



Examination into the Warwick District Local Plan

Matter 7d

Leek Wootton – Former Police HQ (DS11/DSNEW3)

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on behalf of Place Partnership Ltd

Respondent Reference Number: 12066

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Prepared By: Stephenie Hawkins, Associate
 Date: August 2016
 For and on behalf of GVA Grimley Limited

1. What is the current planning status of the site?

- 1.1 The site comprises the Former Warwick Police HQ, and includes brownfield land identified in the adopted Warwick District Local Plan (1996-2011) as a Major Developed Site in the Green Belt¹.
- 1.2 The site ceased to operate as the HQ in 2011 and the Warwickshire Police and Crime Commissioner (PCC) declared the site surplus to operational requirements in its entirety in June 2015. The site has largely been vacated, and off-site premises have been purchased and are being prepared for relocation of uses that currently remain on-site. It is anticipated that the site will be fully vacated in 2017. The current position is set out in a statement from the PCC and Warwickshire Police (see **Appendix 1**).
- 1.3 Warwickshire PCC is pursuing a masterplanning approach, to bring the site forward for development, in close co-operation with the Council.

2. How does it fit within the overall spatial strategy?

- 2.1 The spatial strategy of the Publication Draft Local Plan is set out in Policy DS4 (with Proposed Modifications²). The Former Police HQ fits with relevant criteria as follows:
 - a) The site lies on the urban edge of Leek Wootton and includes a significant level of previously developed land, where allocations are to be directed in the first instance, and offers great potential for enhancement of the historic environment, as outlined at Qu.3.
 - b) The site lies on the edge of the urban/built-up area of Leek Wootton, a sustainable location, where greenfield sites should generally be located. In this respect, the Council's evidence base, identifies Leek Wootton as a sustainable location for housing growth, taking account of settlement size, services/facilities and accessibility³.
 - d) The site lies to the west of Leek Wootton and the western part of the site is wholly developed, which effectively encloses the currently undeveloped part of the site. Consequently, development of the site will not bring Leek Wootton closer to any other settlement and will not lead to coalescence.
 - e) Development of the site will preserve and enhance the significance of heritage assets, in particular the Grade II listed Woodcote House and locally listed gardens/parkland, as outlined at Qu.3.

¹ Warwick District Local Plan (1996-2011) (Submission Documents Ref: O02).

² Proposed Modification Ref: Mod 3.

³ Village Profile and Housing Allocations, February 2016 (Submission Documents Ref: V18PM) and referenced Settlement Hierarchy Report, June 2013 (Submission Documents Ref: V01).

- f) The Council's evidence base classifies the site as high/medium in terms of landscape sensitivity to housing development, which constrains rather than precludes development. This includes The Paddock, which is noted as having little relationship with its surroundings and is considered suitable for development, providing boundary vegetation and trees are protected⁴. Full regard has been given to the landscape sensitivity of the site, as outlined at Qu.4.
- g) The Council's evidence base sets out the exceptional circumstances for release of Green Belt, as outlined at Qu.11.

3. In addition to housing provision, are there other benefits that the proposed development would bring?

- 3.1 The benefits of the proposed development, for Warwickshire PCC, Warwick District and the local community are summarised in Section 4 of the Former Warwickshire Police HQ Masterplan (the Masterplan)(see **Appendix 2**). In addition to making effective use of brownfield land to deliver housing, key site specific benefits for the local community relate to the historic environment and open space/community facilities.

Historic environment

- 3.2 The proposed development will ensure the long term conservation of the Grade II listed Woodcote House, and associated historic structures, and will enhance the significance of heritage assets. As demonstrated in the Masterplan (see **Appendix 2**) and Former Warwickshire Police HQ Capacity Study (the Capacity Study) (see **Appendix 4**), enhancements include:
- Removal of the highly insensitive 1960s extension to Woodcote House, with space provided around the building to reinstate its free-standing form.
 - Removal of unsympathetic extensions to the former stable range, and replacement of parking within the former kitchen garden walls with a development that reflects the glasshouses that historically stood on the site, set within a formal garden.
 - Reduction in parking and reinstatement of lawn to the forecourt of Woodcote House, improving views on the approach to, and from the east of, the House.
 - Improvement of vistas, including through the removal of the telecommunications mast and reduced massing, with existing large buildings replaced by modest dwellings, thereby increasing the dominance of Woodcote House.

⁴ *Landscape Sensitivity and Ecological & Geological Study*, November 2013 (Submission Documents Ref: V16) and *Landscape Sensitivity and Ecological & Geological Study – Landscape Assessment Update*, April 2014 (Submission Documents Ref: V17).

Open space/community facilities

- 3.3 As demonstrated in the Masterplan and Capacity Study (see **Appendices 2 & 4**), extensive areas of open space will be retained within the site, with potential for recreational use by the wider community, including The Lunch woodland, in line with the aspirations of the community as set out in the Draft Neighbourhood Development Plan (NDP). In addition, the existing pavilion, associated with the open space, could provide a multi-purpose community facility, again in line with the aspirations of the community as set out in the Draft NDP.

4. What are the potential adverse impacts of developing the site? How could they be mitigated?

- 4.1 The Masterplan has been informed by baseline technical assessments in respect of transport, ecology and landscape, historic environment, flood risk and ground conditions, as provided within the Leek Wootton Masterplan Baseline Technical Assessments document (see **Appendix 3**).
- 4.2 As summarised in Section 2 of the Masterplan (see **Appendix 2**), there are no technical constraints that preclude development of the site for housing. However, careful consideration is required in respect of the impact of development on the historic environment and landscape. In this respect, work has been on-going as the proposals have developed, together with further assessment of transport impacts given concerns of the local community.

Historic environment

- 4.3 Full regard has been given to heritage assets, with on-going input of specialist advisors Grover Lewis Associates Ltd, in consultation with the Council's conservation officer. The evolution of proposals and how they have been shaped by issues raised by the Council, and other interested parties, is set out in the accompanying Heritage Assessment (see **Appendix 6**).
- 4.4 Overall, development of the site presents an opportunity to enhance the significance of heritage assets, as demonstrated in the Masterplan and Capacity Study (see **Appendices 2 & 4**), and outlined in Qu.3.
- 4.5 The opportunity presented by development of the site is recognised by Historic England in their representations to the Proposed Modifications⁵, and Place Partnership Ltd are seeking to share the Masterplan and Capacity Study with Historic England in order to satisfy them that the quantum of development proposed can be accommodated without unacceptable harm to heritage assets.

⁵ Representation 69995 on Proposed Modifications January 2016 by Historic England.

Landscape

- 4.6 As set out in the Council's evidence base, and noted at Qu.2, the landscape sensitivity of the site constrains rather than precludes development⁶. Full regard has been given to the landscape sensitivity of the site, with a landscape-led approach to the evolution of proposals, as set out in the Landscape/Visual Update Report (see **Appendix 7**).
- 4.7 Overall, as demonstrated in the Masterplan and Capacity Study (see **Appendices 2 & 4**), all significant landscape features will be retained, which together with high quality layouts, design and landscape structure, will preserve the overall integrity of the parkland and setting to Woodcote House, and will assimilate the development into the surrounding landscape context.
- 4.8 The exclusion of The Lunch woodland from the development area and retention of trees across the site, addresses concerns raised in the representations to the Proposed Modifications of The Woodland Trust⁷ and Warwickshire Wildlife Trust⁸, and Place Partnership Ltd do not raise objection to Policy DSNEW3 being changed to include protection of trees. It is noted that the representations of Warwickshire Gardens Trust support Policy DSNEW3⁹.

Transport

- 4.9 A Transport Assessment (TA) has been undertaken for the proposals illustrated in the Capacity Study, taking account of proposed site access arrangements, including improvements to the principal Woodcote Drive/Woodcote Lane access (see **Appendix 8**).
- 4.10 The TA demonstrates policy compliance in terms of accessibility, parking, servicing/deliveries and movement by sustainable modes of transport, with a movement and access strategy and Framework Travel Plan taking account of, and encouraging, cycling and walking. Furthermore, directly addressing a key concern of the local community¹⁰, the TA demonstrates, based on a comparative assessment of trip demands associated with existing permitted use of the site, that the development will, at worst, have a negligible impact on the operation of the surrounding highway and transportation network, including the Warwick Road/Woodcote Lane junction.

⁶ Landscape Sensitivity and Ecological & Geological Study, November 2013 (Submission Documents Ref: V16) and Landscape Sensitivity and Ecological & Geological Study – Landscape Assessment Update, April 2014 (Submission Documents Ref: V17).

⁷ Representation 69707 on Proposed Modifications January 2016 by Woodland Trust.

⁸ Representation 70005 on Proposed Modifications January 2016 by Warwickshire Wildlife Trust.

⁹ Representation 70035 on Proposed Modifications January 2016 by Warwickshire Gardens Trust.

¹⁰ Including, but not limited to, Representation 69530 on Proposed Modifications January 2016 by Leek Woolton and Guy's Cliffe Parish Council.

5. Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

5.1 The Council's evidence base apportions dwellings to Growth Villages¹¹. In the first instance this is based on settlement size and relationship to Coventry, which ensures parity between villages, and for Leek Wootton indicates growth of 114 dwellings. Actual levels of growth then take account of other factors, including services/infrastructure and availability of suitable sites, with the capacity of Leek Wootton marginally increased to 120 dwellings. This reflects that Leek Wootton is identified as having reasonably good access to services and facilities, with the village primary school noted as having more than sufficient capacity to accommodate such growth, and that the Former Police HQ site is highlighted as a significant opportunity to bring forward development on brownfield land to improve heritage assets, with capacity for around 100-125 dwellings. This is supported by the Masterplan and Capacity Study (see **Appendices 2 and 4**). In addition, as set out in the Masterplan, reuse of brownfield land to deliver growth, together with retention of landscape features as set out at Qu.4, will maintain the wider rural identity of Leek Wootton.

5.2 It is acknowledged that the Parish Council seek a lower level of development in the Draft NDP, due to broad concerns around character and appearance and services/infrastructure, including the highway network¹². However, in light of discussions above and at Qus. 3 & 4, the evidence, in our view, demonstrates that such concerns are unwarranted. Fundamentally, in line with the National Planning Policy Framework (the NPPF) (para 184), the NDP should be aligned with the strategic needs and priorities of the wider local area and should not promote less development than set out in the Local Plan.

6. What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

6.1 Infrastructure requirements are set out at Section 4 of the Masterplan (see **Appendix 2**), and broadly relate to transport improvements, open space, community infrastructure and affordable housing. The costs of these have been taken into account in the viability assessment of the proposed allocation, undertaken by Bilfinger GVA on behalf of Place Partnership Ltd, in consultation with the Council (see **Appendix 5**). As set out at Qu.4, there are no constraints that preclude development, but mitigation may be required, including in respect of remediation, ecology and trees, and drainage. Mitigation measures will be informed by further detailed technical assessments as the proposals develop, but the viability appraisal makes appropriate

¹¹ Village Profile and Housing Allocations, February 2016 (Submission Documents Ref: V18PM).

¹² Representation 69530 on Proposed Modifications January 2016 by Leek Wootton and Guy's Cliffe Parish Council.

allowances. As set out at Qu.7, the viability appraisal demonstrates that the development can meet such costs and be viable.

7. Is the site realistically viable and deliverable?

- 7.1 A viability assessment of the proposed allocation for 115 dwellings has been undertaken by Bilfinger GVA on behalf of Place Partnership Ltd, in consultation with the Council (see **Appendix 5**). This demonstrates that the site is viable, taking account of policy requirements, including affordable housing, standards, and infrastructure contributions, and costs of development and mitigation, including conversion of the Grade II listed Woodcote House. Allowing for developer profit, the site will deliver a positive return for the landowner, in line with the net land value achieved on the recent sale of residential development land at Warwick. This will ensure the site is deliverable. However, it should be noted that, in this instance, the landowner has declared the site surplus to operational requirements and retention in existing use is not, therefore, an option. The aim of disposal is to achieve best value, with the receipt supporting delivery of police services with Warwickshire.

8. What is the expected timescale for development and is this realistic?

- 8.1 The Council's housing trajectory sets out that housing will be delivered between 2018/19-2022/23 at around 30 dwellings per annum¹³. This is realistic and broadly in line with the programme set out in Section 4 of the Masterplan (see **Appendix 2**), which takes account of build timeframes within the viability assessment (see **Appendix 5**). In this respect, as set out at Qu.1, the site is anticipated to be vacated in 2017, and, allowing for planning permissions to be obtained and disposal of the site, development is anticipated to commence early 2019. With a single house builder and in current market conditions, with an element of caution for the unprecedented uncertainty following the decision in June 2016 to leave the EU, it is anticipated that delivery will be at a rate of around 36 dwellings per annum and will, therefore, take around 4 years, including a lead in time of around 3 months for site preparation. As such, completion would be 2022, or early 2023, in line with the Council's housing trajectory.
- 8.2 The expected timescales for delivery are predicated on the phasing approach to bringing forward allocated sites in Growth Villages, as set out in criterion (c) of Policy H10 of the Publication Draft Local Plan, being deleted, together with supporting text. This will ensure consistency across the plan, with Proposed Modifications to the explanation to Policy DS11 deleting the phasing approach¹⁴. It will also make the plan sound. In this respect, the phasing approach delays delivery of housing, whereas the NPPF (para 47) seeks to boost significantly the supply of housing.

¹³ Local Plan Housing Trajectory, February 2016 (Submission Documents Ref: HO26PM).

¹⁴ Proposed Modification Ref: Mod 11.

