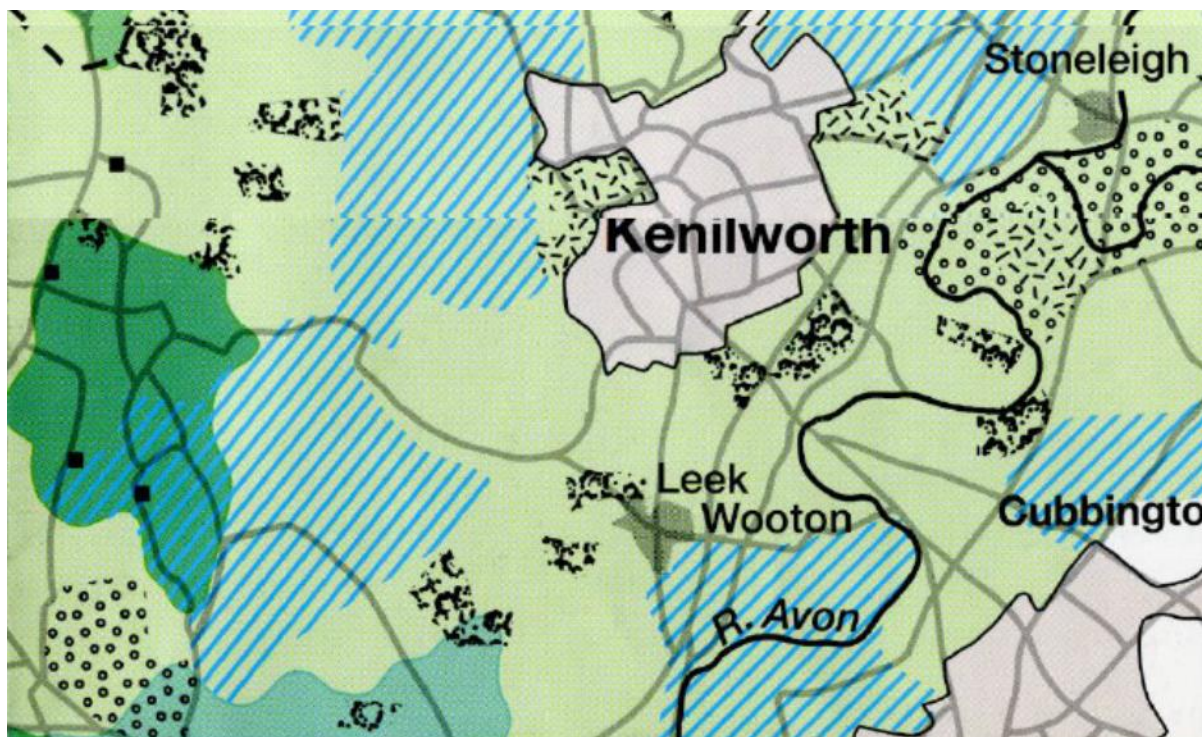
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<sup>6</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>





<sup>7</sup> <https://www.warwickshire.gov.uk/landscapeguidelines>



Map 2 Warwickshire Landscape Guidelines - Arden Landscape Map  
 Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Key

 <p>ARDEN PASTURES</p>	<p><b>Overall character and qualities</b>                  A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.</p>
 <p>ARDEN RIVER VALLEYS</p>	<p><b>Overall character and qualities</b>                  Narrow meandering river corridors with riverside trees and grazing meadows.</p>
 <p>ARDEN PARKLANDS</p>	<p><b>Overall character and qualities</b>                  An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.</p>
	<p>Woodland over 10 hectares.</p>

6.1.3 The area immediately around Leek Wootton is characterised as Arden Pastures. Characteristic features are:

- Gently rolling topography
- A well-defined pattern of small fields and paddocks
- Numerous mature hedgerows
- Permanent pasture often grazed by horses
- A network of minor lanes often with ribbon development

6.1.4 The area towards the River Avon is characterised as Arden River Valleys. Characteristic features are:

- River corridors defined by narrow alluvial floodplains
- Grazing meadows often with patches of wet grassland
- Curvilinear hedgerows along the edge of the floodplain
- Diverse meandering river channels with shingle beds and marginal vegetation
- Fringing elders and scrub
- Old willow pollards

6.1.5 The area to the north and west of Leek Wootton is characterised by Arden Parklands. Characteristic features are:

- Middle distance views enclosed by woodland edge
- Belts of mature trees associated with estate lands
- Many ancient woodlands, often with irregular outlines
- Large country houses set in mature parkland
- Remnant deer parks with ancient pollard oaks
- Thick roadside hedgerows, often with bracken

6.1.6 Opportunities for landscape enhancement include:

- To manage and enhance the valuable woodlands and hedgerows, distinctive field boundaries and enclosure patterns in order to increase biodiversity and for recreation.
- To create new networks of woodlands and green infrastructure.
- To expand access to small woodlands and rivers.
- To expand opportunities for walking and cycling.
- To manage and maintain large historic / veteran trees.
- To plant replacement trees to increase age diversity, landscape character and a sense of place.
- To maintain a sense of place by conserving and enhancing landscape features.
- To increase the range of recreational facilities.
- To link a variety of recreational facilities.
- To expand woodland for biodiversity and landscape particularly where it can link isolated woodland blocks and increase habitat connectivity.
- To ensure that the right tree is planted in the right place to maximise the benefit for sense of place and biodiversity.
- To enhance fringes through sympathetic buildings and landscape design.
- To conserve and enhance archaeological features such as moated sites and promote access and awareness.

6.1.7 In terms of common local building materials, brick and timber are characteristic features in the parish. Common oaks are a dominant tree species. Oak, ash woods with bracken, bramble and dogs mercury are particularly distinctive. Riverside trees such as alder are frequently pollarded and blocks of scrub as mills, pools and leats remain as features within the landscape. Deer parks were once common in the area and the remains of one can be seen today. Areas with distinctive parkland character can also be found.

- 6.1.8 The Warwick, Coventry and Solihull Sub Regional Green Infrastructure Strategy - November 2013<sup>8</sup> provides evidence for plans and policies. Its recommendations include the following proposals for enhancing local landscape character:

Hedgerows and Field Boundaries

- Enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries
- Reintroduce mixed native species hedgerows along primary boundaries
- Enhance the age structure of hedgerow tree cover, particularly hedgerow oaks

Woodlands

- Conserve and enhance the biodiversity of Ancient Woodlands
- Identify opportunities for restoring Ancient Woodland on former sites
- Identify opportunities for new tree planting, to strengthen the sense of landscape cohesion and connectivity

Grasslands

- Conserve neutral grasslands and enhance species diversity
- Maintain and restore areas of older permanent pasture, including ridge and furrow meadows
- Conserve the ecological character of wet grasslands
- Identify opportunities for sensitive grassland management, to strengthen the sense of landscape cohesion and connectivity

Wetlands

- Maintain the special character and continuity of river and canal corridors
- Enhance the unity and wetland character of river valley wetlands, through habitat creation and management

Rural Character

- Maintain strong rural character
- Conserve pastoral character
- Restrict and, where possible, reverse the sub-urbanisation of the landscape
- Identify opportunities to strengthen 'local distinctiveness' and a 'sense of place'
- Identify opportunities for new tree planting to soften the impact of buildings and 'grey' infrastructure

- 6.1.9 Development and landscaping schemes should strengthen landscape character, reflecting locally distinctive natural and cultural landscape patterns, and integrating with natural

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<sup>8</sup> [http://www.warwickdc.gov.uk/downloads/file/2397/g03 - warwick\\_coventry\\_and\\_solihull\\_sub\\_regional\\_green\\_infrastructure\\_strategy\\_-\\_november\\_2013](http://www.warwickdc.gov.uk/downloads/file/2397/g03_-_warwick_coventry_and_solihull_sub_regional_green_infrastructure_strategy_-_november_2013)

processes and systems and land-use change, contributing to their long-term protection, conservation and enhanced management.

### **Draft Policy LW1 – Protecting and Enhancing Local Landscape Character**

**Development proposals should include landscaping schemes which aim to protect and enhance the distinctive rural landscape character of the Parish of Leek Wootton and Guy's Cliffe.**

**Landscaping schemes should be designed to incorporate the following landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity and to ensure new development responds positively to this high quality local environment:**

- 1. Species selection along woodland edges should include native trees and shrubs and tree cover should be enhanced on and around development sites through the planting of new woodlands and belts of trees**
- 2. Existing parkland should be retained and enhanced and where opportunities arise, consideration should be given to restoring areas of former parkland**
- 3. Primary hedgelines should be conserved and enhanced by reintroducing mixed native species hedgerows along primary boundaries**
- 4. Opportunities should be taken for re-establishing areas of heathland on suitable sites**
- 5. Tree cover within and around rural settlements should be conserved and enhanced and large scale woodland planting on rising ground is encouraged**
- 6. Schemes should protect and enhance the internal open spaces and the irregular outline of village settlements**
- 7. The re-creation of riverside wetland habitats is encouraged**
- 8. The sinuous hedgerows defining river floodplains and the wooded character of river corridors should be retained and enhanced**
- 9. Overall, landscaping schemes should be designed to maintain the strong rural character, conserve pastoral character, restrict and, where possible, reverse the sub-urbanisation of the landscape, and strengthen 'local distinctiveness' and a 'sense of place'.**

## Protecting and Enhancing Local Biodiversity and Green Infrastructure

6.1.10 Leek Wootton is fortunate to have many natural heritage assets which benefit residents, visitors and local wildlife. The Warwick District Council Landscape Sensitivity and Ecological & Geological Study 2013<sup>9</sup> sets out the following information in relation to Leek Wootton and Guy's Cliffe in Appendix 7:

### **Settlement: Leek Wootton**

#### **Settlement Habitat Descriptions:**

##### **Woodlands**

*The Lunch LWS is an area of mixed semi-natural woodland situated on either side of Woodcote Lane at Woodcote, on the north-western edge of Leek Wootton. The woodland forms the northern perimeter of the old parkland of Woodcote Hall, which since 1949 has been the headquarters of the county police force. The Lunch site is bounded by medium-sized arable fields on the north side and by Woodcote Hall and its parkland to the south. Beyond is the extensive Warwickshire Golf course. The golf course site is one of a cluster of woodland pLWS's on the perimeter of the old estate the most important being Terrace Hill Wood .5 km to the south (SP26Z7 Wootton Court Golf Course). To the west of The Lunch is the Woodcote Woodland pLWS is a mix of semi-natural woodland and broad-leaved plantation which forms part of the golf course boundary to the north. The woodland would be an extension to The Lunch LWS. To the east of the The Lunch is another small woodland pLWS Black Spinney which through the Cattle Brook pLWS create a corridor between the two woods. Just beyond is the linear Wootton Spinneys pLWS.*

##### **Wetlands**

*The Warwickshire Golf Course also has a series of ponds with emergent vegetation noted including Hard rush, Sedges, Marsh Marigold and Yellow Iris. Both the Cattle Brook and the pools are part of the River Avon LWS which notes the importance of its tributaries as habitats in their own right and equally important as an arterial network of waterways and wildlife corridors. In addition the whole of the Cattle Brook corridor both east and west of the site is classified as a pLWS including the Wootton Court Lakes.*

##### **Hedgerows**

*Most of the settlement area has poor hedgerow and woodland connectivity with a below average total score for all settlements. much of the remnant woodland belonging to the former estate of Woodcote Hall has become fragmented including The Lunch LWS. Where connectivity has been retained is in LCP\_08 along Cattle Brook and proximity to The Lunch and Black Spinney woodlands.*

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[http://www.warwickdc.gov.uk/site/scripts/google\\_results.aspx?q=District+Council+Landscape+Sensitivity+and+Biological+%26+Geological+Study](http://www.warwickdc.gov.uk/site/scripts/google_results.aspx?q=District+Council+Landscape+Sensitivity+and+Biological+%26+Geological+Study)

**Designated sites:****Status: Local Wildlife Sites (LWS)**

<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
LW_08	SP26Z4 The Lunch	15.78	Woodland & scrub
	SP15Li8f River Avon		Water courses
		Total 15.78	

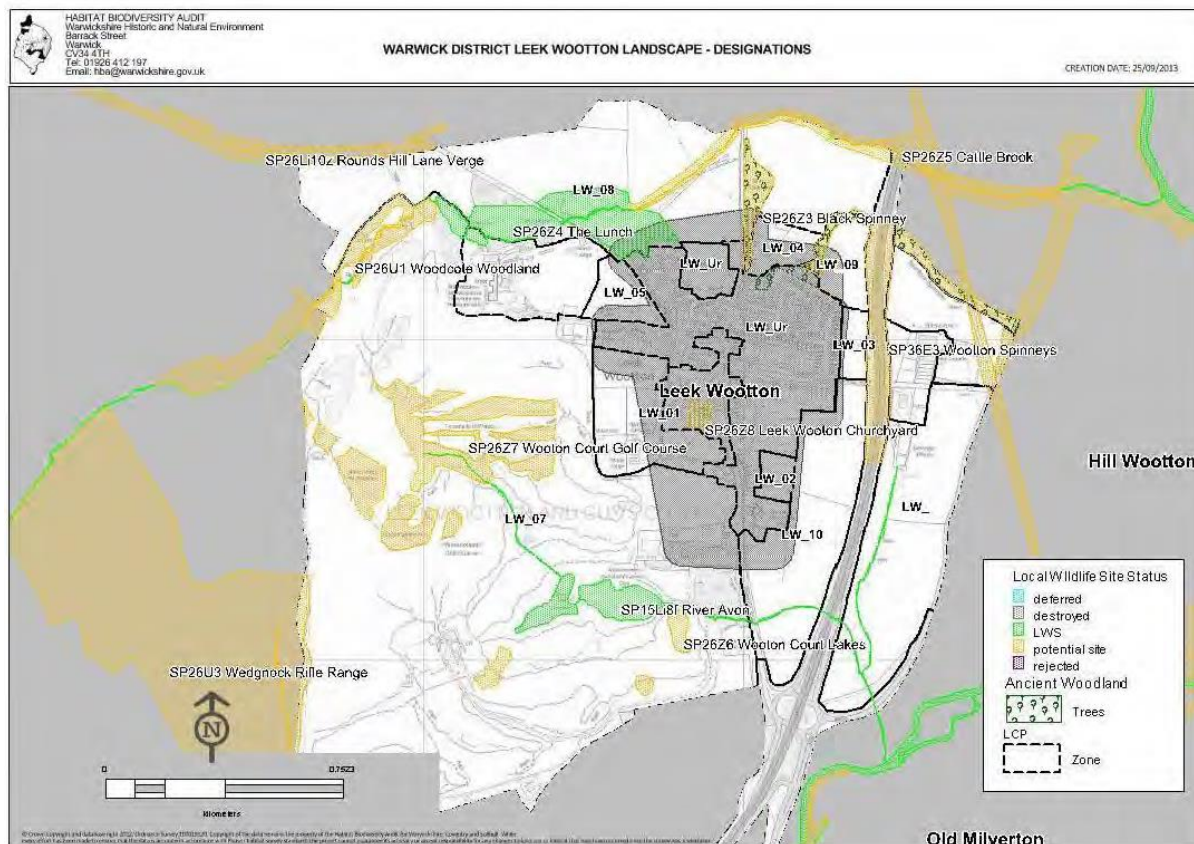
**Status: Potential Local Wildlife Sites (pLWS)**

<b>LCP</b>	<b>Name</b>	<b>Area (ha)</b>	<b>Description</b>
LW_07	SP26Z6 Wootton Court Lakes	1.51	Water bodies
	SP26Z7 Wootton Court Golf Course	12.22	
	SP26U1 Woodcote Woodland	7.2	Woodland & scrub
LW_08	SP26Z3 Black Spinney	1.74	Woodland & scrub
	SP26Z5C Cattle Brook	15.78	Water courses
LW_09	SP36E3 Wootton Spinneys	16.00	Woodland & scrub
LW_Ur	SP26Z8 Leek Wootton Church Yard	0.51	Semi-natural grassland & marsh
		Total 71.14	

**Protected Species**

Protected or locally rare and endangered fauna records of grass snake, badger, bats, brown hare and hedgehog have been observed in the settlement area. County rare flora records include harsh downy-rose, soft hornwort, burnt-leaved pondweed, fine-leaved sandwort, heath grass, orange foxtail, water soldier, intermediate water starwort, welsh poppy, may lily, spreading bellflower, wild liquorice, rampion bellflower and common marsh bedstraw ssp have been recorded in the settlement area. Any development within the Leek Wootton area may need to take these species records into consideration through more detailed assessments. At this point it is not envisaged that protected or locally rare and endangered species will preclude proposed SHLAA sites from proceeding.

