

WDC Matter 7D Submission – Revised Policy Framework re DSNEW3 – Former Police HQ, Leek Wootton

The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary.

All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. In determining any planning applications on the site the local planning authority will seek to ensure that the proposals:

- a) Protect and enhance the historic assets and their setting;
 - b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;
 - c) Contribute positively to the landscape character;
 - d) Deliver a mix of housing, including affordable housing;
 - e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;
 - f) Make provision for all reasonable infrastructure requirements, including open space; and
 - g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development),
- [h\) The Council will require the developer to enter into an agreement/ agree a mechanism in order provide certainty that both the new build \(green field\) housing elements on the allocation and Woodcote House conversion \(and the associated restoration of its setting\) are delivered simultaneously or within a mutually acceptable timescale.](#)

Explanation

New 3.1 Warwickshire Police have declared this site surplus to operational requirements. Encompassing a large area of previously developed land within the Growth Village of Leek Wootton, the site offers the potential to contribute

significantly to the delivery of new housing necessary to meet the needs of the District, whilst simultaneously securing the long-term use, and therefore conservation, of the Grade II listed Woodcote House and its setting within the associated locally listed gardens/parklands.

New 3.2

Development of this site for housing will be supported provided that it is carefully managed to ensure that the site's heritage and landscape assets are conserved and enhanced. Development will only be permitted where it is brought forward in accordance with the vision, development principles and framework that will be provided by an agreed Masterplan. Given the specific circumstances of the site, including that significant demolition and restoration work will be required to enhance the site's historic value, it will be important to ensure that the combined effects of policy requirements do not render development, which can positively contribute to sustainable development at this location, unviable and thus undeliverable.

3.3 To ensure the full development of the allocation and the overall benefits to the setting of Woodcote House and its immediate environment the Council will require assurances that the conversion and works to Woodcote House and its curtilage are delivered within an appropriate timescale. Securing the full and comprehensive delivery/ development of the site is important to ensure that the full range of benefits identified in the masterplan is forthcoming.