Furthermore, for the Former Police HQ site, it is not an appropriate strategy, as it will risk the site being brought forward as a comprehensive whole, as required by Policy DSNEW3, and is likely to focus development on the greenfield part of the allocation, delaying delivery of the brownfield part, including conversion of the Grade II listed Woodcote House, whereas the NPPF (para 17) encourages reuse of brownfield land and conservation of heritage assets.

9. What would be the effect of the proposal on the purposes of including land within the Green Belt?

- 9.1 The Council's evidence base considers broad areas and parcels of land against the purposes of including land in the Green Belt¹⁵. The main built part of the site falls within Broad Area 4, which is assessed as making a considerable contribution to all Green Belt purposes. However, by definition, this encompasses a large area, and the part of the site within Broad Area 4 is brownfield, for which redevelopment is supported in principle under the NPPF (para 89), and its individual contribution will, therefore, be at best limited. The remainder of the site, including The Paddock and adjacent parkland/playing field, falls within Parcel LW4. Of all four parcels at Leek Wootton, LW4 makes the least contribution to Green Belt purposes. In particular, it is noted that the western side of the parcel is wholly developed – that is, the main built part of the site – which has a significant urbanising influence on the Green Belt and effectively divorces the open land from the wider Green Belt.
- 9.2 In light of the above, the proposed release of the site from the Green Belt will not have a material impact on Green Belt purposes. It is acknowledged that the Parish Council seek the playing field and locally listed garden/parkland to be retained under Green Belt protection¹⁶. However, it is clear from the purposes of the Green Belt that designation is due to the position of land, rather than recreational or landscape value. Taking account of the above, there is no reason for this land to be retained within the Green Belt and other planning policies can be used to afford appropriate protection.

10. What would be the effect on the openness of the Green Belt?

- 10.1 The site is not free from development. The western part of the site is wholly developed, which, the Council's evidence base notes as having a significant urbanising influence on the Green Belt¹⁷. Indeed, replacement of existing large, multi-storey buildings within the site with more modest dwellings will have a positive impact on the openness of the Green Belt. The remainder of the site is largely open, save for the Former Tennis Courts, which comprise hardstanding, fencing and lighting. There is also the dwelling of Broome Close, which is not within the Former Police HQ

¹⁵ Joint Green Belt Study, June 2015 (Submission Documents Ref: LA07PM).

¹⁶ Representation 69530 on Proposed Modifications January 2016 by Leek Wootton and Guy's Cliffe Parish Council.

¹⁷ Joint Green Belt Study, June 2015 (Submission Documents Ref: LA07PM).

landholding. In addition to these built structures, The Paddock/Land East of Broome Close is surrounded by development on two sides, which, together with the main built part of the site compromises the sense of openness. It is noted that the Council's evidence base scores Parcel LW4, which includes The Paddock and adjacent parkland, as zero in terms of openness¹⁸.

11. Are there exceptional circumstances which justify altering the Green Belt? If so, what are they?

- 11.1 The Council's evidence base sets out the exceptional circumstances to justify altering the Green Belt¹⁹. Fundamentally, the exceptional circumstances are the need to provide for the growth of the District, and the unmet needs of Coventry, together with a limit to suitable sites outside of the Green Belt. In respect to Growth Villages, release of Green Belt land is important in meeting local housing needs, as well as providing for the District's overall housing need and Coventry's unmet housing need, with Growth Villages within the Green Belt being better placed in terms of connectivity to Coventry than those outside the Green Belt.

¹⁸Joint Green Belt Study, June 2015 (Submission Documents Ref: LA07PM).

¹⁹Distribution of Development, February 2016 (Submission Documents Ref: HO25PM).



Appendix 1
Future of the
Former
Warwickshire
Police
Headquarters,
Leek Wootton
Statement

Future of the Former Warwickshire Police Headquarters, Leek Wootton

The site at Leek Wootton was home to Warwickshire Police's (WP's) Headquarters from 1949 until 2011, when the Force moved its Chief Officers to the newly constructed Warwickshire Justice Centre in Leamington Spa. Although most of the other police functions occupying the site at that time also relocated away from the site, Leek Wootton remained the location of WP's communications centre.

WP entered into a Strategic Alliance with West Mercia Police (WMP) in 2012 ('the alliance'). The establishment of the alliance led to the introduction of a common policing service delivery model across the geographical area covered by both forces. This included the development of a single call handling and deployment model to manage all calls into the two forces.

However, a review by the alliance in 2014 determined that there was an operational need for both forces to have a new communications centre capability offering improved:

- Operational Command and Control Suite;
- Strategic and Tactical Coordination Suites for major and critical incidents;
- Ability to coordinate operational planning, duties and contingencies management;
- Ability to respond to major incidents coordinated and managed by Cabinet Office Briefing Room (COBR) and the Local Resilience Forum (LRF); and
- Capacity to introduce new ways of working; including facilitating shared functions with partner emergency and civil resilience services.


The Government supported the above and provided funding via its Police Innovation Fund for the delivery of two new communications centres for WP and WMP. This led to the acquisition of Neville House, a former data centre on the Warwick Technology Park and purchase of this building by WP was completed in December 2015. Planning permission (W/15/1598) for 25 additional car parking spaces at the site, to facilitate the building's conversion to a police communications centre, was granted by Warwick District Council on 08 December 2015.

Establishment of the new communications centre capability is a complex programme, involving not only purchase of the new building but also, in parallel, procurement of a range of new enabling technologies to support the operation and management of the new capability being developed. Contracts for all of the required new enabling technologies have been awarded.

WP are, at the time of writing, fitting-out Neville House to make it operationally ready and transfer of all communications centre staff to the new facility is planned to start at the end of 2017, whereupon the Leek Wootton site will be wholly vacated. Formal disposal of the old site will take place in parallel with this, with marketing commencing during May 2017.

We therefore trust that this information gives the Planning Inspector assurance that the Leek Wootton site will be available for housing development from 2018 onwards.

Yours sincerely



.....
Philip Seccombe
Warwickshire Police and Crime Commissioner

24th August, 2016

Date:



.....
Karen Manners, Deputy Chief Constable
on behalf of
Martin Jelley
Chief Constable, Warwickshire Police

24th August, 2016

Date:



Appendix 2
Former
Warwickshire
Police HQ
Masterplan
(August 2016)



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**Police and Crime
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August 2016

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1. INTRODUCTION

Development of the Former Warwickshire Police HQ site provides an opportunity for the Police and Crime Commissioner Warwickshire to leave a lasting legacy for the local community of Leek Wootton

This Section introduces the Masterplan. It outlines the masterplanning process and explains the role of the Masterplan within the wider planning policy framework.



Overview

This Masterplan provides the strategic framework for the development of the Former Warwickshire Police Headquarters (HQ) over the next five to ten years.

The Warwickshire Police and Crime Commissioner (PCC) has declared the site surplus to operational requirements. This decision is part of a wider rationalisation of estate that is being achieved through the co-location of what have until now been separate teams within Warwickshire and West Mercia. The rationalisation of estate is an important element in Warwickshire PCC's response to austerity, which seeks to achieve significant savings whilst simultaneously improving services to citizens. The disposal of the site for development is to achieve best value for Warwickshire PCC and leave a lasting legacy for the local community.

The site presents challenges, including in respect of conserving and enhancing the historic environment and valued landscapes. However, it also offers enormous potential and an exciting opportunity to deliver housing, community infrastructure and environmental enhancements, and, in doing so, contribute to the thriving, rural community of Leek Wootton.

Balancing the need for development and the sensitivity of the site requires that planning permissions are brought forward within the context of a Masterplan. The purpose of the Masterplan is to establish a framework for the development of the site in order to provide clarity as to the expectations of development and to ensure that each part of the site comes forward with regard to its role in delivering development of the site as whole.

The Masterplan has been prepared with a thorough analysis of the site and its surroundings, consideration of alternative uses and development options, and consultation with Warwick District Council and Leek Wootton and Guy's Cliffe Parish Council.

The Masterplan provides the basis for continued engagement with Warwick District Council and stakeholders, including the local community, in order to secure consensus and the support of all stakeholders for the development of the site. The Masterplan will also support Warwickshire PCC in obtaining a positive allocation for development of the site in the new Warwick District Local Plan, and will subsequently support disposal of the site and guide all future planning applications for the site.

Report Structure

Following this introduction, the Masterplan is structured as follows:

- **Section 2: Site Assessment** provides a summary of the findings from the estate assessment.
- **Section 3: The Masterplan** draws on the estate assessment to set out a vision and development principles for the future development of the site, and then translates these requirements into a strategic framework, with more detailed criteria provided for each character area.
- **Section 4: Delivery & Benefits** provides guidance on delivery, including an indicative programme, and concludes the Masterplan by summarising the benefits that development will deliver for Warwickshire PCC, Warwick District, and, importantly, the local community.

Masterplanning Process

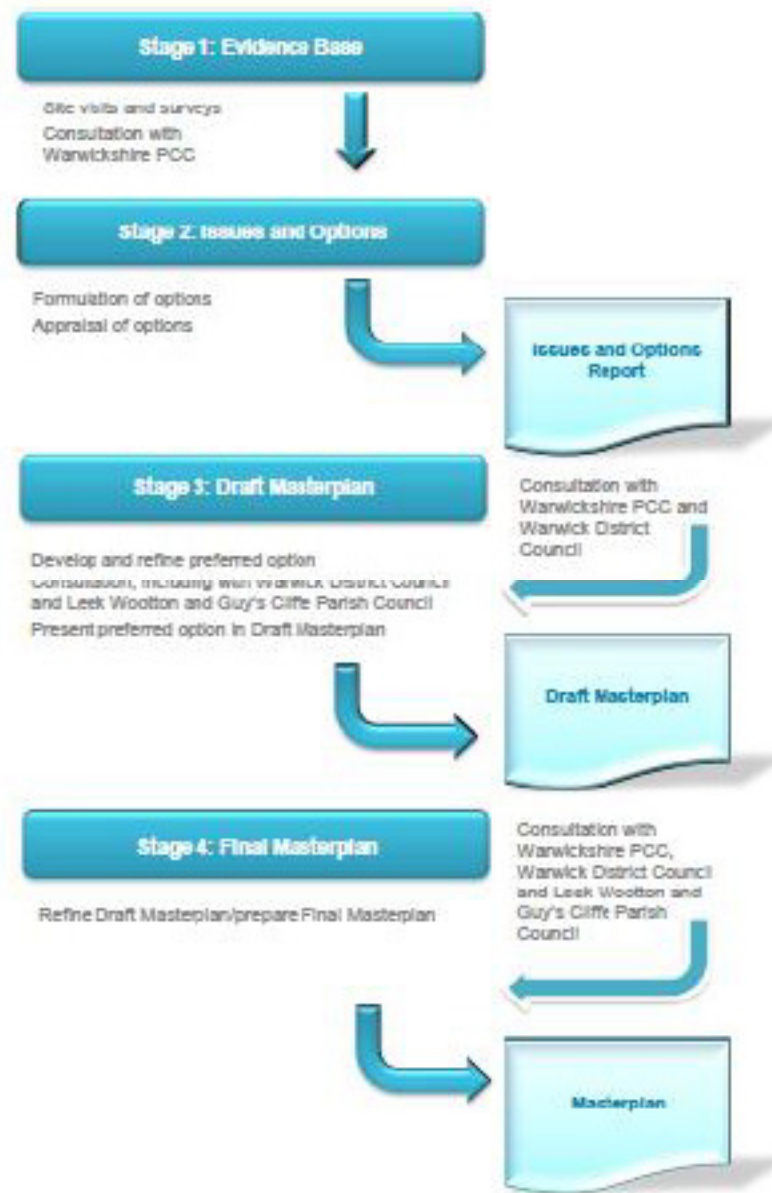
The Masterplan has been prepared through four principal stages – (i) information gathering and analysis; (ii) formulation of options; (iii) development of preferred option into a Draft Masterplan; and (iv) finalisation of the Masterplan. It has been a collaborative process, including consultation with Warwick District Council and Leek Wootton and Guy's Cliffe Parish Council.

Stages 1 and 2 of the Masterplan were completed in June 2015 and culminated in the preparation of an Issues and Options Report. This set out a comprehensive assessment of the site and its surroundings, including baseline technical assessments on transport, ecology and landscape, the historic environment, flood risk, and ground conditions. Drawing on this, alternative uses and development options were considered, including a business park, a hotel, a retirement village/care home, and new homes.

Key conclusions from the Issues and Options Report were that:

- The historic environment and landscape are key constraints to development/redevelopment.
- The main built area of the site, together with largely undeveloped areas to the south east of the site, offer the greatest potential for development.
- Development for new homes has the greatest potential. There is some potential for a retirement village/care home, but a hotel is subject to competition and a business park has the least potential due to the site's fringe location.

Consultation with Warwick District Council and Leek Wootton and Guy's Cliffe Parish Council has revealed support for development of the site to deliver new homes. This is the basis on which the Masterplan has proceeded.