**Map 3 Natural Heritage Assets Around Leek Wootton**  
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- 6.1.11 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Green roofs / living roofs can reduce run-off and thereby the risk of surface water flooding; reduce the requirement for heating and air-conditioning; and provide habitat for wildlife.
- 6.1.12 Development proposals in Leek Wootton may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting to support and enhance local biodiversity.

## **Draft Policy LW2 – Protecting and Enhancing Local Wildlife and Green Infrastructure**

**New development is required to incorporate schemes which support and enhance local biodiversity. Proposals for new development will be required to:**

- 1. Demonstrate how the design has taken into account its potential impact on local habitats, species and landscape character; and**
- 2. Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds.**

**Existing green infrastructure (GI) within the neighbourhood area is protected and the creation of new green infrastructure is encouraged as part of development proposals. Such green infrastructure could include for instance protection and creation of priority habitats such as woodlands, wetlands and hedgerows.**

**Ecological enhancements should include such actions as re-naturalising watercourses, woodland planting, provision of green roofs and the use of native species in the landscape planting.**



## The Lunch



**The Lunch**

- 6.1.13 The Lunch is an area of existing woodland which provides opportunities for walking and informal recreation just to the north of the village of Leek Wootton. Previous discussions between the Parish Council and the landowners (Warwickshire Police) suggested that there may be an opportunity for a public body such as Warwick District Council and / or the Parish Council to acquire the site for the benefit of the local community and wildlife. The site offers a range of possibilities for wildlife enhancements linked to training in sustainable forestry and woodland management and informal recreational activity, which would support strategies to encourage healthy lifestyles for local people. Currently there is access to The Lunch from the War Memorial Recreation Ground, from beneath Woodcote Lane and also a gate on Woodcote Lane and local residents enjoy walking through the woodland area with its stream and ponds. The small area of accessible land off Quarry Close behind the sports club is noted as a special site for appropriate informal use.
- 6.1.14 Local Plan Policy NE1 Green Infrastructure sets out how the Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. Policy NE3 protects biodiversity in new developments and Policy NE4 Landscape advises that new development will be permitted, which positively contributes to landscape character. Policy HS3 supports the identification of Local Green Space.
- 6.1.15 The Neighbourhood Plan seeks to protect and enhance these valued natural heritage assets within the parish for the benefit of existing and future residents and to support local biodiversity as an intrinsic asset in its own right.

### Draft Policy LW3 The Lunch

“The Lunch” area of woodland (as shown on Map 4) is protected as a local community resource for wildlife value, recreation and access and appropriate education projects.

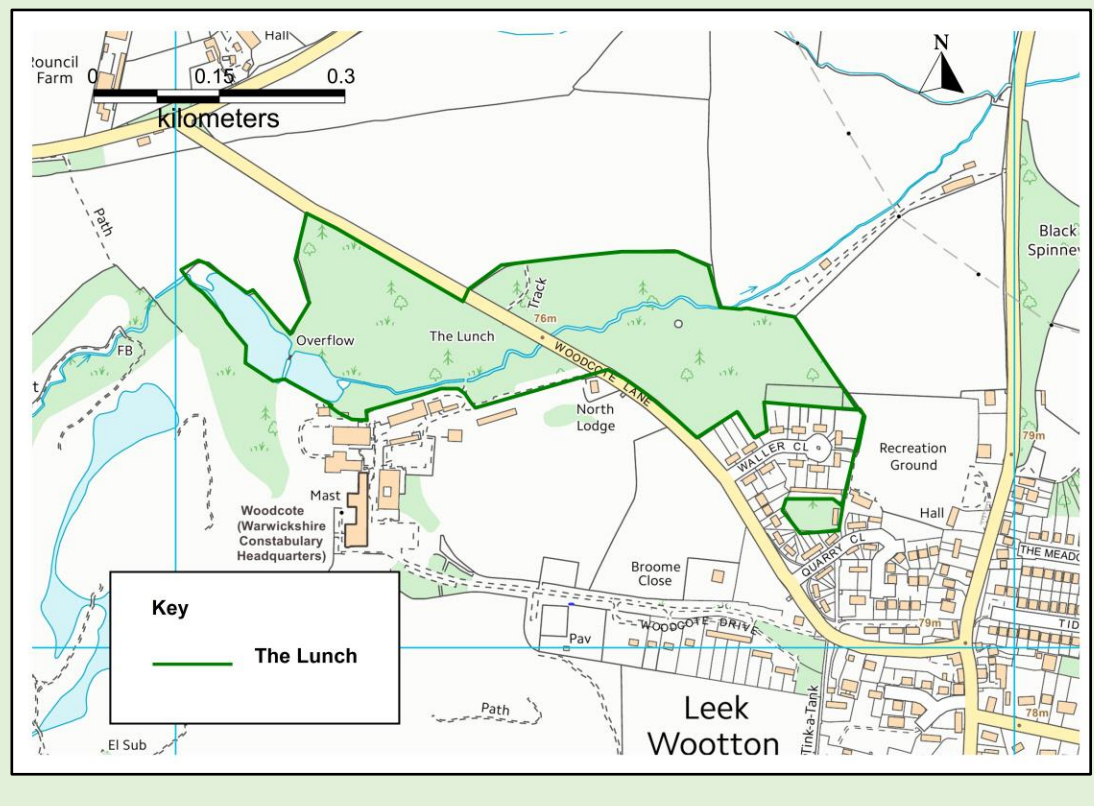
Proposals which provide opportunities linked to education and training in woodland and countryside management will be supported, provided that any development for forestry and outdoor recreation type uses is of high quality, sustainable design, and preserves the openness of the Green Belt.

Schemes which incorporate proper and effective woodland management to provide a source of fuel for sustainable community energy schemes and / or related commercial activity such as production of wood chips, pellets, logs and charcoal will be supported, provided they are of an appropriate scale and do not conflict with the role of the Green Belt.

New development proposals at the former Warwickshire Police Headquarters at Woodcote will be required to provide improved pedestrian and cycle accessibility and linkages to the woodland area to support its role as a recreational, leisure and wildlife asset on the doorstep of the village of Leek Wootton.

Map 4 The Lunch

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## 6.2 Built Heritage



Gypsy Cottage and The Cottage

**Objective 2 Conservation - To ensure that where appropriate, any future development will conserve and enhance the historical assets of the community.**

### Historical Development of Leek Wootton

- 6.2.1 Warwick District Council's leaflet on Leek Wootton Conservation Area<sup>10</sup> advises that the village of Leek Wootton dates from the Anglo Saxon period as the name is believed to be derived from the Anglo-Saxon for "wooded hamlet". In the 12<sup>th</sup> Century Wootton was recorded as one of the estates bequeathed upon Geoffrey De Clinton by King Henry I. The village was later bequeathed along with other lands towards the foundation of Kenilworth Priory. In 1279 the Prior of Kenilworth was noted as one of the village's four landlords. During the Reformation the tenure of the village lands passed from church to secular ownership. It was leased to Elizabeth and Andrew Flammock in 1541 and later sold to John Dudley, Duke of Northumberland in 1553 before passing to the Leigh family.
- 6.2.2 A Church of All Saints' was built in 1122 and later demolished and rebuilt in 1790. Some of the graves in the churchyard are of the victims of the Battle of Edgehill.
- 6.2.3 The parish was witness to the horrible murder of the favourite of King Edward II, Piers Gaveston, Earl of Cornwall, who was beheaded at Blacklow Hill on 3 July 1312 on the orders of rebellious barons, including the Earl of Warwick. There is a monument at this site.

<sup>10</sup> [http://www.warwickdc.gov.uk/downloads/file/484/leek\\_wootton\\_conservation\\_area](http://www.warwickdc.gov.uk/downloads/file/484/leek_wootton_conservation_area)

- 6.2.4 At the end of the 19<sup>th</sup> Century there were two major houses/estates that developed properties for their workers in the village of Leek Wootton. The village also comprised two farms plus Church, Post Office, Public House, Shops, School, Blacksmiths and Wheelwrights, together with two or three other substantial residences that also employed staff and built houses for them in the village.
- 6.2.5 Hill Wootton comprised a number of farms that were clustered together with their lands radiating out from the hamlet, largely down to the River Avon. Guy's Cliffe was the smallest parish in England, based on the privately owned mansion. The immediately adjacent Mill and Miller's house and a Toll Cottage were in the Parish of Leek Wootton.
- 6.2.6 There was also a large property at Chesford, which was a private house accompanied by a pair of cottages.



**Hill Wootton**

- 6.2.7 The rural nature of the parish remained largely unaltered until the 1950s, although some estate workers properties were built, as need demanded, in the inter-war years. After WWII one of the main houses was sold and became the Warwickshire Police Constabulary Head Quarters and that led to the development of residential properties for the Police. The house at Chesford was converted to a hotel.
- 6.2.8 In the 1960s residential development took place with an area of local authority housing, removal of poor quality cottages and development of houses for private sale along Warwick Road and Hill Wootton Road, but large scale growth could not take place until the services infrastructure were improved. It was in the late 1960s and 1970s that there was major expansion of the village with the development of The Hamlet estate and this was followed in the 1980s by residential conversion of farms as farming practices and their staffing needs changed. These changes in farming have led to most of the farm buildings in Hill Wootton and many of the outlying farms becoming residential.
- 6.2.9 Another significant development was the creation of the Kenilworth By-Pass (A46) in the 1970s, which cut the parish in two, but also enhanced the village of Leek Wootton by removing much of the traffic passing through it.
- 6.2.10 Since the major changes of the 1970s and 1980s, there has been little further physical change, but because of its central location between Birmingham, Coventry, Warwick, Leamington Spa and Kenilworth properties have become much sought after and it has become very much a

'commuter village' with prices to match. This location has, however, led to the loss of village shopping facilities. Some infilling has taken place and many of the local authority, Police and estate owned properties have passed into private ownership and many of the houses both modern and old have been extended/modernised. There is, however, still a village/rural feel to the area, including some period cottages.

6.2.11 Further expansion has been restricted by the Green Belt policy covering the parish and the limited service infrastructure.

6.2.12 Today there are 39 statutory Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Parish of Leek Wootton and Guy's Cliffe<sup>11</sup>. These are listed in Appendix I.

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<sup>11</sup> <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Leek Wootton Conservation Area

Map 5 Leek Wootton Conservation Area  
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6.2.13 The character of the Conservation Area is also described in Warwick District Council’s leaflet. The Conservation Area comprises the core of the historic village of Leek Wootton including two areas of land in agricultural use. The road which runs north south through the village (Warwick Road) is characterised by a number of properties ranging from timber framed and thatched buildings to some 20<sup>th</sup> Century infill.



**Figure 2 – 2 to 2.5 storey elevations of traditional red brick and timber frames, steep pitched roofs of red / brown tiles and thatch, and wooden door and window frames characterise residential development in Leek Wootton**

### **Important Views**

- 6.2.14 There are important views into the Conservation Area from the south west looking towards Stone Edge across an open paddock. From the Conservation Area there are dramatic views from the public footpaths, which run towards Stone Edge at the side of the golf course. There are also important views within the Conservation Area towards the Church along Warwick Road and towards the junction with Woodcote Lane where there are very attractive views of thatched and timber framed buildings. The entrance into the village of Leek Wootton, along Woodcote Lane is also characterised by a sense of enclosure created by the trees and boundary treatment leading to the junction with Warwick Road.
- 6.2.15 All the proposed development sites for new housing could potentially have an impact on the setting of the Conservation Area and its numerous listed buildings. Policy LW4 below sets out how new development should be designed to enhance the setting of the Conservation Area and support high quality design in materials, height, scale and layout.

### **Draft Policy LW4 Protecting and Enhancing Built Heritage**

**New development in the village of Leek Wootton will be required to be of high design quality and of a scale, height and massing which enhances the setting of the nearby Conservation Area.**

**All new development proposals in the parish will be required to demonstrate how they have taken account of the following:**

- 1. New development should enhance and reinforce the local distinctiveness of the area and proposals should show clearly how the general character, scale, mass, and layout of the site and surrounding area have been considered and used to influence designs**
- 2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic "scheme" and should display how they take account of the locally distinctive character of the area, for example taking references from local use of parapet windows in roof spaces and gables.**
- 3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative way. The use of good quality materials that complement the existing palette of materials used within the village of Leek Wootton and Hill Wootton is encouraged, including reclaimed materials and timber from sustainable sources. Materials should be chosen to reflect the existing building stock, for example elevations tend to be of traditional red brick or white painted 'render' in older timber framed properties, roofs are of traditional red or dark grey tiles or thatched and doors and window frames are wooden.**
- 4. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and street and security lighting should be appropriate, unobtrusive and energy efficient.**
- 5. New development should be sited and designed to enhance the identified important views and not obscure them. In particular, development which would impact on views into and, where appropriate, out of the village of**



**Leek Wootton and Hill Wootton should demonstrate that these views have been sensitively and appropriately considered and incorporated / mitigated as necessary.**

- 6. Proposals should incorporate sustainable drainage techniques (SUDS) and include the use of grey water recycling where possible.**
- 7. Schemes should include sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.**
- 8. Proposals should demonstrate good connectivity to existing foot and cycle networks and support the enhancement of green routes as identified in Section 6.5 below.**

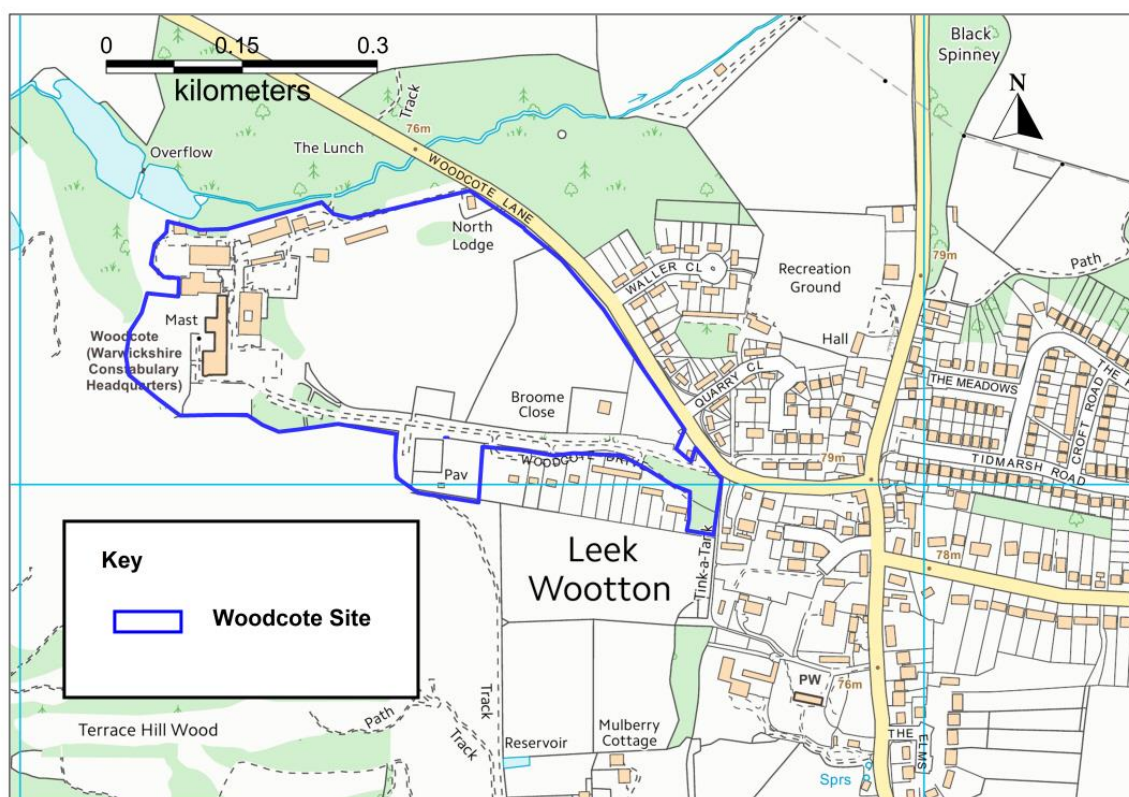


**Stud Farm, Hill Wootton**

## Woodcote

## Map 6 Woodcote Site

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6.2.16 In December 2015 the Parish Council commissioned the consultancy AECOM to review redevelopment options for The Warwickshire Police HQ complex at Woodcote, which is to be vacated. This followed a previous AECOM Design and Capacity Study for the Parish of Leek Wootton and Guy's Cliffe, which was carried out in November 2015, which considered sites around the village of Leek Wootton. The second project required the AECOM team to analyse the heritage site and its setting and to test options to demonstrate site design and capacities. The site analysis and descending design options form the main body of the report, which also suggests policies that can be incorporated into the emerging Neighbourhood Plan. The full reports form part of the Neighbourhood Plan's evidence base for the development assumptions and can be downloaded from the Parish Council's website.<sup>12</sup> ([www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan)).