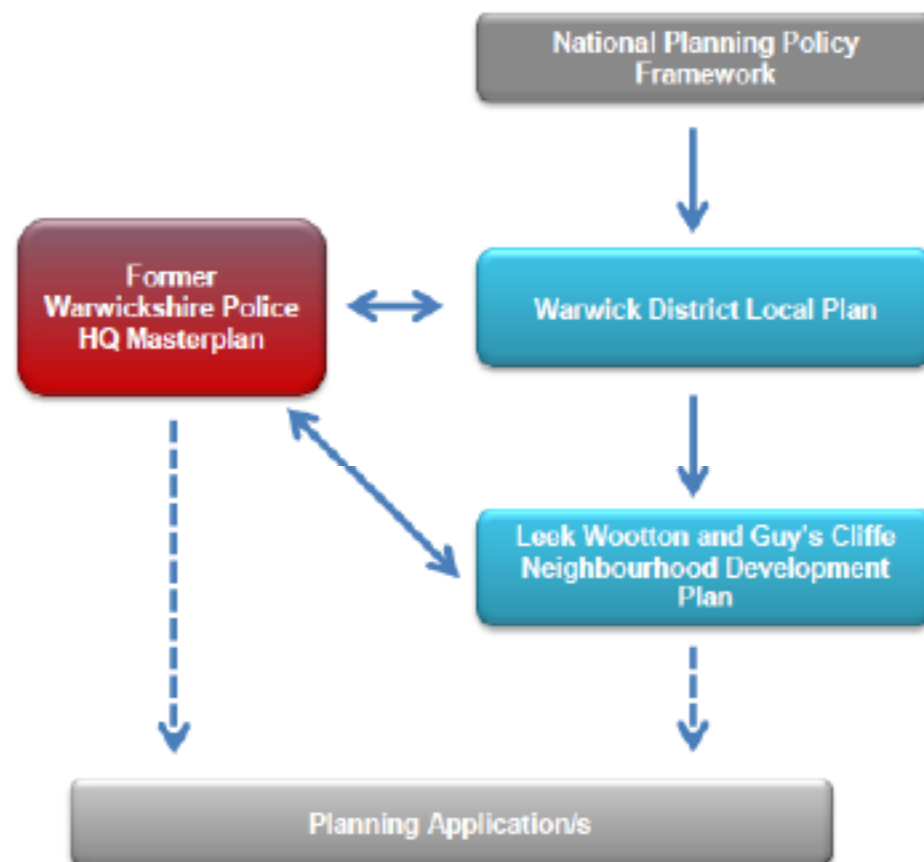


Policy Framework & Masterplan Role

The Masterplan has been prepared within the context of the emerging new Warwick District Local Plan, which is to guide development of the District to 2029. The new Warwick District Local Plan will replace the 'saved' policies of the Warwick District Local Plan (1996-2011), adopted September 2007. The Warwick District Local Plan (1996-2011) is time-expired, covering the period to 2011. In addition, it pre-dates the National Planning Policy Framework (NPPF), whereas local plans should be consistent with the principles and policies of the NPPF, including the presumption in favour of sustainable development.

Warwick District Council submitted the Publication Draft of the new Warwick District Local Plan for independent examination in January 2015. However, the examination was suspended for the District Council to undertake further work and consultation to address the Inspector's concerns about the supply and delivery of housing. This has resulted in Proposed Modifications, including a positive allocation for comprehensive residential development of the Former Warwickshire Police HQ site, supported by a site specific policy to ensure development comes forward within the context of a Masterplan. The examination has resumed and adoption of the the plan is provisionally timetabled for March 2017 .

A Neighbourhood Development Plan is also being prepared for Leek Wootton and Guy's Cliffe Parish with a Draft published Summer 2016 for Pre-Submission consultation. The Neighbourhood Development Plan will need to be in conformity with the strategic policies of the new Warwick District Local Plan, but beyond this it will provide the local community with a tool to shape development in their area. The Masterplan takes account of the objectives and aspirations of the emerging Neighbourhood Development Plan.





2. SITE ASSESSMENT

Balancing the need for development and the sensitivity of the site requires a masterplanning approach and it is important that this is informed by a through analysis of the site and its surroundings.

This Section sets out the findings from the site assessment, which provides the context for the vision and development principles for the future development of the site.

The Site

Strategic Location

The Former Warwickshire Police HQ site lies within the administrative area of Warwick District Council in the county of Warwickshire. It is located on the western edge of the village of Leek Wootton, within an attractive rural setting, with agricultural fields to the north and the natural landscape of Warwickshire Golf and Country Club to the south and west. Leek Wootton is a sustainable rural settlement, with local services, including a primary school and public house, and good accessibility, including by bus, to the District's main towns of Warwick (around 5km to the south) and Kenilworth (around 4km to the north). The nearest train station is at Warwick, with trains to Birmingham and London, with a station also at Warwick Parkway. Leek Wootton is situated off the A46, which gives access to the M40, and the wider motorway network.



The Site

The site comprises an area of approximately 25ha. The main built area equates to around 3ha and comprises a complex of buildings of various sizes, ages and types, together with car parks and a large telecommunication mast. The most notable building on the site is Woodcote House, a Grade II listed Victorian former mansion, now extended with functional modern structures to form the main part of the Police HQ. Associated with Woodcote House is the much altered and extended former stable range, and the former kitchen garden walls incorporating rusticated stone gate piers with iron gates. To the north of Woodcote House is a series of modern functional buildings associated with the Police HQ.

The built area is served by two private drives off Woodcote Lane, the principal access being from the south-east (Woodcote Drive Access) and the secondary access from the north-east (North Lodge Access). Predominantly open parkland extends out from Woodcote House to the east and west, with The Paddock and Land East of Broome Close in the eastern most part of the site. Additionally, the Former Tennis Courts, currently used as a car park, are to the south, and extensive woodlands, which are known as The Lunch and contain two man-made lakes and an overflow stream, are to the north. The whole of the site is currently washed over by the Green Belt.



Planning History

Woodcote House and its grounds became the HQ of Warwickshire County Constabulary in 1949. Since then a number of new, and in some cases large, buildings have been introduced to the north of the House. In the 1960s the north service wing attached to Woodcote House was demolished and a new wing constructed in an unsympathetic contemporary style.

More recently there have been two planning permissions for redevelopment of the site – (i) to create a fit-for purpose HQ for Warwickshire Police, (Ref: W/08/0935), and (ii) for use as a Continuing Care Retirement Community (Ref: W/11/1166). These permissions involved wide-scale demolition, with the notable exception of Woodcote House.





Strategic Planning Policy

National Planning Policy

National Planning Policy is principally set out in the NPPF, issued March 2012. Key national policy themes are:

- **The presumption in favour of sustainable development:** This is at the heart of the NPPF and is the “golden thread” running through plan-making and decision-taking. The NPPF sets out three elements to sustainable development - economic (supporting growth); social (supporting communities by providing housing); and environmental (contributing to protection and enhancement of the natural, built and historic environment).
- **Re-use of previously developed land:** The NPPF encourages the effective use of land by re-using brownfield sites, such as the Former Warwickshire Police HQ site.
- **Protecting the Green Belt:** The NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. New buildings in the Green Belt are generally considered “inappropriate” and harmful to the Green Belt and development should not be approved except in “very special circumstances”. There are a few exceptions to this, including the redevelopment of previously developed land. The NPPF also allows for Green Belt boundaries to be altered through the preparation of a Local Plan.
- **Conserving and enhancing the historic environment:** The NPPF gives “great weight” to the conservation of heritage assets, with any harm weighed against the public benefits of the development, including securing optimum viable use.

Warwick District Local Plan (1996-2011)

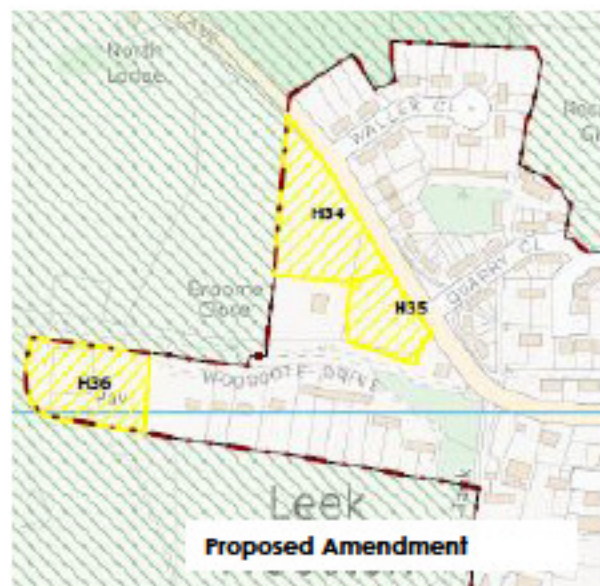
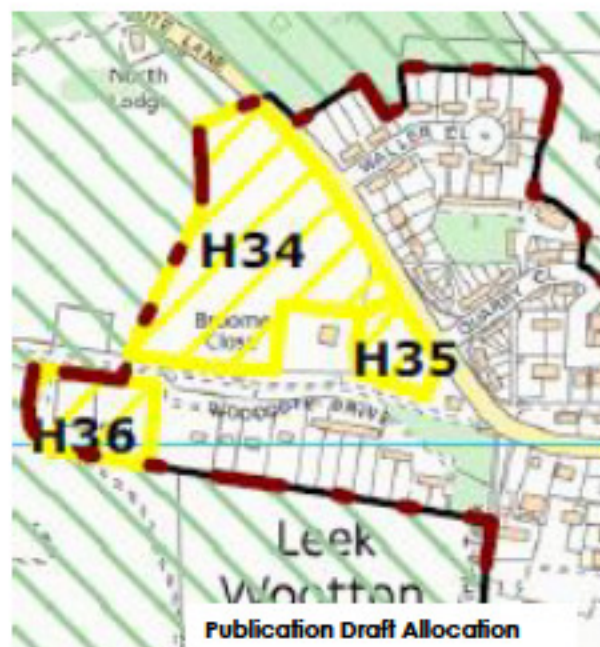
Under the Warwick District Local Plan (1996-2011), the Leek Wootton site is washed over by the Green Belt. However, the Warwick District Local Plan (1996-2011) identifies the main built area of the site as a Major Developed Site (MDS) in the Green Belt where appropriate redevelopment will be permitted. There is, therefore, policy support for redevelopment of the main built area of the site.

New Warwick District Local Plan – Publication Draft

The Publication Draft of the new Warwick District Local Plan shows the majority of the Leek Wootton site as washed over by the Green Belt. The MDS boundary of the Warwick District Local Plan (1996-2011) has not been carried over. However, reflecting the NPPF, Policy MS2 supports the redevelopment of previously developed land. There is, therefore, continued policy support for redevelopment of the main built area of the site.

In addition, the Publication Draft of the new Warwick District Local Plan identifies Leek Wootton as a Growth Village – that is, one of the District’s most sustainable rural settlements – and excludes the village from the Green Belt, together with The Paddock, Land East of Broome Close and the Former Tennis Courts, which are allocated for housing under Policy DS11. These sites are identified as having capacity to deliver around 40 dwellings.

The Publication Draft is the starting point for the examination, and any modifications recommended by the Inspector will be to this Plan.



Proposed Amendments

A table of proposed amendments accompanied the submission of the Publication Draft for examination in January 2015. The proposed amendments do not supersede the Publication Draft, but were submitted for the Inspector's consideration. The proposed amendments include a reduction in the size and capacity of the Paddock, due to concerns about the impact of development on the historic environment.

Significant changes in circumstances have taken place since submission of the Publication Draft:

- The examination was suspended for Warwick District Council to address the Inspector's concerns about the supply and delivery of housing.
- Warwickshire PCC has declared the entire Former Warwickshire Police HQ site surplus to operational requirements.
- Warwickshire PCC is pursuing a masterplanning approach to the comprehensive development of the Former Warwickshire Police HQ site, underpinned by extensive technical analysis, including in respect of the historic environment.

Against this background, the Former Warwickshire Police HQ site provides an excellent opportunity to deliver housing growth, whilst simultaneously securing the long term conservation and enhancement of Woodcote House and its setting. Warwick District Council have taken this opportunity in proposed modifications to the Publication Draft that have been prepared to address the concerns of the Inspector. The proposed modifications effectively supersede the proposed amendments that were submitted alongside the Publication Draft in January 2015.

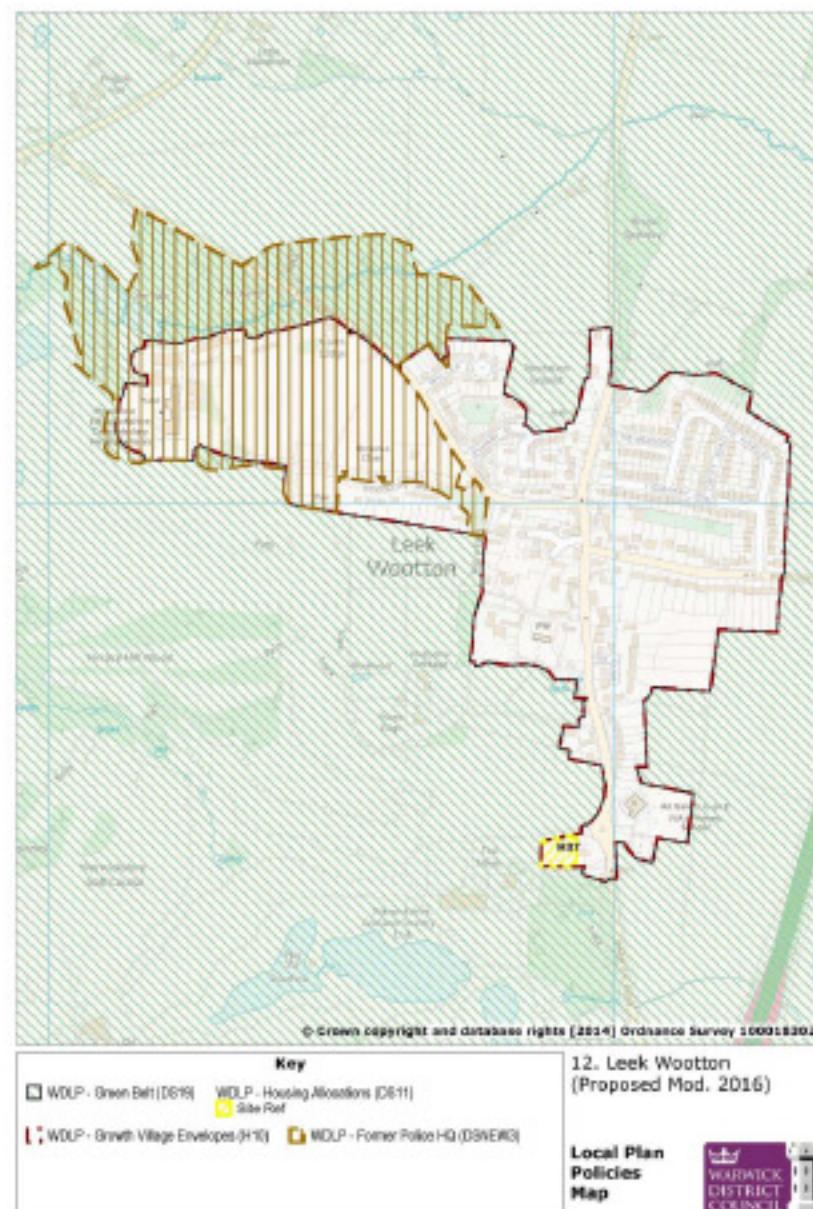
New Warwick District Local Plan – Proposed Modifications

The proposed modifications to address the Inspector's concerns were subject to public consultation March-April 2016 and have now been submitted for the examination Inspector's consideration. The proposed modifications include amendments to Policy DS11 and the introduction of a new policy, Policy DSNEW3, as follows:

- **Policy DS11:** It is proposed that the separate allocations for The Paddock, Land East of Broome Close and the Former Tennis Courts be replaced by a single allocation encompassing the wider site, with an estimated capacity of 115 dwellings. The supporting text states that in most cases the estimated capacity represents the minimum site capacity.
- **Policy DSNEW3:** This introduces a site specific policy for the Former Warwickshire Police HQ site and sets out a requirement, amongst other things, for the site to be brought forward in line with a comprehensive masterplan. The policy sets out criteria against which planning applications will be assessed, focused on respect for the historic and natural environment and high quality design that delivers a mix of housing and infrastructure, including open space.

Associated amendments are proposed for the Policies Map, that extend the Growth Village Envelope and release additional land from the Green Belt.

The proposed modifications represent a positive allocation for the Former Warwickshire Police HQ site. This Masterplan supports the allocation by demonstrating how development can be managed to ensure the site's heritage and landscape assets are preserved and enhanced.



Proposed Modification – Policy DSNEW3

“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).”*

Draft Neighbourhood Development Plan

The Draft Neighbourhood Development Plan, dated Summer 2016, supports new housing in Leek Wootton, including development of the Former Warwickshire Police HQ, with the identification of the following housing sites:

- The Paddock and Land East of Broome Close (LW6);
- Former Police HQ Office and Workshop Complex (i.e. main built area) (LW7); and
- Former Tennis Courts (LW8).

The Draft Neighbourhood Development Plan includes design guidelines for the Former Warwickshire Police HQ site, and also seeks for the site to contribute to improved community resources, through access to The Lunch woodland, as a recreational, leisure and wildlife resource, and use of existing on-site open space for additional sports/recreation facilities, potentially supported by a multi-purpose building.

This Masterplan takes account of the objectives and aspirations of the emerging Neighbourhood Development Plan and provides the basis for on-going engagement with the local community in order to secure consensus and ensure the opportunity that the Former Warwickshire Police HQ site offers is achieved.

Technical Considerations

A number of baseline technical assessments have been undertaken to inform the Masterplan, as follows:

- Transport.
- Ecology and Landscape.
- Historic Environment.
- Flood Risk.
- Ground Conditions.

These assessments are provided within a separate document.

In summary, there are no technical constraints that preclude development of the site for housing. However, careful consideration is required in respect of the impact of development on the historic environment and the landscape.

More detailed technical assessments will be required as the proposals develop, with work on-going in respect of heritage and landscape, and transportation. All planning applications will be accompanied by a suite of supporting documents, in order to assist decision making by enabling Warwick District Council and stakeholders, including the local community, to fully understand the impact of the proposals.

Key Conclusions – Baseline Studies

Transport

Developing the site for residential use is likely to generate less traffic than use of the site as the HQ for Warwickshire Police. However, the existing accesses, to varying degrees, have restricted visibility and widths and some access improvements may therefore be required, together with a new access to serve The Paddock/Land East of Broome Close.

Ecology

The site supports important habitats and there are a number of records for protected species within the vicinity of the site. Development should seek to retain important habitats and will need to take account of the potential impact on protected species, with seasonal surveys to inform methodology and mitigation strategies.

Flood Risk

The site is generally at low risk of flooding, although the Cattle Brook poses a potential risk to a small part of the site, as shown on the site analysis plan. Any development proposed in this area may require modeling of the Brook.

Ground Conditions

The potential for contamination is, on the whole, low, although there are a number of low/moderate risks relating to a decommissioned underground fuel tank and a disused filter bed, as shown on the site analysis plan. Investigation and remediation may be required ahead of development.

Heritage & Landscape

Heritage

The site encompasses designated heritage assets, in particular Woodcote House, which is a Grade II listed building. The former Victorian brick stable range, although much altered, falls within the curtilage of Woodcote House, and therefore may be considered as a curtilage structure that enjoys statutory protection. Similarly, the brick walls of the former kitchen garden, which incorporate stone gate piers and iron gates, may constitute a curtilage building. The gardens and parkland surrounding the listed building are not included within the Historic England Register of Parks and Gardens, but are locally listed, albeit the boundary has not yet been defined. The Leek Wootton Conservation Area is focused on the core of the village, but takes in a small part of the eastern most tip of the site.

The significance of Woodcote House derives principally from its architectural interest as a Victorian Country House that retains much of its external and internal detailing. The removal of the original north wing and some internal alterations to facilitate its present use as part of a Police HQ has diminished the significance of the listed building to some degree. The most major detractor is the highly insensitive late twentieth century extension on the north side.

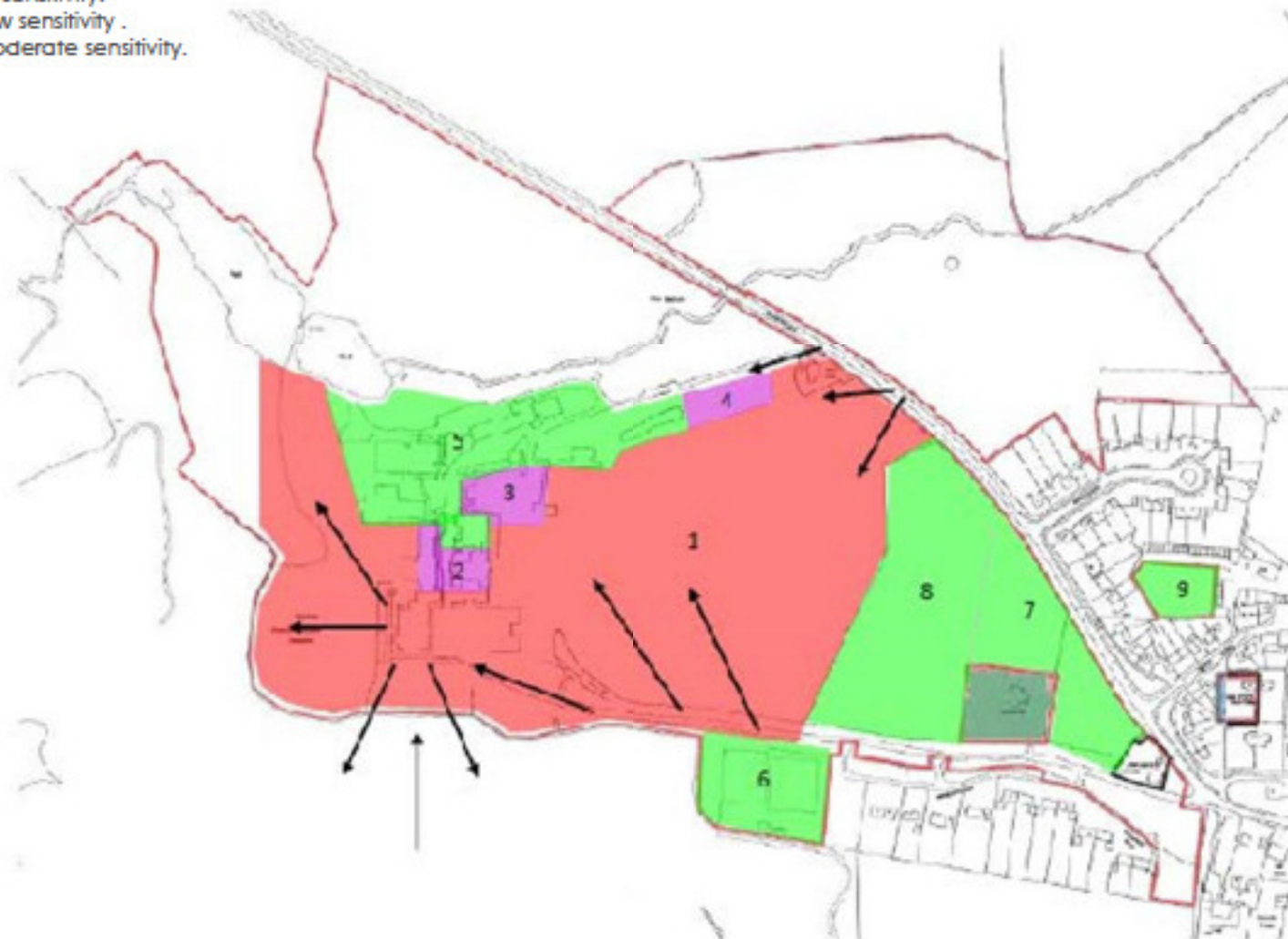
The surrounding garden and parkland provides an important landscape setting for the listed building, and contributes greatly to its significance. This element of its setting is especially sensitive to the west and south elevations, as these parts are viewed directly from the principal rooms of Woodcote House. Views looking eastwards from Woodcote House are of relatively lesser importance, and are marred by the presence of a large car parking forecourt.

An assessment of the site's sensitivity to development was undertaken as part of the baseline historic environment assessment, and is shown on the following plan. Woodcote House and its garden and parkland are of high sensitivity (Area 1), where development, other than conversion of Woodcote House, is likely to have an adverse impact. It is therefore proposed that this area remains undeveloped with the exception of the conversion of Woodcote House, and with a reduction in parking and reinstatement of lawn to its forecourt to enhance its setting.

The wider built estate is of low sensitivity, already being heavily developed, and offers the greatest potential for development. The exceptions are the stables and extension to Woodcote House (Area 2), old walled kitchen garden (Area 3), and land adjacent to North Lodge (Area 4), which are of moderate sensitivity, where development would need to be suitably sympathetic. To retain a sense of openness along the North Lodge access road, built development is not proposed adjacent to North Lodge. It is proposed that the extension to Woodcote House be removed, which would greatly enhance its setting and better reveal its significance as a designated heritage asset. Historic curtilage structures within the grounds, including the former stables, kitchen garden walls and pavilion are also proposed to be retained.

Historic Environment - Sensitivity to Development

Red – Area of high sensitivity.
Green – Area of low sensitivity.
Purple – Area of moderate sensitivity.



The Paddock, Land East of Broome Close and Former Tennis Courts (Areas 6-8) are of low sensitivity. The whole of The Paddock is considered to be of low sensitivity, including as:

- There is very limited intervisibility between Woodcote House and The Paddock, and views from Woodcote House are currently marred by the presence of a large surface car park, and visually further separated by a large playing field.
- The Paddock is a relatively small area, historically separated from the wider parkland by a now derelict estate fence, and would not have an appreciable impact on the extensive parkland that would remain.
- The impact of development, including that of a new access on the approach to the Conservation Area, could be mitigated by design and screening.

Given these areas are of low sensitivity, they are proposed for development of new homes. However, development will reflect the character of the areas, with particular care given to the sensitive western boundary of The Paddock to ensure an appropriate transition between the parkland setting and the built form of new homes.

Overall, the site presents a significant development opportunity with the potential to enhance the historic environment and ensure the long term conservation of Woodcote House and its setting.

Landscape

The Warwickshire Landscape Guidelines identify the site as within the regional Character Area of Arden and Arden Parklands landscape type, of which the characteristics of the site are partially consistent, in that it is a country house set in a mature parkland containing belts of mature trees associated with the estate lands. The site encompasses a park and gardens of local importance and the whole of the site is covered by a Tree Preservation Order. Future development will need to be supported by a full tree survey and arboricultural impact assessment to ensure appropriate retention and protection of trees.

Site Character

The site is semi-rural, influenced by a series of landscape and urbanising elements, as follows:

- Open estate parkland containing specimen trees.
- Enclosed parkland and gardens.
- Blocks of broadleaved estate woodland.
- The lakes, the brook and associated marginal vegetation.
- Tree lined avenues.
- Bushy vegetated established hedgerows along Woodcote Lane.
- Improved pasture.
- Modern infill development and car-parking.

The belts of dense woodland, mature trees and boundary hedgerows, together with the surrounding undulating landform, are important in collectively limiting the extent of the visual envelope. A visual baseline has been undertaken and the results are shown on the following plan. There are limited long range views into the site and only seven public viewpoints, all but one a partial view. The open view is of Woodcote House from a Public Right of Way to the south (View 06).