6.2.17 Woodcote house and grounds have recently been acknowledged as a unified heritage site and their rich and indivisible historic development has been investigated with the contribution of the Local History Group. Woodcote house was listed on its own in 1987 whereas the surrounding park has only recently been locally registered and its boundaries still need to be defined.

<sup>12</sup> The AECOM work has informed the Draft policies set out in LW6, LW7 and LW8 following. It is nevertheless recognized that the Woodcote site will be the subject of a "Master Planning" process covering the appropriate capacities and boundaries of the various parcels of land across the site as well as the setting of the historic, listed manor house. This may ultimately influence the distribution and layout of new housing on the site.

6.2.18 Warwick District Council has recently published a Heritage Assessment for the identification of historic assets and their settings at Woodcote<sup>13</sup> by following Historic England guidance on the “Setting of Heritage Assets”. The report has been prepared in support of the new Warwick District Local Plan and in response to development proposals for the adjoining Paddock site. The Heritage Assessment provides an outline frame for developing successful design proposals. Following on from the Heritage Assessment, the Report sets out that the following considerations, which should guide the design process:

- **Building of special interest**

Woodcote house is a well preserved Grade II listed building with richly decorated interiors and a well-defined plan form, which has mostly survived the radical change of use into offices. Its relevant, protected features are described in the statutory listing description. The house bears architectural, historic, cultural and social importance because of its contribution to Leek Wootton architectural, historical and social development.

- **The setting of the heritage asset**

The surviving stables, kitchen garden wall and other outbuildings surrounding the house, although severely eroded by modern development still bear historic and cultural relevance not only as curtilage to the listed building, but also as a memory of the original design for the site, which included formal gardens to surround and complement Woodcote house. At the back of the stables a surviving avenue of trees reminds us of the original formal and kitchen gardens as proof of the strong connection between the house and its natural environment.

- **Locally registered park**

The vast parkland surrounding Woodcote house and gardens is locally registered and used to be part of the wider Woodcote estate. It bears naturalistic, cultural and historic relevance to the development of Leek Wootton.

- **Indivisibility of architectural and natural features**

The house and its parkland are strongly related and this is without doubt an aspect of the original setting which is important to be retained or enhanced. Important views have survived towards and from the approach to the house and its rear façade facing the original terraced gardens. Important views also survive from the house towards the village of Leek Wootton across the playing field and towards the south west parkland, which is now a golf course.

- **Visual dominance and role as focal point**

The house retains its visual dominance of the whole site and is the focal point of the leafy approaching driveway from Leek Wootton village. The modern developments around the house have somewhat affected this visual dominance and have also degraded the setting. Despite this, Woodcote house still retains significant visual dominance and its original character.

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<sup>13</sup> [https://www.warwickdc.gov.uk/download/downloads/id/2198/he06\\_woodcote\\_house\\_-\\_the\\_setting\\_of\\_heritage\\_assets](https://www.warwickdc.gov.uk/download/downloads/id/2198/he06_woodcote_house_-_the_setting_of_heritage_assets)

- **A private, enclosed, tranquil site**

The house is at the heart of a site enclosed 'by design' within the purpose built Woodcote Lane and the original Woodcote Drive to the south. The historical enclosure provided by mature trees and vegetation along the access roads provide further screening from the outside world and the house was only meant to be accessed by the resident family and their guests with a limited level of activity on site. The increased level of activity and traffic at Woodcote as Warwickshire Police Headquarters clearly conflicts with the original character of the house and its setting.

6.2.19 Opportunities exist to protect, improve and enhance Woodcote house and site:

- The features and plan form of the house should be retained and where possible exposed by removing intrusive partitions and alterations.
- The second floor of Woodcote house, which seems to have been more intensively altered over the years, offers an opportunity for new design solutions.
- An appropriate use of the house should respect its unitary residential character and should acknowledge the 'courtyard' house typology, which revolves around the full height central hall.
- The surviving important views towards and from the house should be retained and where possible left uncluttered. As an example, the car park currently impinging on the approach to Woodcote house could be contained within a corner of the approach yard and could be screened with vegetation to reconnect the view from the driveway to the house.
- The 1960s office block adjacent to Woodcote house, in place of the original servants and kitchen buildings, could be replaced with an appropriate small scale, low height development to reveal and complement Woodcote house as originally intended. This would benefit all views towards the front and rear elevations of Woodcote house. The Warwick District Council Conservation Officer however has suggested that an alternative to the suggested small-scale development, could be an extension to the main house incorporating more apartment space, replacing the existing poor concrete office block.
- It would be beneficial to the character of the site to restore and incorporate the surviving stables and kitchen garden walls into a new design as these are tangible memories of the history and architecture at Woodcote.
- Proposed materials and architectural language should not compete with Woodcote house and should aim to reconnect the built environment with the natural landscape.

6.2.20 In summary, a successful, heritage sensitive design should acknowledge and build on:

- The visual dominance and residential character of Woodcote house;
- The complementary residential role of the buildings on site;
- The close relationship between the house, its ancillary buildings and its surrounding landscape.

## Site Character

6.2.21 The site can be accessed by two private drives off Woodcote Lane. It is predominantly locally registered parkland visually dominated by Woodcote house, its facilities and gardens, and a number of modern buildings with related car parking areas. The whole site currently lies within the Green Belt and a number of significant trees and landscape assets including a sports field to the east of Woodcote house, man-made lakes and woodland to the north, have preserved the semi-rural character of the site over the years.

6.2.22 The site is in close proximity to the Leek Wootton Conservation Area and incorporates the Grade II Listed Woodcote house, with its gardens and locally listed parkland whose boundary has not yet been determined. Particularly important are the views from Woodcote house towards the gardens to north and towards the parkland now converted into the golf course to the south. Also important are the approaching views of the house from Woodcote Drive and from the North Lodge access on Woodcote Lane.

6.2.23 The Woodcote site has a distinguished history and has maintained a connection to its past, thus preserving its sense of place and character. Heritage-led regeneration should be encouraged as a positive contribution towards the enhancement and enjoyment of this historic environment. Woodcote's heritage assets include the following elements:

- Listed Building
- Historic Park and Gardens
- Key Views
- Conservation Area



Woodcote c.1891 showing south and west fronts

## **Draft Policy LW5 Design Guidelines for Historic Site of Woodcote**

The sensitive development of the Woodcote site for a mix of new housing, landscaping, car parking and leisure uses, and the appropriate conversion of Woodcote house for apartments is supported.

### **Protecting Historic Character**

New development of the Woodcote site should be informed by the Heritage Assessment Study and Historic Landscape Character Study for the site, which will define the boundaries of the registered historic park and garden.

Development within the site will be required to:

1. Protect the original enclosed character of the site, existing listed and historic buildings and landscape areas of high quality and historic interest;
2. Include sensitive enhancement of the high quality landscape areas within the site and provide new landscaping schemes which respond positively to the historic layout, planting and context and ensure landscaping is an integral part of new design proposals;
3. Guide sensitively the built form to areas of poorer environmental quality, where the character has been eroded or needs re-connecting into the site and improving;
4. Enhance the distinctive architectural features and landscape character, ensuring schemes respond positively to the historic and natural environment; and
5. Ensure that new development relates well and connects to its surroundings both visually and physically through, for example, retention of significant vistas and views and connections to existing pedestrian links to the village.

### **Design Requirements for the Site**

Development proposals overall should contribute positively to the character and local distinctiveness of the Woodcote site through, for example:

6. Demonstrating a clear understanding and analysis of the character of the historic site and of its heritage assets and describing how design proposals will make a positive contribution to protecting and enhancing them;
7. Where the existing development lacks any identifiable or cohesive character, providing a high quality scheme to achieve a more attractive, sustainable environment;

8. Protecting the quality, character, scale and skyline of the historic site and safeguarding key views out of the site and into the site from the open countryside to the north and west and the Conservation Area to the south;
9. Ensuring car parking has minimal impact on the heritage assets and key views through careful siting, screening and landscaping and ensuring key views are not unduly dominated by cars;
10. Ensuring that adequate provision for waste facilities is provided which has minimal impact on the amenities of the heritage site;
11. Locating structures such as telecommunications equipment, building plant, and signs where the impact on the heritage character of the site and its heritage assets will be minimal;
12. Having particular regard to the significant contribution that the existing park and gardens make to the site's suburban character and distinctive local context; and
13. Preserving and enhancing primary hedge lines by reintroduction of mixed native hedgerow species.

#### Woodcote house

14. The features and plan form of the house should be retained and where possible exposed by removing intrusive partitions and alterations. The second floor of Woodcote house, which seems to have been more intensively altered over the years, offers an opportunity for new design solutions.
15. An appropriate use of the house should respect its unitary residential character and should acknowledge the 'courtyard' house typology which revolves around the full height central hall.
16. The surviving important views towards and from the house should be retained and where possible left uncluttered. For example, the car park currently impinging on the approach to Woodcote house could be contained within a corner of the approach yard and could be screened with vegetation to reconnect the view from the driveway with the house.
17. The 1960s office block adjacent to Woodcote house, in place of the original servants and kitchen buildings, should be replaced with an appropriate small scale, low height development to reveal and complement Woodcote house as originally built. This would benefit all views towards the front and rear elevations of Woodcote house.
18. The surviving stables and kitchen garden walls should be restored and incorporated into a new design to provide tangible memories of the history and architecture at Woodcote.

**19. Proposed materials and architectural language should not compete with Woodcote house and should aim to reconnect the built environment with the natural landscape.**



## 6.3 Housing



1980's: The Elms development

**Objective 3 Housing - To promote housing growth, ensuring it is proportionate to the size and character of Leek Wootton, and provides future residents with the opportunity to live in an affordable home within a rural community.**

### Planning Context

- 6.3.1 The Parish of Leek Wootton & Guy's Cliffe is located within the Warwickshire Green Belt. The village of Leek Wootton and its associated hamlets of Hill Wootton and Guy's Cliffe are currently washed over by Green Belt policies, providing one of the highest levels of protection against inappropriate new development in the UK planning system. However, the Warwick District Council Local Plan Submission identified Leek Wootton as a Growth Village with an allocation of 26 new houses over the Plan period. The proposed modifications to the Local Plan included an increase in the proposed housing target for Leek Wootton to 120 new houses (115 at Woodcote and 5 at The Hayes).
- 6.3.2 It is nevertheless a fundamental premise of the Neighbourhood Plan that, whilst recognising the need to accommodate new development, preservation of the Green Belt buffer between the parish settlements and the surrounding towns of Kenilworth, Warwick and Leamington Spa is essential. This is an important influence over the location and scale of any future development.

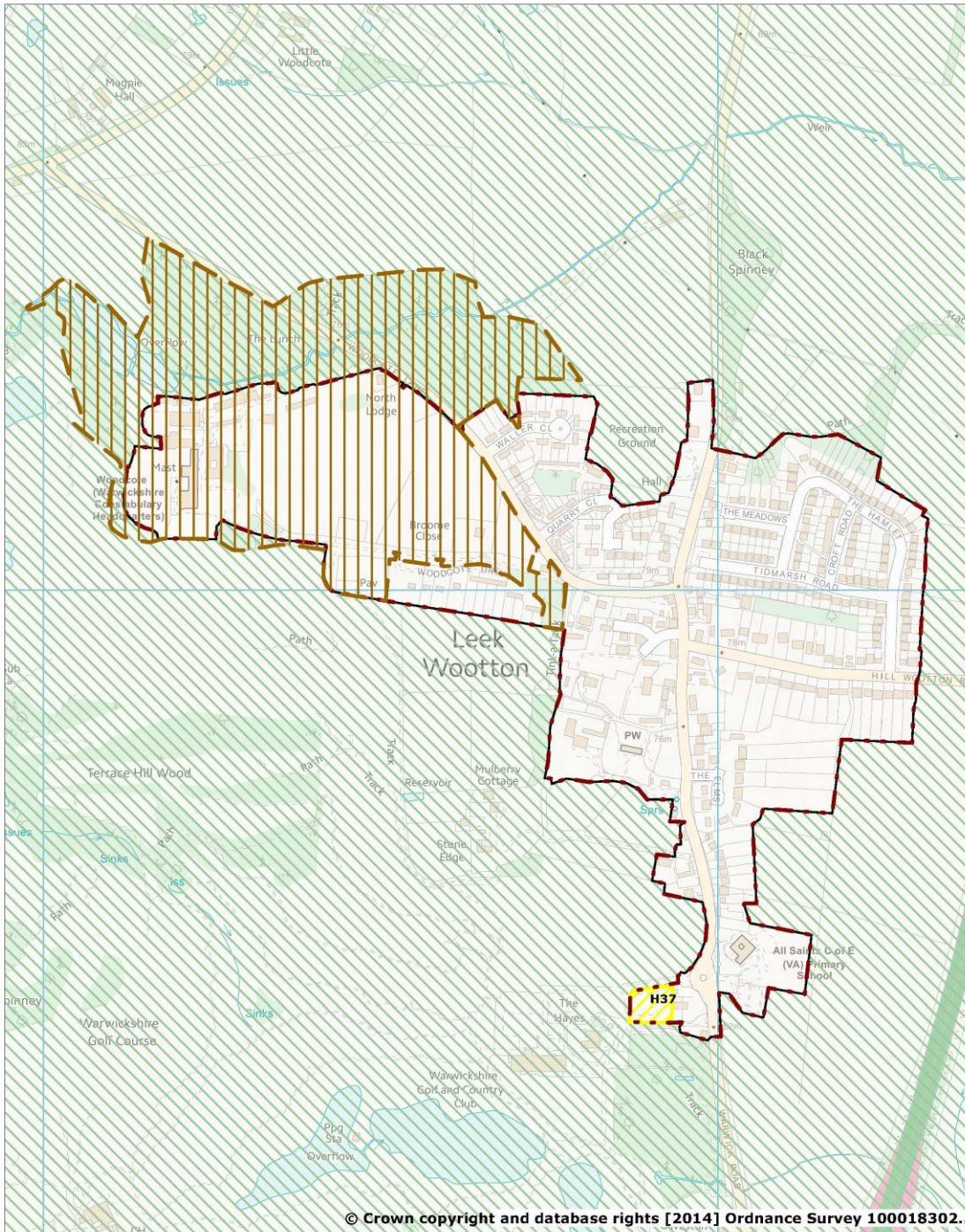
### New Warwick Local Plan

- 6.3.3 The former allocation of 26 new dwellings was the basis of the Parish Council's preparatory work for the Neighbourhood Plan, although it has always been recognised that potential, future developers might seek an increase in these numbers.
- 6.3.4 As a result of a preliminary examination of the emerging Warwick District Local Plan content by the Government Inspector, the Plan was suspended pending the need for revision of the

assumptions regarding the total number of dwellings to be accommodated within Warwick District over the next 15 years. This has brought some upward pressure to bear on the total numbers of new dwellings, albeit limited in the case of the Growth Villages.