The long range view from near the Rouncil Lane/Woodcote Lane junction (View 01) will be improved through the removal of the telecommunications mast, and the open view of Woodcote House (View 06), together with the partial view (View 05), will be protected by retaining a parkland setting to the House. New landscaping will be provided along Woodcote Lane, and development restricted along the boundary, in order to retain a strong sense of enclosure along this approach to the Conservation Area. Where there are glimpses of development (Views 2-4) this will be as at present, of buildings nestled within parkland vegetation. Similarly, redevelopment of the Tennis Courts will be set within existing vegetation (View 07).

Overall, it is proposed that key views are protected, and that landscape features are retained to assist the development to assimilate into its surrounding, thereby maintaining the rural identity of Leek Wootton village.

Landscape and Visual Assessment



Site Analysis



Constraints & Opportunities

Constraints

- Currently the whole site is washed over by the Green Belt.
- Designated heritage assets, including the Grade II listed Woodcote House and curtilage structures.
- Locally designated park/garden.
- Tree Preservation Order covers the site.
- Existing accesses have limited visibility/width.
- Limited public access to significant resources within the site.

Opportunities

- Previously developed land within a sustainable rural location.
- Green Belt policy supports redevelopment of previously developed land and the emerging new Warwick District Local Plan proposes to revise the Green Belt boundary and includes a positive allocation for comprehensive development of the site for new homes.
- Development for new homes will bring the site into a viable use consistent with its conservation, and with enhancement of the historic environment.
- Retention of landscape features will provide mature screening of development and assist in maintaining the rural identity of the village.
- Potential to improve existing access to the site.
- Potential to improve community access to the site, including The Lunch woodland.



3. THE MASTERPLAN

The development of the site must balance making a contribution to the District's housing supply, with protection and enhancement of the historic and natural environment, to leave a lasting legacy for the local community of Leek Wootton. This challenge underpins the Masterplan, informing the vision and development principles, which in turn inform the strategic framework and detailed criteria for character areas.

This Section sets out the vision and development principles for the future development of the site and establishes the strategic framework to ensure delivery.

Vision

A lasting legacy for the local community of Leek Wootton

The Masterplan for the Former Warwickshire Police HQ site is to create an appealing place to live, that enhances the heritage value of the site and respects its natural assets, and that integrates with the wider village of Leek Wootton, in order to contribute to the existing thriving rural community

Development Principles

- **Creation of a sense of place, whilst integrating with the wider village:** The development will exploit the historic and natural assets of the site to deliver a distinctive and attractive place, whilst providing physical links to, and being sensitive to the character of, the surrounding area to ensure it is integrated with the wider village.
- **Protect and enhance the historic environment:** The development will convert the listed Woodcote House into a viable use, thereby ensuring its long term conservation, and will remove unsympathetic additions and respect its wider setting.
- **Respect the natural assets of the site:** The development will retain areas of woodland, and other open spaces and landscape features, that provide an environmental resource, and contribute to the setting of the Woodcote House and the rural identity of Leek Wootton.
- **Safe and sustainable movement:** The development will ensure safe access to the site and make provision for cyclists and pedestrians throughout the site with linkages to the wider movement network.
- **Delivery of a mix of housing to promote a sustainable community:** The development will deliver new homes of different sizes, types and tenures, including affordable homes, to support a range household sizes, ages and incomes and contribute to a balanced, socially inclusive community.
- **Deliver high quality open space:** The development will provide open space to meet the needs of the new residents, and has the potential to deliver extensive open spaces for formal and informal recreational use by the wider community.
- **Respect key views:** The development will respect key view into and out of the site to ensure the rural identity of Leek Wootton is maintained.
- **Commercially viable development:** To ensure the potential offered by the site is realised, the development must be an attractive opportunity to developers. It must be financially viable, balancing enhancements and infrastructure provision with the need for a competitive return, in order to deliver best value for Warwickshire PCC and revenue to support the delivery of effective police services.

Strategic Framework

The strategic framework provides the structure for the development of the site. It establishes areas for new homes and open space/community facilities, and identifies infrastructure improvements to support the development. These key elements of the scheme are set within a robust design framework, that respects the built and natural assets of the site.

Key Elements

- **New homes:** Around 125 new homes will be delivered to provide a mix of house sizes and types that take account of policy and local need, and market demand. Densities will reflect the character areas of the site, and the site's wider setting.
- **Open space/community facilities:** The scheme will meet the open space needs of new residents. The scheme retains extensive areas of open space within the site, including parkland, and there is potential to provide sympathetically designed play areas to meet the needs of younger residents. There is potential for wide scale release of the open spaces within the site for recreational use by the wider community, including The Lunch woodland in line with the aspirations of the community as set out in the Draft Neighbourhood Development Plan. In addition, the existing pavilion, associated with the open space on the site, could provide a multi-purpose facility, again in line with the aspirations of the community as set out in the Draft Neighbourhood Development Plan.

- **Infrastructure improvements:** The Woodcote Drive Access will be retained as the main access to the site and, whilst the development will generate less traffic than use of the site as the HQ for Warwickshire Police, improvements could be made to improve visibility at the junction with Woodcote Lane and to widen a section of Woodcote Drive. This would involve removal of the gate piers, but these could be re-sited either side of the widened access. A new access off Woodcote Lane will also be provided to serve The Paddock, which will utilise a relative gap in the boundary, north of the Conservation Area, providing appropriate visibility and assisting in the preservation of the setting of the Conservation Area.

Robust Design Framework

- **Layout:** The layout responds to the features and context of the site and creates two broad housing areas set around open space, which provides a green heart for the development and a focal point to encourage interaction. Strong street frontages will create a safe environment and overlooking of open space. Street design within the development should reflect function, with service drives contributing to the rural identity of the development and encouraging low traffic speed and cycling and walking. Pedestrian and cycle links are provided within the site and connect the site to the wider movement network.

- Retention and enhancement of historic features:**
 Woodcote House is to be retained and converted to contribute to the new homes, which will ensure its long term conservation. The 1960s addition is to be removed to better reveal the architectural significance of the building. The setting of Woodcote House will be enhanced by the reduction of parking to its forecourt and reinstatement of a lawn, and by the removal of the telecommunications mast. Key views from Woodcote House to the west and south will be retained. Other historic structures within the site, including the former stable range and walled kitchen garden, should be retained. The retention of Woodcote House, and other historic structures, will provide continuity and contribute to the identity of the development.
- Strong landscape structure:** Landscape features, including significant trees and open spaces, will be retained and reinforced with additional structure planting. Planting will be provided along the historic boundary of The Paddock to soften views of development and provide a transition from parkland to built form. Planting will also be provided along Woodcote Lane, and built development restricted along the boundary, in order to retain the strong sense of enclosure along this approach to the Conservation Area, thereby preserving its setting.

Detailed layouts and the design of buildings will be developed as the scheme progresses, together with a landscape strategy including a sensitive approach to lighting. The scale and external appearance of buildings, including detailing and materials, should take account of the distinctive character of the site and draw on the wider area to ensure the development reflects, respects and reinforces the local distinctiveness of the site and Leek Wootton village.



Character Areas

Character Area 1: Redevelopment of Built Area

This Character Area comprises the main built part of the site, broadly consistent with the Major Developed Site boundary in the Warwick District Local Plan (1996-2011).

The area totals around 3.7ha, but not all of this is necessarily suitable for built development. Some parts of the area are sensitive to any development providing an important landscape setting and are therefore to be retained as gardens/parkland. Development is also constrained by significant trees that should be retained. In addition, a small part of the area is potentially at risk from flooding and any development of this area will need to be subject to assessment and mitigation. Subject to addressing flood risk, the greatest development potential is within the north eastern most part of the site.

Whilst the area currently accommodates a significant level of development, redevelopment to provide new homes will need to respect the historic environment. Woodcote House will be retained and converted, with removal of the 1960s extension to the north side, and reinstatement of landscaping to the forecourt. Other historic structures should also be retained and put to viable uses.

Given the historic environment, a low density development, under 20dph, is considered appropriate. It is estimated that the area has a potential to accommodate around 55 new homes, including the conversion of Woodcote House to apartments.

Character Area 2: Village Infill Development

This Character Area comprises land between existing housing in the village along Woodcote Lane and Woodcote Drive, and brings together The Paddock and Land East of Broome Close.

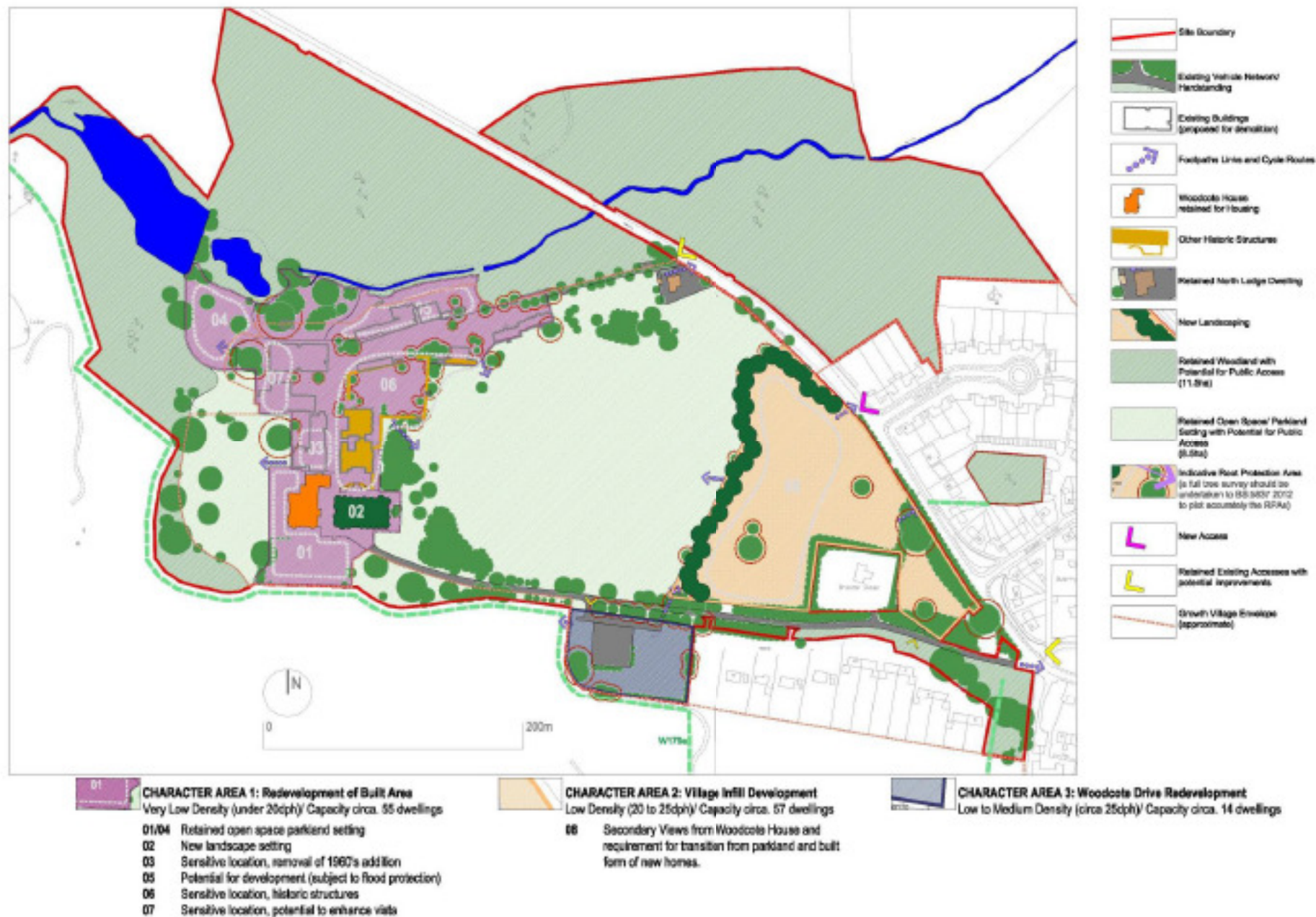
The area totals around 2.48ha. However, the western boundary is sensitive, facing Woodcote House across open parkland, and careful design will be needed to ensure an appropriate transition between the parkland setting and the built form of the new homes. Planting, such as a native hedge on the boundary and a belt of trees, will assist in this, as would variety in the layout and scale of the new homes to break down the volume of built form. Planting will also be retained and enhanced along Woodcote Lane, and built development restricted along the boundary, in order to retain the strong sense of enclosure along this approach to the Conservation Area, thereby preserving its setting. In addition, the area surrounds an existing house (Broome Close), which development will need to take into account, together with significant trees in the area which should be retained.

Given the sensitivity of this area, and the character of its surroundings, a fairly low density, between 20-25dph, is considered appropriate. It is estimated that the area has potential to accommodate around 57 new homes.

Character Area 3: Woodcote Drive Redevelopment

This Character Area comprises the Former Tennis Courts and totals 0.58ha. The site is relatively self contained and development will need to take account of the significant trees to be retained and an adjacent Public Right of Way. A low to medium density of around 25dph is considered appropriate and it is estimated that the area has potential to accommodate around 14 new homes.

Masterplan





4. DELIVERY & BENEFITS

Warwickshire PCC is committed to bringing the site forward in the short term for development of new homes, supported by physical and community infrastructure, to leave a lasting legacy for the local community of Leek Wootton, including preservation and enhancement of the significance and setting of Woodcote House as a designated heritage asset.

This Section sets out the potential infrastructure requirements and strategy for bringing the site forward, together with an indicative timetable. It concludes the Masterplan by summarising the benefits the development will deliver for Warwickshire PCC, Warwick District and, importantly, the local community.