- 6.3.5 In the meantime there has also been a further significant development affecting for the Neighbourhood Plan. Having changed its approach several times over the last five years, the Warwickshire Police Authority has finally decided to vacate the Woodcote site in its entirety and to put the land forward for redevelopment.
- 6.3.6 The Police Authority's recent response to the Warwick District Council call for potential development sites, as part of a new Strategic Housing Land Availability Assessment (SHLAA), therefore includes not only the three parcels of land H34, H35 and H36 referred to above (somewhat expanded in the case of H34) and now consolidated into a single site, but also the major developed site currently occupied by the Police Headquarters and related buildings. This area is shown on Map 7. This revised Woodcote proposal has obviously changed the parameters for new development to be considered within the context of the Neighbourhood Plan. The Police SHLAA submission gave an indicative housing potential of 125 units. This is excessive and would not be supported by the Parish Council, taking into consideration the findings and recommendations of the AECOM studies, specifically regarding the need to protect the setting of Woodcote.

**Map 7 Warwick Local Policies Map 12. Leek Wootton Proposed Mod. 2016**  
**Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358**



**Key**

WDLP - Green Belt (DS19)	WDLP - Housing Allocations (DS11)
WDLP - Growth Village Envelopes (H10)	Site Ref
WDLP - Former Police HQ (DSNEW3)	

**12. Leek Wootton**  
**(Proposed Mod. 2016)**

**Local Plan Policies Map**



- 6.3.7 The Neighbourhood Plan therefore revisits the original Local Plan allocations for each site, but considering these in terms of the overall scale of new development relative to the current housing stock of approximately 392 dwellings. Over-development would not only impact adversely on the character of the parish, but also put pressure upon the existing infrastructure, including transport, drainage and the school.

### Meeting Local Housing Needs

- 6.3.8 A local Housing Needs Survey was undertaken in 2013. This identified that there was a local need for 6 homes for rent and shared ownership.
- 6.3.9 The Village Settlement Hierarchy Report, June 2013<sup>14</sup> describes that *Leek Wootton has witnessed a drop in 0-15 year olds from 2001 to 2011 of 37 in absolute terms (down from 248 to 211 or -14.9%). During the same period there was also a drop in 30-44 year olds by a similar absolute number. In absolute number terms the biggest growth has been in 60-74 year olds up from 212 in 2001 to 256 in 2011. In line with many other village locations, Leek Wootton has seen a slight increase in people from professional occupational groups from 2001 to 2011. 85.4% of the household tenures are owner occupied which is significantly above the district average of 66.6%. There is also a bias in local housing for detached properties, which make up 65.8% of the local housing stock compared to the district average of 24.3%.*
- 6.2.10 The report goes on to say that *The village has been subject to considerable developer interest attracted by the accessibility of the location and desirability of the village. The Parish Council has been keen to highlight the need to minimise the impact of housing locally and was involved in a Local Housing Need survey which indicated the need for 6 homes (rent - 4 x 1 bed flats, 1 x 2 bed house / shared ownership - 1 x 2 bed house). As with many other villages, there are particular local housing challenges around older residents looking to downsize and stay locally and more affordable housing.*
- 6.2.11 There is therefore a need to ensure that new housing development provides a wider range of house sizes and tenures to broaden those currently available within the parish. In particular, there is a shortage of smaller sized units and units designed to meet the needs of an ageing population. Increased availability of attractive smaller units may assist with tackling issues of under-occupation by enticing some older single residents or couples to downsize to other properties within the same community so freeing up larger properties for families.
- 6.2.12 Policy H2 Affordable Housing of the new Local Plan (focussed changes) sets out that residential development on sites of 11 or more dwellings, where the combined gross floor space is more than 1,000 sq m, will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs.
- 6.3.13 The Housing Needs Survey of 2013 and the demographics of the parish suggested that each of the sites could be focused upon different types of housing as a matter of policy, in order to ensure that a variety of new construction could respond to different types of demand. The Aecom studies set out a range of proposals that included a mix of dwellings in terms of size, tenure and density. The Parish Council's view of the most appropriate mix would be to provide around 88 units at Woodcote, including 2, 3 and 4 bed roomed houses and some apartments, and 15 units at The Hayes including some houses and apartments.

<sup>14</sup> [http://www.warwickdc.gov.uk/downloads/file/2382/v04 - village\\_housing\\_apportionment - may\\_2014](http://www.warwickdc.gov.uk/downloads/file/2382/v04 - village_housing_apportionment - may_2014)

- Car Park East of The Hayes (15)

There is a shortage in the parish of suitable rental accommodation and smaller properties aimed at young professionals, who do not yet have the need for family accommodation. This site would be highly suited to the construction of a small apartment block – say 12-15 apartments constructed over three floors – alongside two or three town-houses.

It is recognized that these numbers exceed the original Local Plan, allocations but this approach perhaps provides the basis of more economically viable development, without swamping the village with a single large development and creating a mix of new properties.

- The Paddock and Land East of Broome Close (26)

Land East of Broome Close lends itself to the construction of 3-4 bedroom detached dwellings, in keeping with the surrounding properties and providing growth potential for new entrant families.

The Paddock could be used to develop some smaller, starter 2-3 bedroom properties, perhaps available through shared ownership of housing association schemes.

- Former Tennis Courts (9)

This area lends itself to the construction of perhaps as many as 9 dwellings suitable as “retirement properties” such as bungalows or mews houses. When a former use for the Police HQ was mooted as a retirement complex, a number of existing village residents expressed interest in downsizing to this location. There would almost certainly be demand for the right properties, which would potentially free up under-occupied dwellings elsewhere in the parish.

- Woodcote (53)

The Woodcote manor house is considered suitable for sensitive conversion for 12 apartments. The existing brownfield site could support a further 41 new housing units including conversion of the former stable block and new build.

Total 103 new housing units.

### **Individual Sites, Mix and Density**

6.3.14 The eventual detailed disposition and nature of new housing will be determined in cooperation with Warwick District Council (Planning Department), starting with the Local Plan, but ultimately in response to specific planning applications. The Neighbourhood Plan has a role in providing more locally based planning policies to guide the housing type, design and size of units. This will help to ensure that the new housing meets the future needs of the Parish of Leek Wootton & Guy's Cliffe and is designed appropriately to enhance the existing high quality rural village environment and respond to the built heritage of the Conservation Area and historic buildings.

6.3.15 Total numbers notwithstanding, the mix and character of new development related to each site is an important consideration for the Parish Council. The Housing Needs Survey, conducted in 2013, identified demands for certain specific types of dwelling. At the same time the changing demographics of the parish suggest a need for a range of types of dwelling in order to satisfy differing types of occupancy, increased “churn” within the existing housing stock and the opportunity for more, younger families to move to the parish. There is also a

need for a proportion of “affordable” properties in order to satisfy national and local policies as well as allowing those with local connections to live in the area.

- 6.3.16 With the above in mind the Neighbourhood Plan proposes a number of opportunities for development of individual sites. These to include the following:
- Smaller, two and three-bedroom properties to encourage younger families to move to the parish and, perhaps, offer the possibility of shared ownership schemes in order to make properties more affordable.
  - Two and three-bedroom bungalows, suited to older residents, offering the scope for some existing residents occupying larger properties to move, but nonetheless remain in the parish.
  - One and two-bedroom apartments, aimed at attracting young professionals as well as possible retirees, such as those currently available in The Hayes.
  - More traditional family homes aimed at those moving to the area and perhaps seeking a larger property to meet growing family needs.
- 6.3.17 Attending to this varied mix will help to rebalance the population, improving sustainability while at the same time providing an increase in the overall number of dwellings within the defined settlement area.
- 6.3.18 As part of the preparatory work for the Neighbourhood Plan, the Parish Council has been able to obtain grant-aided support for the analysis and interpretation of the individual development sites in terms of type and possible density of new dwellings relative to the above criteria.
- 6.3.19 The Parish Council was able to retain the services of AECOM, an internationally renowned consultancy, specialising in architectural design, environment and urban construction advice. AECOM has assisted with technical aspects of the planning process, specifically how the designated sites might be redeveloped. This work has been conducted in two phases: first, analysis of the sites originally designated in the Local Plan Submission and, secondly, a review based upon the revised area proposed by the Warwickshire Police Authority at Woodcote, once their decision to leave became known.
- 6.3.20 In each case the AECOM approach has been to look at alternative housing layouts and densities, based upon the Parish Council criteria for mix and response to housing needs. These have been refined in conjunction with AECOM, but also following discussions with Warwick District Council and the professional advisors to the Police Authority.
- 6.3.21 Particular attention has been given to any future development close to Woodcote. Redevelopment of the redundant office buildings and workshops provides the opportunity to restore the setting of the Listed building, whilst providing a more sympathetic use of the available land.
- 6.3.22 The AECOM work has focused mainly upon the scope and scale of possible development on each site, but attention has also been given to architectural “cues” provided by the existing parish development. Integration of any new building with surrounding properties is an important element of the Neighbourhood Plan policy, especially the desire to avoid any large homogenous development, which does not fit the character of the parish.

6.3.23 The AECOM reports provide part of the evidence base for the Neighbourhood Plan, which can be downloaded at [www.leekwootton.org.uk/neighbourhood-plan](http://www.leekwootton.org.uk/neighbourhood-plan). As such, the proposals are merely indicative of what might be achieved and are not prescriptive. They do nevertheless offer a valuable guide to the overall Neighbourhood Plan policy for future new development.

6.3.24 The NPPF (paragraph 89) sets out that construction of new buildings in the Green Belt should be regarded as inappropriate. However, exceptions to this include:

*Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

6.3.25 The development of all the proposed sites for new housing require a sensitive approach to ensure that built form enhances the special character and setting of the built and natural heritage assets. The Landscape, Sensitivity, and Ecological and Geological Study – Landscape Assessment Update – April 2014<sup>15</sup> (see Map in Appendix II) identifies H34 and H35 as lying within LCP/Zone LW05 where Landscape Sensitivity to housing development is High-Medium:

*This zone comprises one triangular field of pasture between Woodcote Lane, Woodcote Drive and the sports field of the Warwickshire Police HQ. There is good tree cover along the two roadside boundaries, predominantly oak and ash, but only scant scrubby vegetation along the boundary with the sports field. There are a few individual field trees, one of which is dead and the whole zone is covered by a TPO. The south-east tip of the zone falls within the edge of the conservation area.*

*There is no public access within the zone and good vegetation cover along Woodcote Lane restricts views into the zone from this direction.*

*Historically the zone was part of the former estate with East Lodge at the entrance drive off Woodcote Lane. Today however, the zone bears little relationship to its surroundings and is surrounded by the existing settlement on two sides, and the Police HQ on the third. Therefore it is considered suitable for development providing the strong boundary vegetation and TPO trees are retained and unaffected.*

#### **Potential for landscape enhancement**

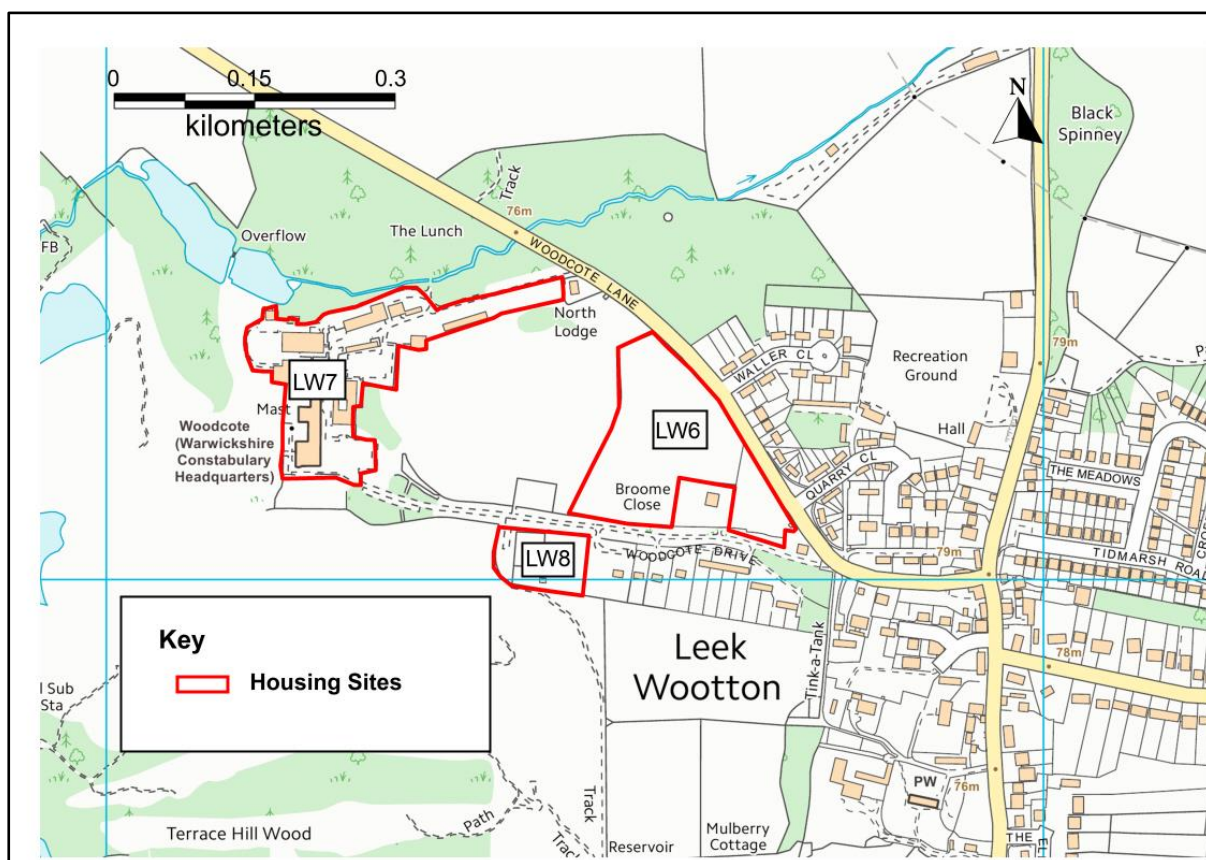
*Reinstate native hedge to provide connectivity between roadside trees on Woodcote Lane and Woodcote Drive. Retain and protect the strong boundary vegetation and TPO trees.*

6.3.26 Warwick District Council has advised that the revised Local Plan Policy DS3NEW allows flexibility for the proposed master planning and consultation process. The NDP has a role in providing a local planning policy framework to support the preparation of the more detailed Master Plan but it should be noted that the areas defined and proposed relative housing numbers are derived from careful consideration of the current, available information. They may be revised once the master planning process is completed.