Infrastructure Requirements

The development of the Former Warwickshire Police HQ site will require improvements to physical and community infrastructure, which will be delivered through planning conditions/obligations and, subject to introduction by Warwick District Council, the Community Infrastructure Levy. The requirements will be discussed and agreed with Warwick District Council, Warwickshire County Council and other key stakeholders, as appropriate, but as a general guide key improvements that may be delivered comprise:

- **Transportation improvements:** Potential improvements include measures to encourage cycling and walking, together with improved access to the site.
- **Open space:** The open space needs of new residents will be met, with potential to provide wider public access to the existing extensive formal and informal open spaces on the site.
- **Community infrastructure:** The existing pavilion, associated with open space on the site, could be provide a multi-purpose community facility. Contributions will be made towards existing infrastructure, such as schools, as appropriate.
- **Affordable housing:** A proportion of the new homes will be affordable homes, in accordance with policy.

Strategy

The Masterplan is to support Warwickshire PCC in obtaining a positive allocation for development of the site in the new Warwick District Local Plan, and the intention is to bring the site to the market following adoption of the plan. This will provide certainty for developers, thereby assisting timely disposal and realising the economic value of the site. For the local community, it will ensure delivery of a development opportunity closely aligned to planning policy.

The new Warwick District Local Plan examination hearings resume in September 2016 and adoption of the plan is provisionally timetabled for March 2017. Should significant delay be anticipated in getting adoption of a plan in place with a positive allocation, alternative strategies may have to be considered. For example, disposal supported by the Masterplan, that would be aligned to emerging planning policy (with a claw back to give Warwickshire PCC a share in the future uplift in value).

In any event, it is intended that the whole site will be available, but disposal in separate lots may be an option. However, fundamentally, all development will be guided by the Masterplan. This will ensure that each part of the site comes forward with regard to its role in delivering development of the site as a whole, thereby ensuring co-ordinated delivery of housing and infrastructure.

Programme

The Masterplan's indicative programme for delivery shows that development may commence around 2019 and be delivered over a period of 3-4 years. However, this is dependent on:

- **The timing of site's release:** This is dependent on existing operational uses on the site being relocated off-site. Preliminary works for this are underway. The Masterplan assumes that relocation, and subsequently release of the site, will take place following adoption of the new Warwick District Local Plan. Relocation is timetabled for late 2017, with the disposal process running in parallel, with marketing commencing May 2017.
- **The submitted new Warwick District Local Plan progressing to adoption:** The examination hearings resume in September 2016. Subject to the plan being found sound, this may enable it to be adopted March 2017.
- **Market conditions and rate of construction:** Based on market conditions early 2016, it was anticipated that delivery of around 125 new homes on the site, with a proportion of affordable homes, would be undertaken by a single housebuilder, over a period of around 3 years, including a lead in time for site preparation. However, caution is advised due to unprecedented uncertainty following the decision in June 2016 to exit the EU, and therefore delivery is now anticipated to take around 4 years.

	2016				2017				2018				2019				2020				2021				2022			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Local Plan – Examination/ Reporting																												
Local Plan – Adoption																												
Site Vacated																												
Disposal/ Planning Permission																												
Development																												

Benefits

Warwickshire PCC

- ✓ Dispose of the site and achieve best value.
- ✓ Leave a lasting legacy for the local community.

Warwick District

- ✓ Contribute to meeting the District's housing need in accordance with the spatial strategy.
- ✓ Make effective use of previously developed land.

Local Community

- ✓ Provision of around 125 new homes, utilising previously developed land to deliver growth without losing the rural identity of Leek Wootton village.
- ✓ Provision of a mix of homes, including affordable homes, to meet local needs and contribute to a balanced and sustainable community.
- ✓ Provision of high quality open space and potentially the release of extensive areas of existing open space to provide formal and informal recreational opportunities for the local community.
- ✓ Ensuring the long term conservation of, and delivering enhancements to, the Grade II listed Woodcote House.
- ✓ Access improvements.
- ✓ Provision of pedestrian and cycles links, physically integrating the development and the existing village.
- ✓ Delivery of jobs during the construction of the new homes, and new residents will bring additional expenditure to the local area supporting existing services and businesses.

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Appendix 3
Leek Wootton
Masterplan
Baseline
Technical
Assessments
(June 2015)



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Leek Wootton Masterplan Baseline Technical Assessments

June 2015



**Police and Crime
Commissioner
Warwickshire**

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Introduction

1. This technical appendix has been prepared by Milestone Transport Planning to inform the preparation of a Masterplan for the former Warwickshire Police HQ at Leek Wootton.
2. Until February 2011 the Leek Wootton site functioned as the Headquarters of Warwickshire Police, comprising some 9,300sqm of offices, a Communications Centre, workshops, and garages, together with other police-related activities operating 24 hours-a-day.
3. At this time approximately 300 staff were based at the Leek Wootton site, although taking into account visitors and personnel under training there were regularly around 400 people on-site per day.
4. Presently the site remains occupied, albeit at a reduced level. As at April

2015 there were 194 staff, comprising 36 Police Officers and 158 civilians (including 115 working in the Communications Centre).

5. There are also 14 private residential dwellings accessed from within the Leek Wootton site off Woodcote Drive.
6. This appendix has been informed by a site visit carried out on 22 May 2015, followed by a desk-top assessment of access and movement arrangements. Consideration has been given to the disposal of the site in its entirety for a range of potential land uses, as well as retaining the existing Communications Centre.

Vehicular Access

7. The site is located on the western edge of the village of Leek Wootton. It is accessed via two private drives off Woodcote Lane – that is, Woodcote Drive and the North Lodge Access.

8. Woodcote Lane is an unclassified two-way road, predominantly subject to a 30mph speed limit within Leek Wootton village, increasing to 40mph and then 60mph beyond the village boundary. It varies in width from approximately 4.5m to 5.5m, and has a 7.5T weight restriction, except for access. Generally, there is only footway provision along Woodcote Lane within the village.
9. Woodcote Lane links to Warwick Road, which extends north towards Kenilworth and south to a roundabout with the A46 Warwick By-Pass (for onwards connections to the M40 motorway and Coventry), the A429 Coventry Road (towards Warwick Town Centre) and the B4115.
10. The junction of Woodcote Lane with Warwick Road has limited visibility due to the presence of The Anchor public house, and is therefore subject to a 'STOP' line restriction.

11. Based on a 'high level' review of accident statistics (taken from the Crashmap website) there have only been two recorded accidents on Woodcote Lane in the vicinity of the site over the 5-year period 2009-2013 inclusive. One of these occurred at the junction with Warwick Road. Both were classified as 'slight'.
12. Of the accesses to/from the site, Woodcote Drive carries the greatest volume of traffic. It is located to the south-eastern corner of the site and is formed as a simple priority junction where it connects to Woodcote Lane.
13. This junction lies within the 30mph zone, and is afforded good visibility to the south (at least 90m from a set-back distance of 2.4m). To the north, the visibility is restricted by the boundary wall and existing hedgerow to no more than 30m from a set-back distance of 2.4m.
14. Generally, Woodcote Drive is around 4.5m wide, which allows for two-way traffic movement. However, there is a narrow point (just over 4.0m) at the former gate posts to Woodcote House.
15. The North Lodge Access connects to Woodcote Lane via a simple priority junction in the north-east corner of the site, some 410m north of the main Woodcote Drive access. This junction lies within the 40mph zone. Visibility splays are limited by existing boundary features (70m to the south and 45m to the north) from a set-back distance of 2.4m.
16. There is no restriction to the two-way movement of vehicles through the secondary access, although its width is restricted to no more than 3.5 - 4.0m.
17. As part of a 2010 planning permission, improvements to the North Lodge access were identified in conjunction with Warwickshire County Council (as the Highway Authority). This included the removal of a number of trees to improve visibility and the relocation of the 30mph speed limit. These improvement works have not been implemented.
18. A survey conducted in September 2005 showed that the Leek Wootton site generated a total of 188 vehicle movements in the weekday AM peak hour (0800-0900hrs) and 117 vehicle movements in the weekday PM peak hour (1700-1800hrs).
19. Under the 2010 planning permission, granted for an extension to the office-based facilities at the headquarters, traffic generation was predicted to increase to 322 vehicle movements in the AM peak and 236 vehicle movements in the PM peak. Subject to modest off-site improvements, this level of traffic generation was acceptable to the Highway Authority.

On-Site Circulation

20. Within the Leek Wootton site, the internal access road leading westwards from the main access is generally provided to a width of 4.8m, and bounded by soft verges. There is no footway provision, but vehicular traffic is subject to a 10mph speed limit that is regulated by speed humps at regular intervals (every 70-100m) along its length.
21. Within 250m of the main access off Woodcote Lane, on the southern side of Woodcote Drive, there are three side roads into a cul-de-sac serving 14 former police houses now in private ownership. On the northern side of Woodcote Drive, there is a single, large private dwelling, known as Broome Close.
22. Beyond the former police houses on the southern side of Woodcote Drive, there are some former tennis courts that are now used for car parking.

23. The main car park area is located at the end of Woodcote Drive, on the eastern frontage of Woodcote House. At this point the internal access road turns northwards, passing through the main operational area before heading eastwards to link with the North Lodge Access.

Access by Foot & Cycle

24. Woodcote Lane is provided with a lit footway of at least 1.5m in width on at least one side of the carriageway from Waller Close (north of the Woodcote Drive access) to Warwick Road. North of Waller Close, there is no footway provision on Woodcote Lane.
25. Woodcote Lane is also a signed cycle route, forming part of the National Cycle Network Route 52 that locally connects with Kenilworth & Coventry to the north and Warwick to the south.

26. There are no Public Rights of Way (PROW) through the Leek Wootton site. However, the Millennium Way is a signed off-carriageway footpath that extends to the west of the site, connecting Kenilworth Castle and Rouncil Lane to the north with the A429 Coventry Road in Warwick to the south, skirting around the neighbouring Warwickshire Golf & Country Club.

27. There are also two signed public footpath routes through the Golf Club. One, known as the 'Tinker Tank', connects with Woodcote Lane adjacent to the main access.

28. Local amenities within a reasonable walk distance of the Woodcote House (around 2kms) comprise the following:

- Sports Club – 800m;
- The Anchor Inn – 800m;
- Village Hall – 850m;
- All Saints Church – 900m; and

- All Saints CofE Primary School – 1.5km.

Public Transport Access

29. The nearest bus stops to the site are located adjacent to Hill Wootton Road (shelter for southbound services) and adjacent to the Village Hall (shelter for northbound services). Both are around 900m (11 min walk time) from Woodcote House.

30. The X16 bus provides an hourly service (daytime, Monday to Saturday) between Coventry and Stratford via the University of Warwick, Kenilworth & Warwick. Journey times to key destinations from Leek Wootton are as follows:

- Kenilworth – 9 minutes;
- Warwick – 13 minutes;
- Warwick University – 21 minutes;
- Stratford upon Avon – 34 minutes;
- Coventry Station – 37 minutes; and

- Coventry City Centre – 43 minutes.

31. The nearest railway station is Warwick, 4.8kms south of the site. This is managed by Chiltern Railways. It is staffed and has 10 covered cycle parking spaces and 50 car parking spaces.

32. The majority of trains serve Leamington Spa, Banbury and stations to London Marylebone in a southerly direction, as well as stations to Stratford-upon-Avon and Birmingham Snow Hill in a northerly direction.

33. Generally there are two trains per hour in both directions throughout daytime hours, with additional weekday peak services. A reduced service operates in the early morning / late evening. Journey times to key destinations from Warwick station are as follows:

- Leamington Spa – 4 minutes;
- Banbury – 22 minutes;
- Solihull – 22 minutes;

- Stratford upon Avon – 35 minutes;
- Birmingham Snow Hill – 39 minutes; and
- London Marylebone – 86 minutes.

34. Warwick Parkway is 6.2kms from the site on the same line as the Warwick station. It is staffed and has around 960 parking spaces as well as covered cycle parking.

Car Parking

35. From the baseline survey conducted in September 2005 (when the Leek Wootton site was at its operational peak) there were approximately 405 formal and informal parking spaces provided on site and parking demand on a 'normal day' was for between 300 and 400 cars. This took account of shift changeovers, as well as training functions and visitors.

36. Unsurprisingly, given that the operational use of the site has since diminished significantly, there is now

significant spare parking capacity (around 43% was observed from a snapshot survey of parking demand during the site visit conducted on 22nd May 2015).

Potential Future Uses

37. When fully operational the Leek Wootton site generated a total of 188 vehicle movements in the weekday AM peak hour (0800-0900hrs) and 117 vehicle movements in the weekday PM peak hour (1700-1800hrs).
38. Also, the Highway Authority previously accepted an increase in traffic generated by the site (as a consequence of a proposed office extension) to 322 vehicle movements in the AM peak and 236 vehicle movements in the PM peak.
39. This can therefore be taken as a reasonable 'baseline' against which traffic generated by potential alternative land uses can be assessed.

Use Class C2 Residential Care

40. In September 2011, an outline planning application was submitted to Warwick District Council proposing a 'Continuing Care Retirement Community' on the site, comprising a 60 bed nursing home, 40 close care apartments and 35 cottages (29 close care and 9 care ready).
41. Using the TRICS database, trip rates were identified for both the proposed nursing home and the close care accommodation (using the TRICS category 'sheltered housing'). The predicted traffic generation was 24 vehicle movements in the AM peak and 17 vehicle movements in the PM peak.
42. Clearly, this level of traffic generation would represent a significantly reduced impact on the local network, when compared with the former use of the site as a police headquarters.

43. In terms of parking provision for Use Class C2 development, the current adopted Warwick District Council Parking Standards Supplementary Planning Document (SPD) (2007) requires 1 car parking space per 3 residents plus provision for an ambulance. Cycle parking is considered on merit.

Use Class C3 Residential

44. The emerging Warwick District Local Plan (Publication Draft, May 2014) proposed to allocate 3 parcels of land at the Leek Wotton site for housing development, as follows:
 - H34 – The Paddock – 30 dwellings;
 - H35 – East of Broome Close – 5 dwellings; and
 - H36 – Former Tennis Courts – 5 dwellings.
45. Based on TRICS trip rates, development of 40 residential dwellings would generate in the order

of 23 vehicle movements in the AM peak and 22 vehicle movements in the PM peak.

46. Again, this level of traffic generation would be significantly lower than the police headquarters. Indeed, a scheme of around 200 residential dwellings would still generate less traffic than the observed traffic generated by the former police headquarters.

47. In terms of parking provision for Use Class C3 development, the current adopted standards within the Warwick District Council Parking Standards SPD (2007) are as follows:

- 1-bed dwellings – 1 space per unit;
- 2-bed dwellings – 1.5 spaces per unit (2 allowed in rural areas – a garage constitutes one of these spaces);
- 3-bed dwellings – 2 spaces per unit; and

- 4-bed+ dwellings – 2 spaces per unit.

48. As regards cycle parking, the SPD requires the provision of 1 space per unit for apartments and garage/shed storage for houses.

Use Class C1 Hotel/Use Class C3

49. If Woodcote House were converted to provide a hotel of around 60 bedrooms, it would generate in the order of 25 vehicle movements in the AM peak and 18 vehicle movements in the PM peak, based on TRICS trip rates.

50. A hotel scheme of double this size (120 bedrooms) coupled with a residential development of 150 dwellings would still generate less traffic than the former police headquarters.

51. In terms of parking provision for Use Class C1 development, the current adopted Warwick District Council Parking Standards SPD (2007) requires

1 car parking space per bedroom. Cycle parking is 1 space per 4 bedrooms.

Use Class B1 Business Park

52. Redevelopment of the site to provide a business park (Use Class B1) of around 9,000sqm built floorspace would generate in the order of 149 vehicle movements in the AM peak and 118 vehicle movements in the PM peak, based on TRICS trip rates. This is also well within the existing observed traffic generated by the former police headquarters.

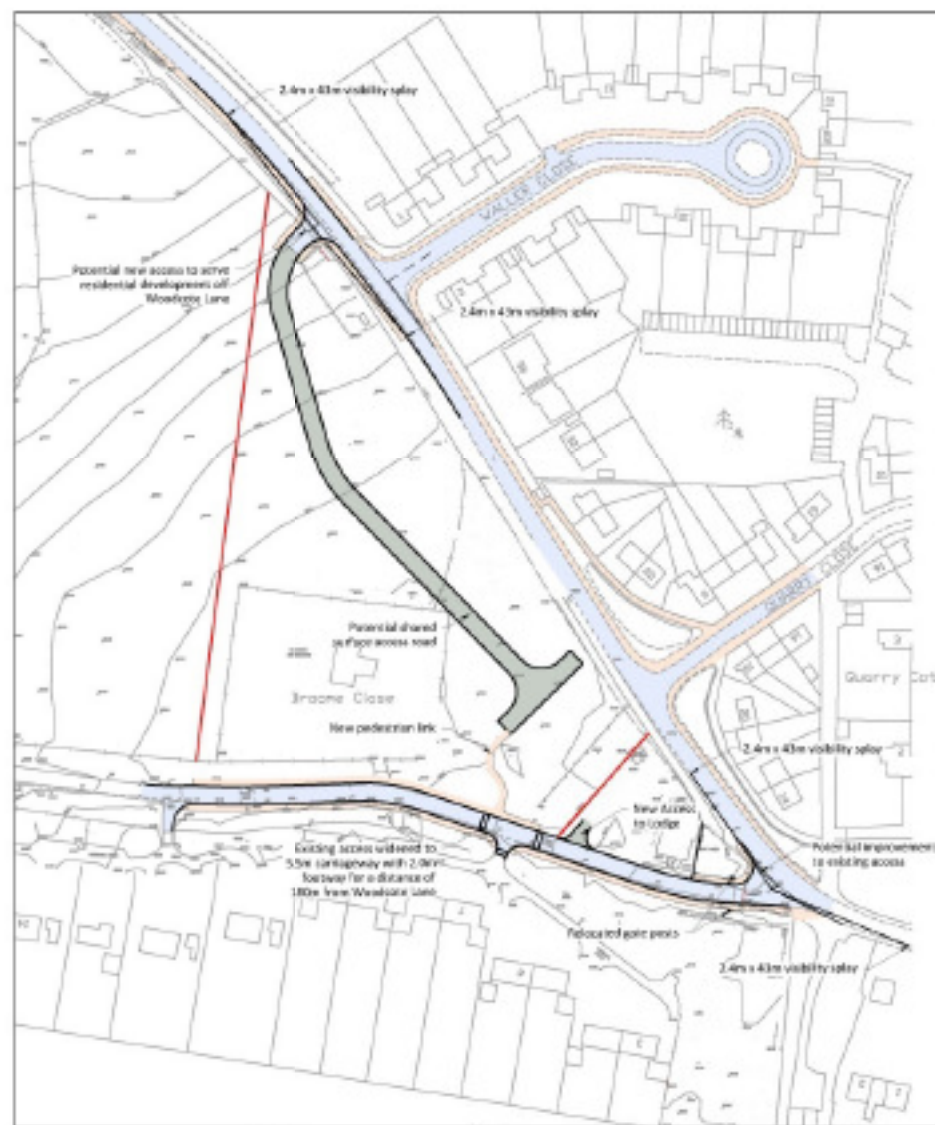
53. Parking provision for Use Class B1 development, based on the current adopted Warwick District Council Parking Standards SPD (2007), is 1 car parking space per 30sqm. Cycle parking is 1 space per 200sqm.

Movement & Access Strategy

54. Proposals for an alternative use of the Leek Wootton site will need to be supported by a Movement & Access Strategy, which has due regard to the planning policy framework, including the emerging Warwick Local Plan and the National Planning Policy Framework.
55. It will need to be deliverable and afford priority to sustainable modes of travel, with pedestrian and cycle access and movement being at the forefront.
56. Key guiding principles should include:
 - The promotion of road safety;
 - Sustainability – minimising impact on the environment;
 - Integration with the local community;
57. Within the site itself, streets should be viewed in the context of movement corridors with spaces defined by user functions and surrounding buildings. To maximise circulation, cul-de-sacs should be avoided wherever possible.
58. Carriageway zones will generally be defined by vehicle swept paths, natural speed attenuation and alternative methods of delineation between activity zones should be explored through changes in surface materials, hard and soft landscaping.
59. Whilst potential alternative uses of the site are likely to generate less traffic than the former police headquarters, it is nevertheless likely that the improvements to the accesses – that is, Woodcote Drive and the North Lodge Access – will be required, dependent upon the development option pursued.
60. Under Option 1: Retain the Communications Centre/Partial disposal for redevelopment, no improvements would be required. However to support residential development of the Paddock, Land East of Broome Close and the Former Tennis Courts, the potential exists to create a new access onto Woodcote Lane close to the junction with Waller close as indicatively show on Figure A1.1.
61. Figure A1.1 shows the opportunity exists for The Paddock and Land East of Broome Close to be served by one vehicular access that delivers the required minimum visibility splays for a 30mph road of 2.4mx43m in both directions

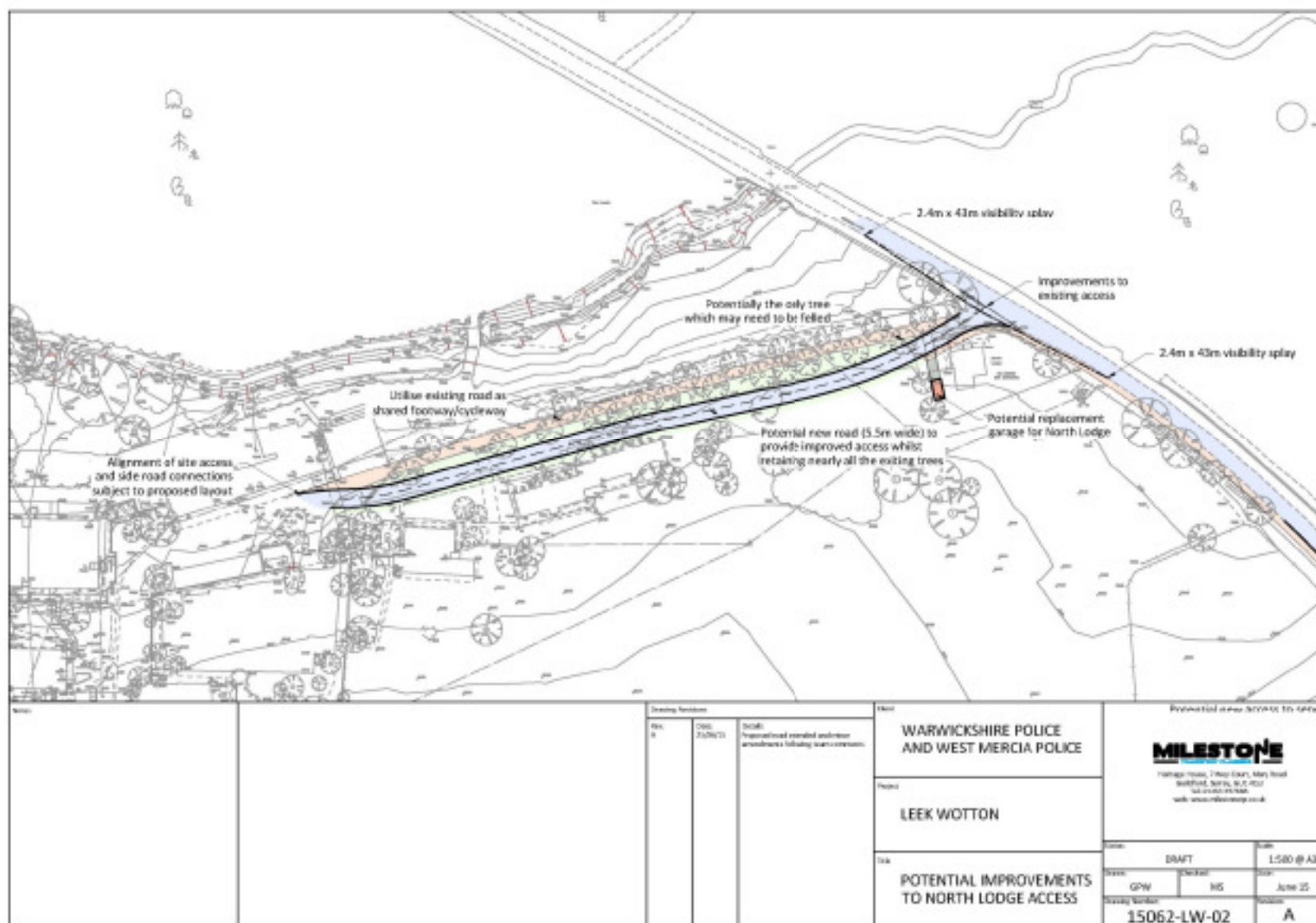
- 6.8 Beyond the limit of adoption the residential site access could be delivered as a shared surface access. A pedestrian link could then connect the allocated sites with Woodcote Drive (as shown indicatively on Figure A1.1).
62. This arrangement will have no impact on the existing demise and access rights of the existing private property of East Lodge.
63. For **Option 2: Dispose of whole site, with single use of main site**, where the end users are currently uncertain, it may be necessary to undertake improvements to the Woodcote Lane /Woodcote Drive junction in conjunction with the widening of Woodcote Drive itself to accommodate future traffic demand.
64. Figure A1.1 indicatively shows the implications of widening the carriageway to 5.5m for a distance of approx. 180m (to Woodcote Close) as

Figure A1.1: Potential improvements to Woodcote Drive Access and New Access to serve The Paddock/Land East of Broom Close



65. well as the provision of a 2.0m footway on at least one side of the carriageway.
66. From Figure A1.1 it can be seen that the opportunity exists to improve the corner radii on the northern side of the junction to a minimum 6m radius and removing vegetation to deliver a minimum 2.4m x 43m visibility splay in a northerly direction on Woodcote Lane.
67. Figure A1.1 also shows that the existing gate posts would need to be removed to accommodate the improved junction arrangement, albeit these could be re-sited either side of the widened carriageway/footway.
68. For **Option 3: Dispose of whole site, with split use of main site** it will be necessary to improve the Woodcote Lane/North Lodge Access junction to meet current highway standards.
69. **Figure A1.2** indicatively shows a potential improvement to the Woodcote Lane/North Lodge Access junction that delivers a 5.5m wide access road into the site whilst minimising impact on existing trees. Subject to further discussion with the Highway Authority the width of the carriageway could potentially be reduced to 4.8m dependent on the scale and mix of the future uses on this part of the site.
70. As shown Figure A1.2 the potential exists to re-direct the North Lodge Access south of the existing tree-lined avenue, which could then be retained as a pedestrian / cycle route. The existing access and parking/garage facilities for North Lodge itself would need to be re-provided in the event that the improved access arrangements were pursued.
71. With Option 3 it is assumed that the existing Woodcote Drive and its junction with Woodcote Lane can be retained without modification to support a low trip generating use such as Use Class C1 Hotel.