<sup>15</sup> [http://www.warwickdc.gov.uk/downloads/file/2394/v17 - landscape sensitivity and ecological and geological study - landscape assessment update - april 2014](http://www.warwickdc.gov.uk/downloads/file/2394/v17_-_landscape_sensitivity_and_ecological_and_geological_study_-_landscape_assessment_update_-_april_2014)

## Woodcote

Map 8 Housing Sites at Woodcote  
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### Draft Policy LW6 Residential Development at The Paddock and Land East of Broome Close (26 units) - Map 8

Proposals for new development of this site should provide an integrated approach to ensure schemes are designed and laid out as a single large development scheme, with shared access from a single point of entry off Woodcote Lane.

Development of this area should take the form of mixed 2, 3 and 4 bedroomed properties totalling around 26 units in all in a low density layout reflecting the suburban built form of the surrounding part of the Woodcote site.

Consideration needs to be given to the rising nature of the land and the need to preserve open aspects to and from Woodcote, as well as views into the site from Woodcote Lane and the entrance to the village of Leek Wootton from the north west.

Landscaping and design of new built form should be sensitive to the character of the surrounding area and appropriate in terms of scale, height, massing and use of local materials. Existing vegetation and important trees should be retained wherever possible and landscaping schemes should reinstate native hedges to provide connectivity between



roadside trees on Woodcote Lane and Woodcote Drive. The strong boundary vegetation and TPO trees should be retained and protected. Any loss of habitat should be re-provided.

A shared amenity area should be provided within the scheme and cycle parking.

Adequate onsite car and cycle parking should be provided on the site in line with Warwick District Council's parking standards of:

- 2 car parking spaces per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces
- Provision of cycle parking.

### **Draft Policy LW7 Residential Development at Former Police Headquarters Office and Workshop Complex (53 units) – Map 8**

The redevelopment of the former police headquarters and associated annexes is supported subject to Policy LW5 above.

Schemes will be encouraged which include the sensitive restoration of the main house and stables as apartments or other appropriate residential type of use, and demolition of the 20<sup>th</sup> Century office and other buildings to provide a suitable mix of housing.

Proposals will be required to demonstrate how the setting of Woodcote house, its gardens and the former stables, have been enhanced through careful layout and design of new development, and sympathetic restoration of the built and natural heritage assets on the site.

The number of new houses that can be accommodated on the area currently occupied by the offices and other buildings will be a function of the design and environmental limitations, but a mix of 53 different sized properties is considered appropriate to this sensitive, historic setting.

6.3.27 The Landscape, Sensitivity, and Ecological and Geological Study – Landscape Assessment Update – April 2014 identifies former sites H36 and H37 as lying within LCP/Zone LW07 where Landscape Sensitivity to housing development is High/Medium and High:

*This zone comprises the club house and grounds to the Warwickshire Golf and Country Club, small blocks of woodland and plantations including an arboretum to the north of Gaveston Lodge, ProWs W178, W179a/W179d, W223 and W226, a small number of individual dwellings along the Warwick Road and a sports ground and car park adjacent to the Warwickshire Police Headquarters.*

*The majority of the zone has been artificially created. Although there is high maintenance of the greens and lakes there are blocks of young woodland and an arboretum which give the zone a more natural feel and link it to the surrounding area. There is also a small block of trees, including Scots pine, south of Stone Edge which lies within the southern edge of a Conservation Area and two areas of TPOs on the northern boundary. The sloping ground adjacent to the entrance drive is used by the school, club members for sport and walkers. There are extensive views from the higher ground in the north of the zone, looking south and east across the zone and beyond. Due to the use of this area as a golf course and the distance away from the main settlement the majority of this zone is not considered suitable for development. A small amount of development could be accommodated within the overspill car park as this side of the entrance drive is on lower ground and is partially screened from the Warwick Road by mature trees and existing properties and their gardens. However, the development would read as a continuation of the Warwickshire Golf Club and not part of the village. Any development would have to be carefully designed to be integrated into the landscape, and must take account of the landform / skyline as the ground rises quite steeply in this area. A landscape buffer should also be provided to retain the link between the pastoral fields of LW\_01 and the golf course.*

***Potential for landscape enhancement***

*Enhance biodiversity potential of perimeter areas not used for golf, e.g. by better management and / or habitat creation. Enhance the corridor links between tree blocks and water features. If development was to take place along the Warwick Road a landscape buffer should also be provided to retain the link between the pastoral fields of LW\_01 and the golf course.*

- 6.3.28 The following policies have been prepared to guide appropriate new development on the proposed housing sites, so that it responds positively to the character of the surrounding area and takes into careful consideration the need for sensitive landscaping.

### **Draft Policy LW8 Residential Development at Former Tennis Courts (9 units) – Map 8**

Development of this site for new housing is supported, provided that schemes are of a high design quality which reflects the distinctive local character of the village of Leek Wootton. Landscaping and design of new built form should be sensitive to the character of the surrounding area and appropriate in terms of scale, height, massing and use of local materials.

Development proposals should provide approximately 9 bungalows or mews houses with gardens, accessed from Woodcote Drive.

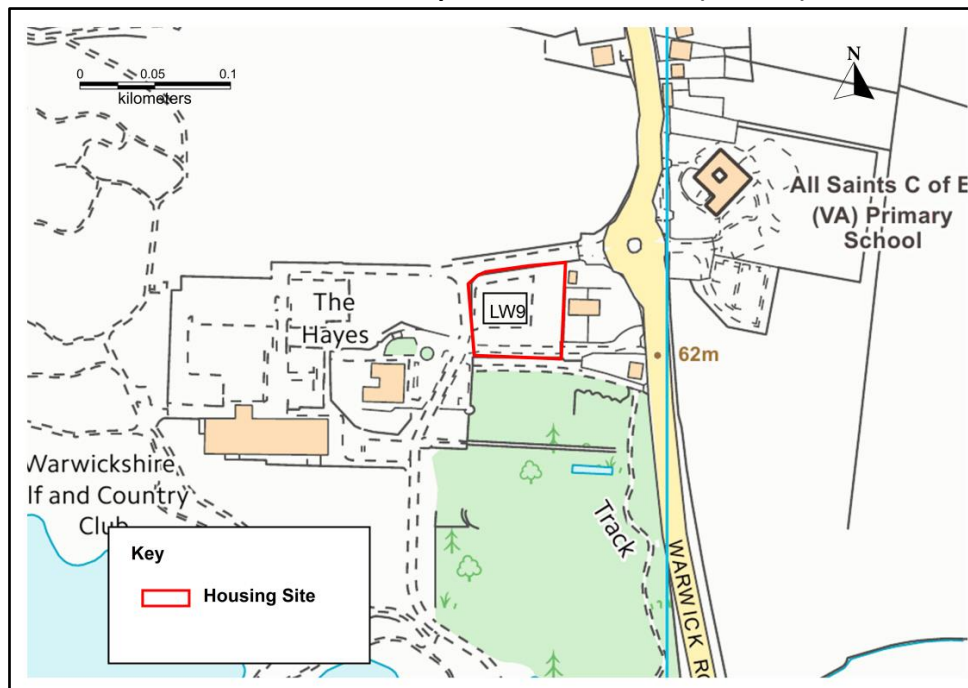
Proposals should preserve the existing vegetation on the northern boundary and be sited to enhance views from the northern edge of the site towards the open field. A shared amenity area should be provided within the scheme.

Adequate car and cycle parking should be provided on the site in line with Warwick District Council's parking standards of:

- 2 car parking spaces per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces; or
- 1 parking space per dwelling for 1 bedroom homes; and
- Cycle parking.

## The Warwickshire Golf Club

Map 9 Housing Site at Car Park East of The Hayes  
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



### Draft Policy LW9 Residential Development at Car Park East of The Hayes (Local Plan Site Allocation H37) (15 units) – Map 9

Proposals for new housing will be supported on this site, providing the scheme is of a high design quality, reflecting the distinctive character of the village of Leek Wootton and enhancing the existing apartment building of The Hayes nearby.

Proposals should provide a mix of a small number of 3-bedroom houses alongside an apartment block of approximately 12 units.

Existing vegetation on the southern boundary should be retained.

Buildings should be sited to take into consideration the need to protect views from the northern edge of the site towards the open fields.

Schemes should include a communal amenity area and adequate onsite car and cycle parking in line with Warwick District Council's parking standards of:

- 2 car parking spaces per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces;
- 1 parking space per dwelling for 1 bedroom homes; and
- Cycle parking of 1 secure space per apartment.

- 6.3.29 Although only indicative, these proposals would produce a mix of new dwellings totalling 103 in total, a 26.3% increase in the housing stock of the parish of Leek Wootton and Guy's Cliffe. More importantly it could deliver a range of new housing aimed at different areas of demand.
- 6.3.30 Development of these sites in this way also minimises the landscape and environmental impact upon the village of Leek Wootton, at the same time obviating the need for significant encroachment into the Green Belt.

#### **Other Sites**

- 6.3.31 No other sites are considered specifically. It is felt that the foregoing proposals adequately meet the future expansion plan for the parish and, at the same time, contribute positively to the overall Warwick District need to demonstrate scope for increased housing.
- 6.3.32 It is nevertheless recognised that there will be opportunities for small-scale, non-land intensive, infill developments. This is particularly the case in Hill Wootton, where conversion and renovation of some former farm buildings could add to the overall scope.
- 6.3.33 Each case would need to be reviewed individually, but with the overriding imperative to preserve the Green Belt and to limit the majority of new development to the village of Leek Wootton settlement boundary.

## Hill Wootton



Hill Wootton

- 6.3.34 The hamlet of Hill Wootton is characterised by large, low-occupancy individual detached homes interspersed with a number of (semi derelict) farm buildings. The Local Plan suggests limited scope for “infill” development, in keeping with the Green Belt status. Refurbishment and redevelopment of some of the old farmstead buildings could provide an opportunity for limited expansion, while at the same time upgrading the appearance of the settlement and not impinging upon the existing Green Belt.
- 6.3.35 Hill Wootton is “washed over” by the Green Belt. In this settlement only small scale (up to 2 dwellings) infill housing, which does not have a harmful impact on local character and distinctiveness will be considered appropriate, as set out in Policy H11 of the emerging Local Plan.

### **Draft Policy LW10 Housing in Hill Wootton**

**New housing development comprising limited infill development is supported in Hill Wootton, provided that development is of a small scale (i.e. up to 2 units) and is appropriate to the Green Belt location.**

**Sensitive refurbishment and redevelopment of old farmstead buildings is supported where schemes are designed to enhance the character and appearance of the existing settlement and do not impact adversely on the openness of the Green Belt and surrounding countryside.**

## 6.4 Community



Leek Wootton War Memorial Recreation Ground

**Objective 4 Community - To maintain the intrinsic character and vitality of the neighbourhood.**

- 6.4.1 The Parish of Leek Wootton and Guy's Cliffe has a strong sense of local community. The Church, the School, the War Memorial Recreation Ground, the Children's Playground, the Village Hall and Sports Club are at the heart of the community.
- 6.4.2 The Church of All Saints' supports the community with regular family and communion services, each Sunday and some weekdays, as well as sponsoring other events throughout the year.
- 6.4.3 The current local school, All Saints' Church of England (V.A.) Primary School has been a valued part of Leek Wootton for 20 years. There was a school established as far back as 1777 and a purpose built school was opened in 1875. All Saints' Primary School currently accommodates 138 children and includes extended services to provide wrap around care from 8:00am to 5:15pm.
- 6.4.4 The Leek Wootton War Memorial Recreation Ground is held in trust for the residents of the parish. It provides pitches and a club house for the thriving Sports Club, particularly well known for cricket, but also supporting football and other sports. This includes sports for younger age groups. The Parish Plan 2009 indicated that there was support for expansion of sports activities at the Recreation Ground including provision of tennis and bowling facilities and of allotments. It is also the site of a Memorial Stone dedicated "In Memory Of Those Who Served Our Country In Times Of Conflict" as well as a plaque commemorating the Queen's Diamond Jubilee.
- 6.4.5 The Children's Playground has recently been totally refurbished with a much improved layout and new equipment chosen by the pupils of the school.
- 6.4.6 A new Village Hall was completed in 1999, replacing a 1926 building. It was built with the aid of a Lottery Grant, grants from the District and Parish Council and with £100,000 raised within

the parish. In 2012 an extension and upgrade of the kitchen was completed with the aid of grants and local fund raising. Further development could be considered such as a community shop. The Village Hall is used by the Leek Wootton Brownies, Guides and Scouts and other community based organisations including the Horticultural Society for its annual flower show, the History Group, the Women's Institute, Cancer Research UK fund raising and Parish Council meetings. It is used regularly for parent / children's groups, Stay & Play, Twins, Bumps to Babies and for private parties for all ages as well as for fund raising events.

- 6.4.7 The Sports Club Committee works hard to maintain and improve the club facilities, replacing the roof and ceiling, upgrading electrics to conform to current legislation, improving changing rooms and showers and re-laying the car park. The building is a 1960s wooden structure and there is a need to replace it with a larger, possibly two-storey building that will meet the needs of an increasingly used facility especially with provision of facilities for younger children. In addition to outdoor facilities, the Sports Club building is open 6 nights per week and all day Saturday and Sunday providing a facility to play Pool, Darts, Dominoes and Cribage. It also provides bar facilities, entertainment, arranges quizzes and affords the ability to watch the cricket and football. The Club has some 500 members.
- 6.4.8 There is an overwhelming need and desire within the community to improve local facilities and the acquisition of the woodlands within the village of Leek Wootton would be welcomed. An extension of recreation facilities is also necessary to expand sport and leisure in the area, with unanimous support being expressed to retain the War Memorial Recreation Ground as a 'hub'. The 'hub' feel could ideally be achieved by acquiring the arable field to the north of the Recreation Ground, which would allow for additional playing areas, space for tennis and bowls, if the demand for these activities was proven, but would also open up access to the woodland area and provide car parking.
- 6.4.9 Car parking is crucial to the increased use of the recreational facilities. There is also a need to provide improved car parking within the village of Leek Wootton, but the potentially identified area for expansion lies within the Green Belt. However, a sympathetically designed limited parking area to support these community facilities would have considerable merit, but would need to not be in conflict with maintaining the openness of the Green Belt. If located at the northern end, planting would screen it from the adjacent caravan sales site. It could provide access to the Recreation Ground, access to the woodland area and the possibility of opening a footpath along Cattle Brook through to the River Avon, Hill Wootton and beyond. It would also alleviate congestion on the Warwick Road caused by the current car park used primarily by the Village Hall and Sports Club, but also by visitors.
- 6.4.10 Apart from the School, these community facilities are clustered within a central location within the village of Leek Wootton, but are set back from the main road and so are hidden from general view and there is one vehicular access through a residential area. The Village Hall, Recreation Ground, Children's Playground and Sports Club together offer significant potential for enhancements to create a "hub" type facility providing a wider range of services based on the War Memorial Recreation Ground by buying the land to the north. This is the preferred possibility from the informal public consultation on the Draft Plan held in summer 2015 provided that problems of access and parking can be resolved.
- 6.4.11 The Parish Plan consultation demonstrated local support for a village shop, but the economic viability of such a proposal, having regard to the proximity of other facilities, is problematic. However a community run 'shop', providing a range of local services such as broadband, a



café etc may be an alternative option, if supported by the Parish Council and other volunteers. The possibility of further sports facilities has arisen with the vacation of Woodcote by the police which would provide additional facilities that would be fully supported by the Sports Club.

6.4.12 Local Plan Policy HS8 Protecting Community Facilities limits redevelopment or change of use of community facilities, and only allows redevelopment where there are similar facilities accessible to the local community by means other than the car, and either the facility is redundant and no other user is willing to acquire and manage it, or there is an assessment demonstrating a lack of need for the facility within the local community. Policy HS5 Directing Open Space, Sport and Recreation Facilities demonstrates that the Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities.

6.4.13 The NPPF sets out in paragraphs 76 – 78, that subject to certain criteria, local communities can identify and protect local green spaces.

*Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

*Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

6.4.14 The existing sports fields area within Woodcote meets these criteria because of:

- Close proximity to the existing Recreation Ground and proposed Community Hub
- The land is already laid out as a series of football pitches and there is a former sports pavilion that might be rehabilitated
- Historic plans of Woodcote, when occupied by the Waller family, show the land as a sports ground presumably then used by members of the local community, before the creation of the current War Memorial Recreation Ground
- There is adequate space for expansion of facilities, relieving the pressure on the existing ground from over-use by multiple sports
- The fields are adjacent to 'The Lunch' woodland, which could also provide scope for additional leisure use.

## **Draft Policy LW11 Supporting a Local Community 'Hub' Facility in Leek Wootton**

The area shown in Map 10 is identified and protected as a local community hub for Leek Wootton.

Proposals which include the improvement and redevelopment of the Sports Club building, investment in playing pitches, allotments and recreational provision, and other community uses such as a village shop / café, together with health related and other suitable local community and retail-type uses will be supported in principle.

Proposals to improve linkages between local facilities such as the development of green walking and cycling routes linking the 'hub' to the primary school, church, and housing areas and Kenilworth will be supported.

### **Creation of additional sports facilities at Former Warwickshire Police Headquarters Site**

Proposals for additional recreation / sports provision at the site at Woodcote will be supported subject to careful siting and design in line with Policy LW5. Proposals could include a high quality, sustainable building to accommodate a well-designed multi-purpose facility which provides suitable changing and social club facilities to meet the needs of the various sports clubs using the playing pitches on the Woodcote site.

Proposals should include improved linkages and connectivity between any additional facilities, residential areas and existing facilities such as the Village Hall, Children's Playground and War Memorial Recreation Ground.

The existing sports / recreation area is protected as Local Green Space. Development of this area will only be acceptable in very special circumstances.

**Map 10 Community Hub and Local Green Space**  
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



## 6.5 Transport, Infrastructure and Communications



The A46 'Warwick/Kenilworth Bypass'

**Objective 5 Transport, Traffic and Infrastructure – To ensure the impacts of proposed new development are managed effectively and supported by appropriate investment in infrastructure.**

- 6.5.1 The Parish Plan identified that accessibility and traffic are significant issues for many residents in the Parish of Leek Wootton and Guy's Cliffe and for the village of Leek Wootton in particular. The village is relatively close to Kenilworth (only 2.5 miles away), but a busy road (Warwick Road) through the heart of the village impacts adversely on local quality of life and discourages walking and cycling even for short journeys.
- 6.5.2 Traffic is a major concern for residents and stems from two main issues:
- The volume of through traffic using Woodcote Lane, Warwick Road and Hill Wootton Road i.e. traffic originating outside of the parish and transiting the parish often on minor, narrow and residential lanes which were not originally designed nor have they been maintained for high traffic flows.
  - The volume of traffic generated by the proposed redevelopment of the Woodcote House site.
- 6.5.3 There will be a number of potential options available to improve the current and future traffic environment all of which will require detailed consultation with the relevant authorities and interested parties.
- 6.5.4 Efforts in the medium term should focus on trying to reduce the amount of transit traffic through the parish and, in particular, to alleviate the dangers presented by particular problem areas such as The Anchor junction and Skew Railway Bridge on the Hill Wootton Road.
- 6.5.5 The Anchor junction currently carries the majority of the traffic from the west side of Leek Wootton including the current police headquarters traffic and hence the future traffic flows from the proposed redevelopment of Woodcote House. This is supplemented significantly by

high volumes of peak flow through traffic originating to the north of the parish most of which requires to turn right at the Anchor Junction.

- 6.5.6 Similarly Hill Wootton Road carries significant volumes of peak flow traffic heading to the Leamington/Kenilworth main road again over narrow and residential lanes.
- 6.5.7 The introduction of one-way traffic flow over sections of the roads leading to these problem areas provides a basis for future traffic management.
- 6.5.8 In particular, if Woodcote Lane were to be made one-way from North Lodge, out of the village towards Rouncil Lane it would remove the “rat run” traffic using this route from Kenilworth and would significantly reduce the number of cars turning right out of Woodcote Lane at peak times. This would have minimum impact upon village residents who would continue to use the lane both ways from North Lodge southwards.
- 6.5.9 Similarly making Hill Wootton Road one way east bound from Tower House to the Bridge over the River Avon would reduce Kenilworth/Leamington traffic using Hill Wootton as a “rat run” whilst maintaining the important link between Hill Wootton and Leek Wootton. In addition, the associated reduction in traffic volumes would help reduce traffic in the vicinity of the Skew Railway Bridge on the Hill Wootton road.
- 6.5.10 Whilst Warwickshire County Council has indicated that an improvement to the Anchor Junction by the use of traffic lights is not easily achievable given the geometry of the junction and the associated limitations of available space this remains a potential option. Multi-directional phasing of traffic flows may be necessary and this option will require detailed study to resolve the conflicting requirements of traffic flow on Warwick road, Woodcote Lane and Hill Wootton road.
- 6.5.11 With increased housing development within and adjacent to Kenilworth and to the south of Warwick, the likelihood of an increased volume of traffic passing through the village of Leek Wootton (as an alternative to the A46) is great. Currently this road is the subject of irregular placements of Warwickshire Police Mobile Speed Cameras to increase enforcement of the current 30MPH speed limit. It is felt essential that as traffic flows increase the Neighbourhood Plan must provide for further traffic calming measures on the north-south route along Warwick Road. Specifically, the introduction of chicanes at the entrance and exit of Leek Wootton on the Warwick Road are considered appropriate. Maps 12 and 13 show the key proposals, locations and extent of the amendments proposed to traffic flow.
- 6.5.12 In addition to vehicular traffic, better provision for pedestrian and cycle routes to the north and south of Leek Wootton will be essential. To the north of the village, the footway is particularly narrow and the road speed can be a challenge for cycle traffic on this designated County cycle route. It is proposed to work with Warwick District Council and Warwickshire County Council to create a dedicated combined pedestrian and cycle way to the west of the existing Warwick Road between Leek Wootton and Kenilworth.
- 6.5.13 To the south of the village, the verge is wide enough for the construction of a new path/cycle way, linking with the already improved route into Warwick. The extent of the proposed combined route from Kenilworth to the Warwick Road junction with the A46 access roundabout is also shown on Map 11.
- 6.5.14 In addition to supporting measures for improving highway safety and reducing the impacts on traffic, there is a role for the Neighbourhood Plan to support schemes which encourage

walking and cycling throughout the parish and linking residential areas to the wider countryside and retail facilities and economic opportunities in Kenilworth.

- 6.5.15 The Parish Council will work with and encourage the providers of public transport to provide as full a service as is needed to support future development in Leek Wootton.
- 6.5.16 The parish contains a number of lanes and narrow roads associated with existing and proposed residential development. It is noted that where insufficient residential parking is provided for developments then there is an inevitable over spill of parked traffic onto already existing narrow roads. It is therefore important that adequate off street parking is provided to match the needs of the proposed increase in residential development.

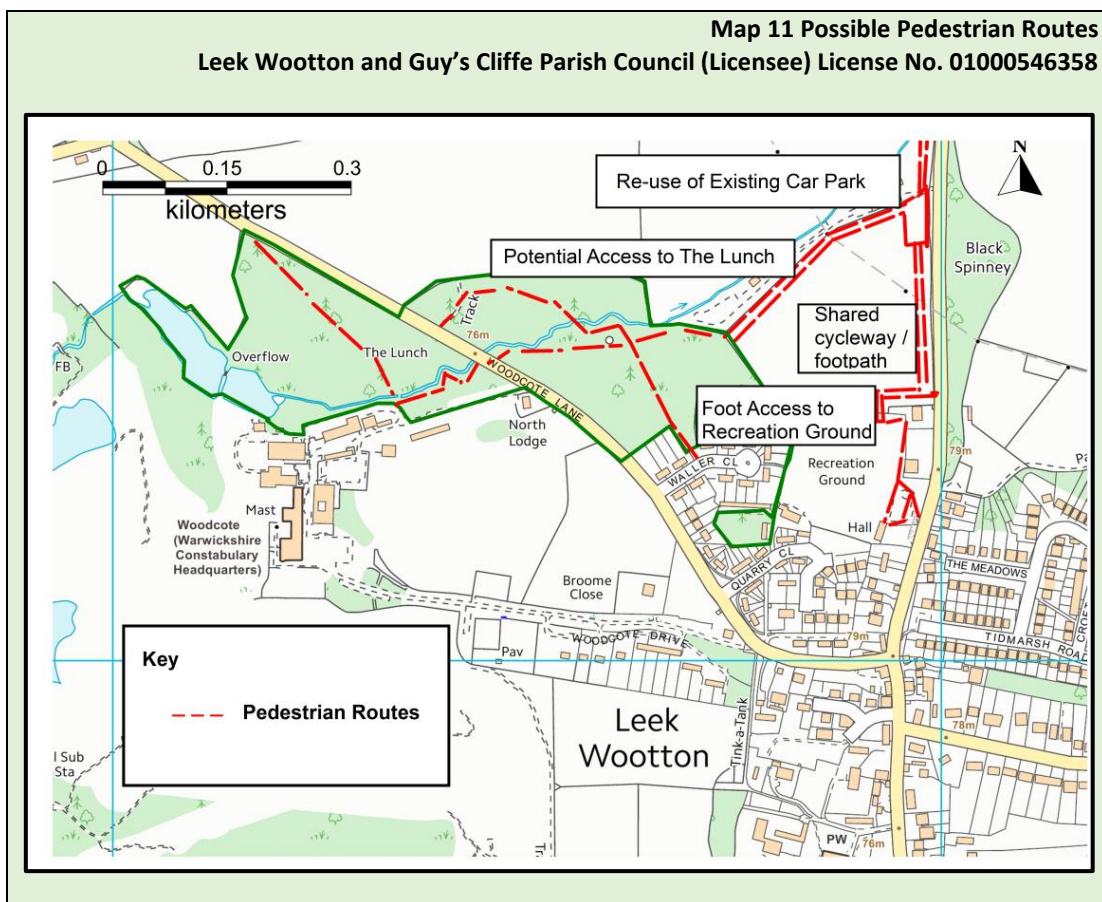
### **Draft Policy LW12 Minimising the Impacts of Traffic from New Developments**

**Developers will be required to identify the realistic level of traffic which development proposals are likely to generate and to consider the impact of additional traffic on other road users and pedestrian safety. Schemes will be required to include proposals for the mitigation of adverse impacts and to implement improvements to transport and accessibility in Leek Wootton.**

**Development which demonstrates and contributes to measures that reduce impacts of congestion and traffic in the centre of the village of Leek Wootton will be supported.**

**New developments will be required to incorporate the following measures:**

- 1. Developments must be built with the provision of safe walking and cycling pathways of hard surface materials. They must be designed to provide easy access to the school and services in the centre of the village of Leek Wootton without the need to use cars. These pathways should be of a standard suitable for people to ride mobility scooters and to push buggies and wheelchairs.**
- 2. Existing footpaths within development sites must be retained. New routes should be created linking to existing public footpaths and roadways and to the village centre. These are shown on Map 11.**
- 3. Car parking should be provided according to the following standards:**
  - Studio apartments and 1 bedroom units - 1 space**
  - 2 bedroom units - 2 spaces are allowed except where a garage is provided which would constitute 1 of these spaces.**
  - 3 bedroom units – 2 spaces**
  - 4+ bedroom units - 2 spaces.**
- 4. Incorporating planting schemes and other measures to provide noise barriers to reduce noise nuisance from traffic on the A46.**



### Draft Policy LW13 Traffic Management and Transport Improvements

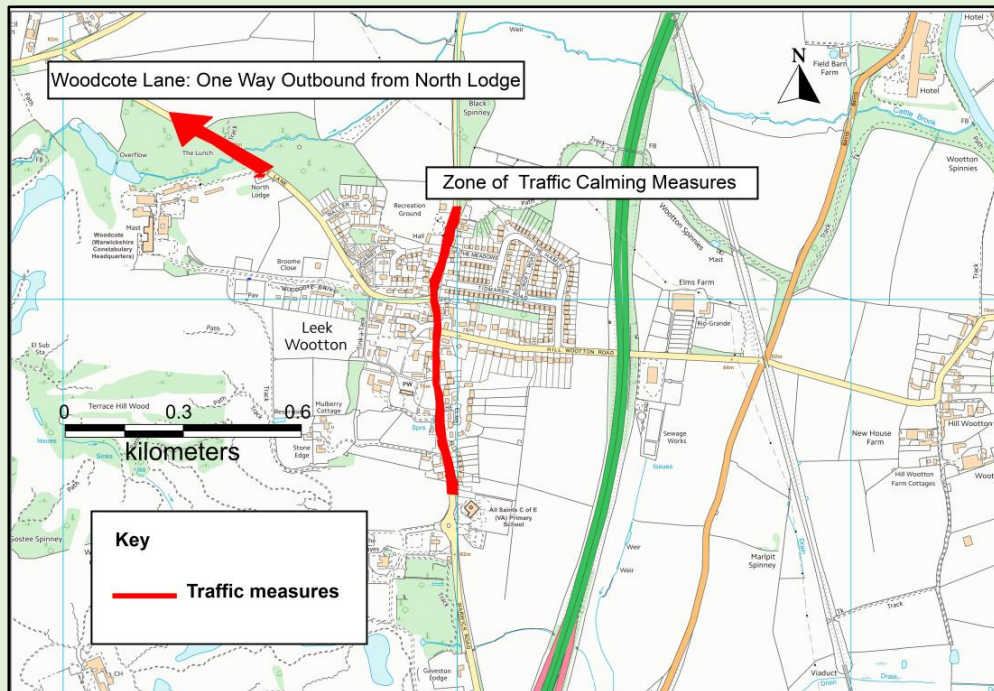
Proposals for improvements in road safety and traffic management and the provision of / improvements to public transport will be fully supported. This includes proposals for traffic calming on the Warwick Road in the village of Leek Wootton as shown on Map 12 and a new one-way route at Hill Wootton as shown on Map 13.

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

1. Highway improvement schemes which improve the safety of pedestrians and cycle users.
2. Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes through the village centre Increasing public and community transport to and from the designated area to local towns, supermarkets etc and supporting the school bus service.
3. Supporting safe new pedestrian and cycle routes to / from Kenilworth and Warwick such as increasing the width of pedestrian footpaths.
4. Provision of adequate public parking within the village settlement boundary, especially near community facilities.

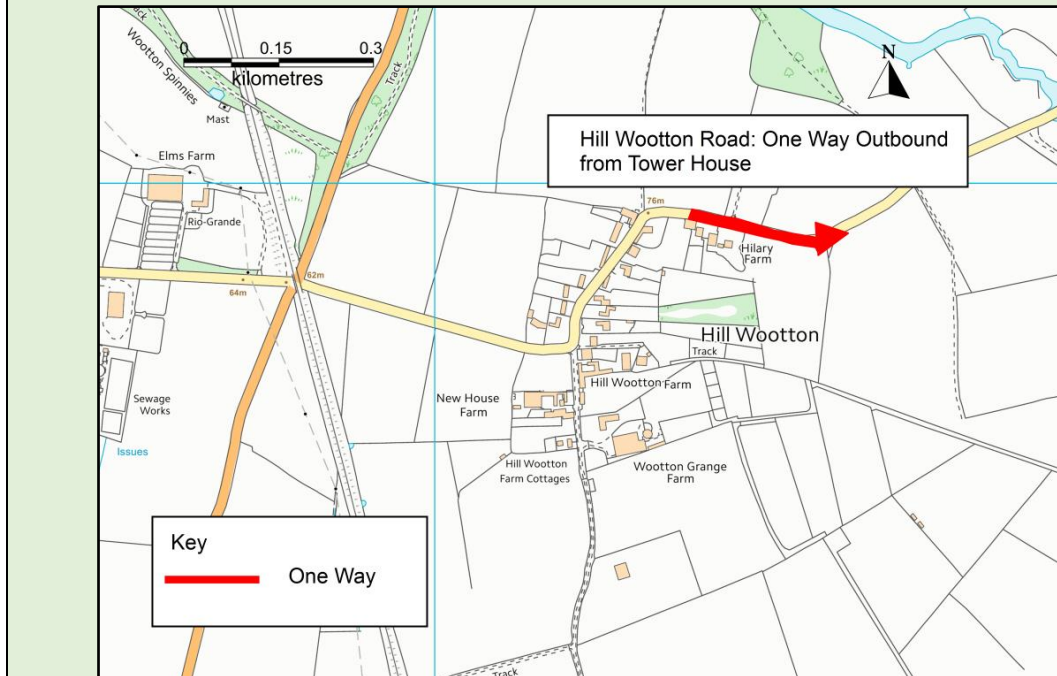
Map 12 Traffic Calming<sup>16</sup>

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Map 13 Hill Wootton One Way

Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



<sup>16</sup> Policies LW12 and LW13 have been discussed at a conceptual level with the Warwickshire County Council Highways Department. Although they were supportive of some of the thinking, it is nonetheless clear that eventual traffic management initiatives will need to be framed in the context of the Master Plan for Woodcote, and the associated, more detailed housing development proposals and plans for changes to road layouts etc. in nearby settlements, especially Kenilworth.



### **Sewerage and Drainage Infrastructure**

- 6.5.17 Severn Trent has confirmed that the parish has a rural infrastructure network for handling existing Foul and Surface water drainage that falls under the remit of Severn Trent's obligations. It is understood that the network is combined and that there is limited separation between the foul and surface water systems as is the case in many rural networks. The existing foul system serving the Police Headquarters is based upon a pumped system and requires regular maintenance to maintain flows. Whilst historically there have been occasional issues with both systems in the parish, Severn Trent at the present time does not consider the system to be under stress. However, the actual headroom in the system would need to be reviewed in the light of any proposed development.
- 6.5.18 The current extension of the Warwickshire Golf Club Development with the addition of a 54 bed hotel and its impact on the existing networks is currently under consideration by Severn Trent.
- 6.5.19 Whilst it is recognised that Severn Trent will have an obligation to provide the necessary infrastructure for any developments which are approved via the planning process, it will be important to ensure that such infrastructure is in place in a timely manner to prevent the risk of the systems overloading. The Parish Council will therefore seek to ensure that the timing of developments coming on stream is carefully matched with the capacity of existing Severn Trent networks or their subsequent upgrades if such upgrades are required. If necessary, the Parish Council would seek to have Warwick District Council apply appropriate conditions on timing to any planning permissions which are granted to ensure the Severn Trent networks are able to cope with the new developments created.

### **Telecommunications Technologies**

- 6.5.20 Parts of the parish have the advantage of being connected with fibre optic cables to local telephone distribution hubs and as such currently have the benefit of high speed broadband connections, however not all of the parish has the benefit of this high speed system. The further extension and development of high speed broadband infrastructure to serve the parish will be supported in principle.
- 6.5.21 Relevant Local Plan policies which support the Neighbourhood Plan policies include Policy TR1 Access and Choice where development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate and Policy TR3 Transport Improvements where contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network and Policy TR4 Parking.

### **Draft Policy LW14 New Communications Technologies**

**Improvement and development of new mobile telecommunication infrastructure will be supported provided that:**

- 1. It is designed and sited to minimise any adverse impacts on the visual amenity, character or appearance of the surrounding area;**
- 2. Its design and siting does not have an unacceptable effect on the village of Leek Wootton Conservation Area, historical features and buildings, visually sensitive landscape or views.**

## 6.6 Education and Employment



'The Warwickshire' Leisure Club

**Objective 6 Education and Employment - To enhance the educational opportunities for all residents and support the expansion of rural businesses within the community.**

### Education

- 6.6.1 Leek Wootton has a highly regarded Church of England voluntary aided primary school housed in a building on the southern edge of the village of Leek Wootton. Most parish children attend the school and the Parish Plan survey identified that it is considered a key facility for the parish. The school had 138 children on the roll in 2015.
- 6.6.2 New development proposals may increase pressure on the local primary school and other community facilities in the village. There is a need to ensure the local primary school meets the developing needs of the neighbourhood community for both pre-school and school age students.
- 6.6.3 Local Plan Policy HS1 Healthy, Safe and Inclusive Communities supports proposals which provide i) good access to local shops, employment opportunities, services, schools and community facilities, and; j) do not involve the loss of essential community buildings and social infrastructure.

### **Draft Policy LW15 Supporting Investment and Improvements in Local Education Facilities**

**Proposals for improving local educational facilities and in particular educational provision at Leek Wootton All Saints' Church of England (V.A.) Primary School will be supported in principle.**

**New buildings should be of sustainable construction and sited and designed to minimise any adverse impacts on the approach and setting of the village within the Green Belt.**

### **Home Working**

- 6.6.4 In line with national trends, increasing numbers of people in Leek Wootton work from home. Provided that home working does not impact adversely on the residential amenity of neighbouring properties, the Parish Council would like to support opportunities for homeworking to reduce the need for travel and to support the economic sustainability of the parish.

### **Draft Policy LW16 Supporting Local Employment Opportunities through Home Working**

**New housing development which supports opportunities for homeworking (for instance through the provision of office space within the building or the curtilage of the building), will be encouraged provided that:**

- 1. Proposals maintain the surrounding residential amenity**
- 2. There are no significant impacts from traffic and there is adequate provision of parking for employees and visitors**
- 3. Developments are located centrally within the settlement boundary, or comprise small scale expansion of existing sites.**

## 7.0 Next Steps

- 7.1 The Leek Wootton and Guy's Cliffe Draft Neighbourhood Plan has been published for formal consultation **until XXX**.
- 7.2 The results of the consultation on the Draft Plan will be considered very carefully and used to revise the Submission Draft Neighbourhood Plan. This will then be submitted to Warwick District Council who will publish it for a further 6 weeks formal consultation from **XX to XX 2016**. As well as a Basic Conditions Statement, a Consultation Statement will be provided alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 7.4 Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions and also any outstanding objections.
- 7.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may "make" the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the parish alongside District and National Planning Policies.

## Appendices

### Appendix I Listed Buildings and Scheduled Monuments

<https://historicengland.org.uk/listing/the-list/>

**38 results** (Note - reduced from 39 results following deletion of Wootton Grange Farmhouse as this now lies outside the NDP boundary).

THE SAXON MILL (PART OF THE SAXON MILL RESTAURANT)

Heritage Category: Listing

Grade: II

Location:

THE SAXON MILL (PART OF THE SAXON MILL RESTAURANT), COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE SAXON MILL RESTAURANT

Heritage Category: Listing

Grade: II

Location:

THE SAXON MILL RESTAURANT, COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THATCHED COTTAGE

Heritage Category: Listing

Grade: II

Location:

THATCHED COTTAGE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

HILL WOOTTON FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

HILL WOOTTON FARMHOUSE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

BRIDGE 160 YARDS SOUTH WEST OF GOODREST FARMHOUSE

Heritage Category: Listing

Grade: II\*

Location:

BRIDGE 160 YARDS SOUTH WEST OF GOODREST FARMHOUSE, ROUNCIL LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE OLD POST HOUSE

Heritage Category: Listing

Grade: II

Location:

THE OLD POST HOUSE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE ROCK

Heritage Category: Listing

Grade: II

Location:

THE ROCK, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WOOTTON PADDOX

Heritage Category: Listing

Grade: II

Location:

WOOTTON PADDOX, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

FORGE COTTAGE

Heritage Category: Listing

Grade: II

Location:

FORGE COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

BARN 15 YARDS NORTH WEST OF DEER PARK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

BARN 15 YARDS NORTH WEST OF DEER PARK FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CLIFFE HOUSE

Heritage Category: Listing

Grade: II

Location:

GUY'S CLIFFE HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHESFORD BRIDGE

Heritage Category: Listing

Grade: II

Location:

CHESFORD BRIDGE, KENILWORTH ROAD, RIVER AVON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHAPEL OF ST MARY MAGDALENE

Heritage Category: Listing

Grade: II\*

Location:

CHAPEL OF ST MARY MAGDALENE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

READING ROOM COTTAGE

Heritage Category: Listing

Grade: II

Location:

READING ROOM COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

84, WARWICK ROAD, LEEK WOOTTON

Heritage Category: Listing

Grade: II

Location:

84, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

STONE EDGE

Heritage Category: Listing

Grade: II

Location:

STONE EDGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

QUEST COTTAGE

Heritage Category: Listing

Grade: II

Location:

QUEST COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

DEER PARK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

DEER PARK FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

NORTH WOODLOES FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

NORTH WOODLOES FARMHOUSE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

LOES GRANGE

Heritage Category: Listing

Grade: II

Location:

LOES GRANGE, WOODLOES LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire



#### THATCHED COTTAGE

Heritage Category: Listing

Grade: II

Location:

THATCHED COTTAGE, WOODCOTE LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### HOLLY COTTAGE

Heritage Category: Listing

Grade: II

Location:

HOLLY COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### ARCHWAY SOUTH WEST OF HOUSE

Heritage Category: Listing

Grade: II

Location:

ARCHWAY SOUTH WEST OF HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### HILL WOOTTON BRIDGE

Heritage Category: Listing

Grade: II

Location:

HILL WOOTTON BRIDGE, HILL WOOTTON ROAD, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### GUY'S WELL 88 YARDS TO NORTH WEST OF HOUSE

Heritage Category: Listing

Grade: II

Location:

GUY'S WELL 88 YARDS TO NORTH WEST OF HOUSE, GUY'S CLIFFE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### GAVESTON'S CROSS

Heritage Category: Listing

Grade: II

Location:

GAVESTON'S CROSS, BLACKLOW HILL, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

#### PUNISHMENT STOCKS 3 YARDS TO SOUTH OF THE SAXON MILL

Heritage Category: Listing

Grade: II

Location:

PUNISHMENT STOCKS 3 YARDS TO SOUTH OF THE SAXON MILL, COVENTRY ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

OLD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

OLD FARMHOUSE, HILL WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GOODREST HOUSE

Heritage Category: Listing

Grade: II

Location:

GOODREST HOUSE, ROUNCIL LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GYPSY COTTAGE AND THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

GYPSY COTTAGE AND THE COTTAGE, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

CHURCH OF ALL SAINTS, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

THE COTTAGE, 83, WARWICK ROAD, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

PROSPECT FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

PROSPECT FARMHOUSE, WEDGNOCK LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WOODCOTE

Heritage Category: Listing

Grade: II

Location:

WOODCOTE, WOODCOTE LANE, LEEK WOOTTON, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GOODREST LODGE: a double moated site with fishponds

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

WEDGNOCK PARK pale, dam, two watermill sites, bridge and hollow way 200m north east of

Goodrest Farm

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CAVE hermitage and other rock cut chambers at Guy's Cliffe

Heritage Category: Scheduling

Grade:

Location:

Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

GUY'S CLIFFE

Heritage Category: Park and Garden

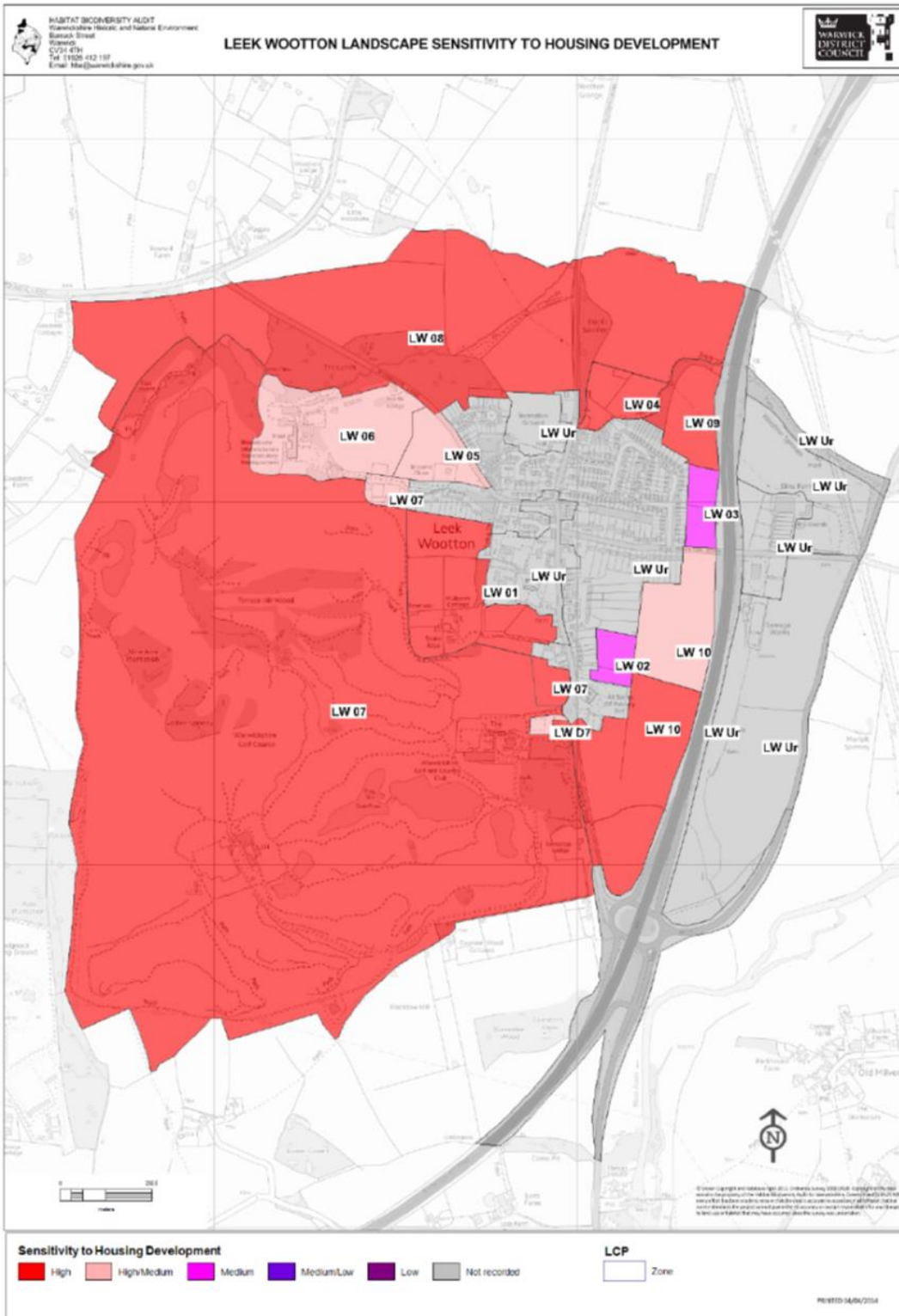
Grade: II

Location:

GUY'S CLIFFE HOUSE, Leek Wootton and Guy's Cliffe, Warwick, Warwickshire

Appendix II

Leek Wootton Landscape Sensitivity to Housing Development



Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358

**Appendix III**  
**Copy of Parish Council Letter to Warwick District Council –**  
**Submitted Representation on new Local Plan**

**New Local Plan Village Housing Options and Settlement Boundaries**  
**Consultation - January 2014**

**From Leek Wootton &. Guy's Cliffe Parish Council**

Dear Sirs,

The following points summarise the Parish Council's representation in response to the Warwick District Council (WDC) Consultation document published on 25<sup>th</sup> November 2013.

The comments are derived from a wide variety of discussions and communications with individual parishioners and local stakeholders, including a public meeting held on 7<sup>th</sup> January 2014. What follows is therefore a community led response to the WDC proposals.

**1. Settlement Boundaries and Greenbelt Inset**

**1.1. Leek Wootton**

It is the opinion of the Parish Council that, with the exception of parts of the Police HQ site, there is **NO** justification for removal of the existing Green Belt status for the settlement area of Leek Wootton and opposes the proposal on the following grounds:

- In addition to extending the "developable" area, it is assumed that the proposed "insetting" is designed to facilitate the future planning application process and to increase the scope for future "windfall" development.
- Setting aside Areas 1-4, the increase in the area within the proposed new boundary is negligible and also includes two parcels (at the rear of The Elms and gardens to the north of The Hamlet) that are landlocked by existing relatively new developments.
- The only other "open" areas within the existing village envelope (e.g. the "Puffins" field in front of the Church and various smaller paddocks) are worthy of protection on environmental, aesthetic and wildlife grounds.
- Given the extent of proposed new, "greenfield" development, further "windfall" increases are considered unsustainable in the village environment, since they could only be based upon replacement and greater consolidation of existing properties, which would impact the character of the existing village by increasing density.

**1.2. Hill Wootton**

It is similarly the opinion of the Parish Council that there is **NO** justification for removal of the existing Green Belt status for Hill Wootton and the proposal is opposed on the following grounds:

- The scale and character of the settlement is that of a typical rural hamlet, concentrated around farming activities. Any significant increase in the settled area would destroy this.
- The 2013 consultation report: "A Critical Field Analysis of Warwick District Council's Green Belt Assessment" concluded that, *"The open character of Hill Wootton makes an important contribution to the green belt"*.
- The WDC Local Plan states: *"Hill Wootton is an important green belt parcel which fulfills a very valuable role in maintaining the open space between larger settlements."* In both cases supporting the existing position.
- The Parish Council does not therefore support the removal of Green Belt status for the existing settlement area but wishes to discuss opportunities for replacement development, which could enhance the existing hamlet.

**2. Overall Scale of Proposed Development**

The target expansion of 85 new dwellings (+22.3%) is considered excessive and would have significant negative impact on the village environment. The Parish Council opposes the proposal as it currently stands.

- The Revised Development Strategy document referred to "*Limited growth in smaller villages and hamlets, of a scale appropriate to the existing settlement*".
- In this context, it is not clear why Leek Wootton should be close to the maximum target for a 'Secondary Village' when 'Primary Villages' such as Kingswood (Lapworth and Rowington) and Hampton Magna (incorporating Norton Lindsey) are both proposed at less than half the minimum projection (62 and 100 respectively).
- The Parish Council therefore proposes a reduction in the scheduled expansion so as to bring the number closer to the average for all villages. It is considered that a maximum of **60** new dwellings is a more appropriate total representing an increase of 15.75% on the current housing stock.
- This number could reasonably be accommodated within the proposed sites, subject to the comments made under items 3 and 4 following.

### 3. Phasing over 15 Years

Suitable phasing of new developments is essential to ensure that the village does not become a perpetual construction site and that new additions are easily assimilated within the existing settlement.

- There is little attention given to the issue of phasing in the Consultation document apart from the reference to phases 1-3 in Table 2 (page 11).
- The original on-line publication on 25/11/13 contained a fourth bullet point under item 6.3: "*Detailed consideration will need to be given to appropriate phasing of developments - particularly larger sites and how they best accommodate local housing need and supporting infrastructure requirements.*" This statement has been omitted from the printed document and now the online version.
- This leads to the obvious conclusion that the focus of the Local Plan, as drafted, is on short-term development opportunities in the first phase over the next five years and raises question-marks over the ability of the village infrastructure to keep pace.
- The uncertainty over the future of the Police HQ buildings (Area 4) also raises the possibility that this might be brought back into the mix at a later date, either in the shape of the existing planning consent for a "care home" development (60-bed nursing home plus 40 close-care apartments and 35 cottages) or some alternative "windfall" development.
- Other "windfall" sites are already identifiable which would lead to the community exceeding the already high target proposed.
- In view of this uncertainty and the range of potential options relating to Area 4, a view should be taken on the potential impact this could have on overall expansion of the village over the projected 15-year period and the, Parish Council, proposed maximum of 60 new dwellings.
- The Parish Council therefore proposes that, in order to provide greater clarity, any development of Areas 1 and 4 should be deferred until at least Phase 2 of the Local Plan, commencing 2020.

### 4. Location and Distribution of Preferred Sites

The Parish Council opposes the notion of any single large development in order to increase the housing stock, preferring a number of smaller developments spread over the time frame of 15 years.

- The concentration on the Police HQ site (88% of the WDC proposed total or 65% if Area 4 is excluded) on one site is considered too high.
- Uncertainty over the deliverability of Area 4 suggests that it can only be considered once the future usage is clear. When combined with Area 1, these two sites have the potential to account for more dwellings than the total for the entire parish. For this reason, as noted above, these two sites should only be considered for inclusion in Phase 2 of the Local Plan or beyond.
- The proposed development of the rest of the HQ site includes relatively high density development of Areas 2 and 3. This is considered inappropriate in the context of the existing and surrounding properties raising questions regarding suitable access. A review of proposed density for Areas 1-3 is required.
- There are a number of anomalies in boundaries relating to the Woodcote Estate, including the extent of the Leek Wootton Conservation Area, what has separately been defined as 'Parkland' and what is subject to TPO's and 'listing'. These will require resolution before a definitive plan for any development of Areas 1-3 can be determined.
- Having regard to the demand for a mix of properties, consideration needs to be given to alternative use of Area 5 which could cater for some increase in proposed numbers without increasing the developed footprint - e.g. a small apartment complex, harmonising with the existing Hayes properties, could easily treble the number of proposed dwellings on that site, without removing all of the existing

car parking. This could also fulfill some of the specific needs identified by the recent 'Housing Needs Survey' undertaken by the Parish Council.

- Representations have been made to the Parish Council by the owners of some of the discounted options, for reconsideration. They will no doubt put their own case to WDC but the Parish Council confirms its strong opposition to any additional northward and north-westward expansion of the settlement area.
- The Parish Council continues to oppose any development on Areas 7-13, following the criteria and arguments expressed in the appendix to the Consultation.

## 5. Access and Traffic Management

Increased traffic volumes and access problems are a recurring theme in the comments from parishioners, especially concerning the narrowness of Woodcote Lane and 'The Anchor' junction.

- Since it is likely that, even with reduced numbers of new dwellings, the Police HQ site will account for the majority of new development in the long run, there are major concerns regarding access.
- It is felt that increased traffic and access problems along Woodcote Drive, Woodcote Lane and at 'The Anchor' junction have not been addressed adequately.
- Apart from the increased traffic flow, resulting from new development, pedestrian access is very poor indeed, requiring numerous crossings of the lane or side roads in order to reach Warwick Road. This represents a significant problem for children on their way to and from the school at the south end of the village during peak times.
- The absence of adequate footpaths along Woodcote Lane even encourages greater use of vehicles in order to access the school.
- Given the possibility that the Police HQ operations will remain for some years and traffic will then be increased by any new development of Area 4, there is a clear case for a complete re-appraisal of the impact, including all possible solutions for the eastern end of Woodcote Lane and The Anchor junction.
- The Parish Council would like to discuss a number of traffic management options with WDC prior to submission of a detailed request to the WCC Highways Department for complete re-evaluation.

## 6. Impact on Existing Infrastructure

Much of the supporting infrastructure is at capacity. Improvements would need to precede any specific new developments, rather than follow them.

- See earlier representation to Revised Development Strategy. An increase of 85 dwellings will necessitate extension of the school in order to accommodate 25-30 additional pupils across years 1-7. This will require a minimum three extra classrooms plus extension of the school hall and ancillary facilities.
- Area 5 is currently used as an informal car park for the school and walkers, which any future development would remove. This will need to be considered as a specific need alongside future expansion of the school facilities in particular.
- Concerns have been expressed over the capacity of the sewerage system to handle any major new development. Sewage is currently pumped from certain areas of the village to the treatment works east of the A46 and The Hamlet expansion required the construction of a holding "sump" in order to handle flows. Much of this infrastructure will require updating.
- The Parish Plan identified a need for improved and more comprehensive sports and recreation facilities for the community. In addition to rehabilitation and access to the Woodcote woodland, expansion of the community should also include new and broader provision in this respect.

## 7. Hill Wootton

Hill Wootton is a typical rural hamlet and should remain so.

The Parish Council cannot support the proposed new development of five properties.

- There is significant opposition from local residents to development on the identified field, Area 1. Planning applications for development of this field have been refused previously (albeit in 1974 and 1986).
- Hill Wootton has its own characteristics as a typical rural hamlet. There are no public facilities (other than a post box) and services are limited. There is no gas supply and there have been a number of interruptions to the electricity supply because of lack of capacity.

- Access roads to Hill Wootton for both vehicles and pedestrians are poor and the indicated access to the Area 1 would require a right-turn on a blind bend when approached from Leek Wootton.
- Rather than establish a defined boundary for the hamlet, the Parish Council proposes that Hill Wootton should remain within the Green Belt but that existing sites suitable for refurbishment and redevelopment are identified as part of the total new dwelling 'quota' in the Neighbourhood Planning process.
- This approach offers the potential to meet the proposed expansion in the number of dwellings, whilst at the same time providing development that is both sympathetic to the surroundings and acceptable to parishioners.
- In line with the comment made on page 50 of the Consultation Document, the Parish Council proposes further detailed discussion.

## **8. Relationship with Neighbourhood Planning**

It should be noted that the approved Parish Plan for Leek Wootton opposed expansion of the built-up areas of the village on the grounds that it is important to maintain the character of the village and its clear separation from the towns of Warwick and Kenilworth.

- Whilst some additional development is regarded as inevitable, the Parish Council believes that the Neighbourhood Planning exercise can provide the best mechanism for meeting a mutually agreed target for expansion.
- If "insetting" within a revised village boundary is an unavoidable premise of the Local Plan, the Parish Council would want to discuss these proposals in detail, based upon local knowledge, alongside the need to accommodate new dwellings.
- Mix of properties can also be an important mechanism for meeting the targets while at the same time responding to the specific needs for differing types of accommodation (smaller dwellings, retirement properties, flats for professional people in the area for a short time etc.).
- Appropriate phasing is a major consideration. Since it is already clear that a number of local landowners are lining up to sell to developers, the Parish Council wishes to discuss the detailed timing of future planning consents for any proposals exceeding five properties. Without this, there is a danger that the entire village could become an extended building site.

This summary is necessarily framed as an 'objection' to the current proposals. However the members of the Parish Council are available for further discussions in order to refine the WDC proposals during preparation and prior to finalising the New Local Plan Submission Draft.

Yours faithfully,

Leek Wootton & Guy's Cliffe Parish Council

Anthony Rollins Chairman  
 Colin Smith Vice Chairman  
 Richard Coates Councillor  
 Dennis Eassom Councillor  
 Paul Eldridge Councillor  
 Keith Knott Councillor  
 Alan Moore Councillor  
 Peter Tunkle Councillor



**Appendix IV**  
**Copy of Parish Council Letter to Warwick District Council –**  
**Submitted Representation on Proposed Modifications to Local Plan**

20<sup>th</sup> April 2016

Dave Barber  
 Development Policy Manager  
 Development Services  
 Warwick District Council  
 Riverside House  
 Milverton Hill  
 LEAMINGTON SPA  
 CV32 5QH

Dear Mr Barber,

**Proposed Modifications to the Local Plan 2016 – Representation Re. DS  
 NEW3 and H37 Leek Wootton**

- The decision by the Warwickshire Police Force to vacate the Woodcote HQ site has brought a new dimension to the planning proposals for the Parish. The additional availability of potential housing land at Woodcote has significantly changed the parameters for new development in the village of Leek Wootton and raises again many of the issues that surfaced during the consultation conducted in 2013.
- Of course the pressure on WDC to increase overall housing numbers, following the suspension of the Local Plan submission by the Inspector, is well recognised. But the Parish Council contends that it is essential that the scale and character of new development in the village should be commensurate and preserve the unique nature of Leek Wootton, even when surrounded by its much larger urban neighbours, Kenilworth, Warwick and now also Leamington.
- As a point of reference, the proposed numbers for new housing have progressed from 85 in the '*Village Housing Options and Settlement Boundaries Consultation*' in November 2013 to 45 in the '*Local Plan Publication Draft*' in April 2014, subsequently revised to 26 in the submission, and now back to 120. This represents an increase of more than a third in the current housing stock. As noted in our previous representation in 2013, we believe this is excessive and will bring other pressures to bear on the village, the Parish in general and the environment.

- It is therefore important to consider the mix of development between *DS NEW3*, *Woodcote* and the other site at *H37 'Land at the entrance to the Warwickshire Golf Club'* in terms of both scale and type of housing.
- For this reason the Parish Council proposes that the overall number of potential new properties should be lower in total at 103, but distributed as follows:
 

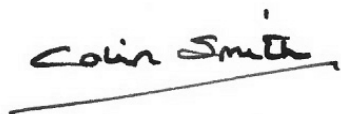
○ The Warwickshire Car Park	15
○ Woodcote	88

This is not significantly different from the District Council's proposal, but it is based upon detailed technical evaluation and conceptual layouts prepared for the Parish Council by AECOM as part of the Neighbourhood Plan preparation.

- Our Neighbourhood Development Plan is an important and defining document for our community and we have not arrived at these housing numbers lightly. Whilst we will continue to look at the allocation of dwellings between the different parts of the Woodcote site, our guiding principle is to ensure that the scale of future development is commensurate with the layout and character of the rest of the village. Within this we also have a one time opportunity and responsibility to create a proper setting for the Woodcote manor house that preserves and enhances its status both now and into the future.
- Even at these levels it would represent almost 30% increase in the housing stock. However, with suitable attention to mix of properties and design criteria, this could be acceptable in the circumstances of the required increases across the District.
- In addition to a reduction in the scale of the overall development, the Parish Council also believes that the proposed revision to the inset boundary, in order to take in the majority of the Police HQ site, is inappropriate. We believe that to remove such a large tract of land from the Green Belt is not necessary and the inset boundary should follow the earlier proposal made in the 2013 '*Settlement Boundary*' which leaves the playing fields and registered park and garden areas of the Woodcote site under Green Belt protection. Close attention also needs to be paid to the number of protected trees and hedgerows as a fundamental part of the Master planning exercise.
- The increase in dwellings at Woodcote will present issues for future traffic management, particularly at 'The Anchor' junction. These will also need to be addressed as part of a Master plan for the development of the site.
- An increase in the population of the village by a minimum of 300 – and potentially more than double that figure – will require substantial improvements to footpaths and cycle-ways to the north and south of Leek Wootton. The current footpaths are inadequate and potentially dangerous, especially at the northern exit along Warwick Road. Improvements will require the purchase of additional land, which must also feature in any master planning exercise for the redevelopment of Woodcote.

We hope that all of these comments can be given due consideration in the Council's process of modification to the Local Plan.

Yours sincerely,

A handwritten signature in black ink that reads "Colin Smith". The signature is written in a cursive style and is underlined with a single horizontal line.

Colin Smith  
Chairman  
Leek Wootton & Guy's Cliffe  
Parish Council

**Appendix V**  
**Schedule of Public Meetings**

Public meetings held to explain the various stages in the WDC Local Plan/LW&GCPC Neighbourhood Development Plan preparation and to solicit public contributions and engagement.

1. January 2014 – WDC – NEW LOCAL PLAN – Village Housing Options and Settlement Boundaries Consultation.
2. March 2014 – Neighbourhood Development Plan – Structure and Content Discussion.
3. May 2014 – WDC LOCAL PLAN – Submission Draft – Results of Consultation and Next Steps.
4. June 2015 – Neighbourhood Development Plan – Informal Community Consultation.
5. March 2016 – Neighbourhood Development Plan – Parish Update (following suspension of WDC local Plan and proposed amendments)





**Leek Wootton and Guy's Cliffe Parish Council**

**Summer 2016**