Figure A1.2: Potential improvements to North Lodge Access



Landscape and Ecology

Introduction

1. This technical appendix has been prepared by DNS Planning to inform the preparation of a Masterplan for the Leek Wootton site.
2. Its purpose is to identify any landscape/visual and ecological constraints to development and, where there may be potential to accommodate future development, to assess whether these areas have the capacity to absorb any potential landscape/visual or ecological impacts and consider the likely significance of those effects upon:
 - Landscape character – analysis of the effects on the landscape receptors caused by changes in the elements and qualities as a result of development.
 - Visual amenity – analysis of the effects upon potential viewers and viewing groups caused by

changes in the appearance of the landscape as a result of development.

- Ecological value – analysis of the effects upon European Protected Species, designated sites for nature conservation and valuable habitat.

Methodology

3. The landscape and visual assessment has been carried out in accordance with the methodology and terminology set out in Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 ('The Purple Book') as recommended by the Landscape Institute/Institute of Environmental Management & Assessment.
4. The ecological assessment follows the standard methodology (NCC, 1990). In addition, habitats were evaluated for their potential to support

protected or otherwise notable species.

5. A walkover survey of the site and its surroundings was undertaken in May 2015 to obtain an understanding of the landscape and visual context, existing land uses, the local topography, landscape features and vegetation structure, including significant trees, and areas of ecological value, including waterbodies.

Site Character and Context

6. The site occupies an elevated position within a semi-rural context on the western edge of Leek Wootton village, to the south of Kenilworth. The River Avon lies within the wider landscape to the east at 45m AOD from which the landscape rises to form a ridge on which the site is placed at 110m AOD. The landscape context is predominately agricultural

interspersed with blocks of woodland and isolated settlements.

7. The site is surrounded by residential areas associated with the village to the east and south-east. The grounds of the Warwickshire Golf Club lie adjacent to the south and west boundary. Extensive belts of mature woodland enclose the site to the north and north-east.

8. The site itself is approximately 25 ha in area and is made up of estate parkland (containing lakes and Cattle Brook) associated with Woodcote House, a Grade II listed manor house built in 1861. The estate is made up of a combination of the following landscape elements:

- Enclosed parkland and gardens;
- Open parkland;
- Estate woodland;
- Lakes and stream corridor; and

- Modern development and car-parking.

9. The attractiveness and integrity of the setting of Woodcote House and parts of the parkland (specifically the north-west corner) has been encroached by the functional modern development and car parking associated with the police headquarters. However, numerous specimen trees, avenues and groups of woodland remain within the parkland, and these landscape elements, together with the boundary vegetation, collectively assist with softening the impacts of this more recent modern development.

Landscape Designations

10. Woodcote is a registered park and garden of local/regional importance.
11. The Warwickshire Landscape Guidelines identify the site within the regional character area of Arden and

the Ardens Parkland landscape type. This landscape type is described as having the following characteristics:

- 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; and
- Thick roadside hedgerows, often with bracken.

12. The landscape characteristics of the site are partially consistent with the Ardens Parkland character area description, in that it is a country house set in a mature parkland containing belts of mature trees associated with the estate lands.

13. Two Public Rights of Way (PROW) in the form of unsurfaced footpaths run in the vicinity of the site (within 200m). The Centenary Way (W179) is located in the landscape to the west. PROW W179a runs along and adjacent to the site boundary in the parkland to the south and west of the manor house.

Nature Conservation Designations

14. There appear to be no statutory designated sites within 2km. The nearest is Ryton Wood Site of Special Scientific Interest (SSSI) located approximately 9.5km to the north-east (SP381725).
15. The Lunch Woodland located to the north of the site, the Cattle Brook which runs along the southern boundary of the woodland, and the lakes are designated as Ecosite 16/26, part of which is also designated as a

potential Site of Importance for Nature Conservation (pSINC). Collectively they are described as an area of mixed woodland alongside the Cattle Brook, comprising coniferous, mixed and broadleaved blocks, with a ground flora including Bluebell, Lesser Celandine, Yellow Archangel, Herb Robert, ferns and Ivy. Separately, the lakes include Typha reedbeds and Pond Sedge, Soft Rush, Yellow Flag and Meadow Sweet surrounded by willow scrub. Cattle Brook is considered an important part of the Avon wildlife corridor and Kingfisher, Daubenton's Bat, and Whiskered Bat have been recorded in the vicinity.

16. Woodland and streams are Warwickshire Biodiversity Action Plan (BAP) habitats and ponds are now a UK BAP priority habitat.
17. The existing belts of native woodland, specimen native trees and boundary hedgerow vegetation provide

important habitat and greatly enrich the nature conservation value of the habitats in which they are placed and should, as far as possible, be retained as part of any future development proposals.

18. Previous extensive species survey work has been undertaken in association with previous development projects. As a result of these surveys, together with historical data, there are a number of records for European Protected Species within the vicinity of the site including the following:

- **Badgers** – three disused setts, one located along the eastern boundary and two near the north-west corner;
- **Bats** – five species of bat have been recorded on the site, including Soprano and Common Pipistrelles (toilet block), Brown Long-eared Bat roosts (in the cellar and attic of Woodcote House and

in the stable block), Pipistrelle maternity and hibernation roosts (in the buildings and trees in the northern area of the administrative buildings);

- **Water Voles** – within 1.5km;
- **Otters** – within 1.5km;
- **Great Crested Newts** - within 1.5km;
- **Birds** – of conservation concern Red and Amber list, including Barn Owl and Kingfisher; and
- **Reptiles** - Adders have been recorded within the dog training area adjacent to the tennis court and a low population of Grass Snake in the improved grassland field in the east of the site.

19. Any proposed development will need to take account of the potential impact on these species, including seasonal survey work to inform any mitigation strategies and methodology statements.

Trees and Woodland

20. The site contains an impressive collection of mature woodland and trees. The dense woodland to the north known as the Lunch contains Sycamore (*Acer pseudoplatanus*), Larch (*Larix decidua*), Ash (*Fraxinus excelsior*), Oak (*Quercus robur*), Silver Birch (*Betula pendula*) and Scots Pine (*Pinus sylvestris*).
21. Mature specimen trees within the parkland are of high landscape and conservation value. Species include Oak, Silver Birch, Weeping Willow (*Salix babylonica*), Beech (*Fagus sylvatica*), Oak, Coast Redwood (*Sequoia sempervirens*), Lime (*Tilia sp.*), Cherry (*Prunus sp.*), Horse Chestnut (*Aesculus hippocastenum*), Atlas Cedar (*Cedras atlantica*), Alder (*Alnus glutinosa*), Ash and Holly (*Ilex aquafolium*). Additionally, there is an impressive avenue of Limes along the entrance road from North Lodge.

22. The whole of the site is covered by a Tree Preservation Order (TPO 448). The area of woodland located adjacent to the north-west is also covered (TPO 171). They are shown on **Figure A2.1**. The significant trees and woodlands should be retained as part of any future development proposals and adequately protected during the construction process.
23. A number of significant trees as shown on **Figure A2.1** are on potential development sites. These trees and their associated Root Protection Areas (RPAs) should be retained in association with future development proposals.
24. A full Tree Survey and Arboricultural Impact Assessment to BS5837 (2012) will be required in support of any future planning applications.
25. The majority of the existing field boundary hedgerow along Woodcote Lane is species poor and

Figure A2.1 Landscape and Visual Survey



Enclosed Parkland and Gardens forming the setting of the Manor House

Open Parkland and Fields/Pasture

Lakes and streams

Areas with Retention/management

Small-wooded Parkland

Buildings with Red Roofs

Important Trees within Potential Development Areas to be Retained

PROPOSED

Public Viewpoints
Public View

Public Viewpoints
Open View

GVA
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LEEK WOOTTON

Landscape and Visual Survey

Scale as shown	Date 02-07-15	Monitor GVA 01	Revision none
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26. unlikely to be considered 'important' under the Hedgerow Regulations 1997 as it tends to be dominated by Hawthorn (*Crataegus monogyna*) with occasional Hazel (*Corylus avellana*) and Elder (*Sambucus nigra*). Other hedgerows within the site generally comprise of ornamental species, such as Leyland Cypress (*Cupressus x leylandii*) and Privet (*Ligustrum ovalifolium*), and therefore have limited landscape, and ecological, value.

Landscape Baseline

27. Establishing the landscape baseline involves identifying the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape, and determining if it has a distinct character. This has been established through a mix of desk study and field work.
28. The character of the site can be described as semi-rural, influenced by

a series of landscape and urbanising elements as follows:

- Open estate parkland containing specimen trees;
- Enclosed parkland and gardens;
- Blocks of broadleaved estate woodland;
- The lakes, the brook and associated marginal vegetation;
- Tree lined avenues;
- Bushy vegetated established hedgerows along Woodcote Lane;
- Improved pasture; and
- Modern infill development and car-parking.

Open Estate Parkland and Enclosed Parkland



Enclosed Parkland and Gardens



Blocks of Estate Woodland



Tree lined avenues



Improved Pasture



Lakes and stream



Boundary Vegetation



Modern Infill Development



Visual Baseline

29. The field work to date has identified the importance of the combination of belts of dense woodland, mature trees and boundary hedgerows, together with the surrounding undulating landform, collectively limiting the extent of the visual envelope.
30. Despite its elevated position within the landscape, there are very few long range views towards the site. The Lunch woodland along the northern boundary and the woodland to the east obscure long range views into the site from the wider landscape to the north and east. The only exception is one long range viewpoint (View 1), near the junction of Rouncil Lane and Woodcote Lane, where the only visible part of the site is the redundant telecoms tower extending above the tree line.
31. There are only seven local views points from public roads and PROWs, one of

which is an open view (View 6). This is of Woodcote House from PROW W179a looking north. This is the most significant public vantage point. The other view points can be described as partial views:

- **View 2:** Part of the site can be glimpsed through the pillars at the entrance point off Woodcote Lane by moving receptors, but none of the existing buildings are visible in this partial view.
- **View 3:** There is a partial view into the parkland area glimpsed through roadside vegetation where there is a gap in the boundary hedgerow. The telecoms tower is visible and there are partial glimpses of existing buildings nestled in the parkland vegetation.
- **View 4:** Further along Woodcote Lane, where there is another gap in the boundary vegetation, the

parkland can be seen and buildings are visible.

- **View 5:** There is a partial view of Woodcote House from PROW W179a looking east, where there is a gap in the vegetation.
- **View 7:** There is a partial view of the tennis courts from PROW W179a.

32. The local viewpoints are shown on Figure A2.1.

View 1: Near the junction of Rouncil Lane and Woodcote Lane



View 2: From Woodcote Lane looking west



View 3: From Woodcote Lane looking west



View 4 From Woodcote Lane looking south



View 5 From PROW W179a looking north



View 6: From PROW W179a looking north



View 7: From PROW W179a looking north



Areas with Development Potential

33. As a result of this initial assessment, a number of landscape and ecology issues have been identified that may form a constraint to development. This information has been assessed and analysed and from this a number of areas within the site boundary have been identified as having development potential, as shown on Figure A2.1, including any significant trees that will need to be retained.
34. Should any of the sites identified be required for future development projects, and/or demolition of existing buildings required, protected species surveys in accordance with Natural England guidelines for bats, badger, breeding birds, reptiles and great crested newt may be required.
35. Each development site will also require a full Landscape and Visual Impact Assessment (LVIA) to identify any potential mitigation that could enhance the landscape and ecological value of each site and minimise any other environmental impacts.

Historic Environment

Introduction

1. This technical appendix has been prepared by Julian Bagg of Castle House Heritage Consulting Ltd to inform the preparation of a Masterplan for the Leek Wootton site.
2. The land currently owned by West Mercia and Warwickshire Police Alliance at Leek Wootton originated in the C19th as a country house set within a designed parkland landscape. Warwickshire Police, along with previous owners, have adapted the site to suit their requirements over the past decades.
3. Despite these changes, some of the buildings and landscape associated with the historic use of the site remain. These elements may present constraints to development as they have been afforded varying degrees of protection under national and local planning law and guidelines.

4. The main house is Grade II Listed, and the park and gardens are locally listed. A Conservation Area adjoins the site, and a number of the historic structures within the grounds could be considered non-designated heritage assets.
5. As part of any future redevelopment within the site, the impact of any proposal upon the significance of the remaining historic elements (whether that be built heritage, landscape or below ground archaeology) could be a material consideration in planning decisions. It is therefore relevant to identify such constraints and their significance as part of the masterplanning process.
6. The Government encourages the use of the term heritage assets to identify a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage

interest. Heritage assets include nationally designated assets, such as listed buildings, and assets identified by the Local Planning Authority (LPA), such as locally listed parks and gardens. Concealed archaeology also falls within the definition of a heritage asset.

Methodology

7. Relevant heritage assets were identified in and around the site. Sources of information for this study include a search of the National Heritage List for England (NHLE) administered by Historic England, Warwickshire Historic Environment Record (HER), and information held by the LPA relating to Conservation Areas.
8. A site visit was conducted during May 2015. Selected designated heritage assets, such as listed buildings and the Conservation Area, within the search area were also visited. A further

refinement of selection was conducted during the site visit depending on distance, topography and screening by trees and buildings.

9. Where it was considered that development might be seen within the context of a designated heritage asset, the significance of the heritage asset and its setting have been assessed against the visual impact of potential development.

10. The assessment utilises the adopted methodological approach supported by Historic England in their publications, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008) and *Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets* (2015). The latter explains that: “amongst the Government’s planning objectives for the historic environment is that conservation decisions are based on

the nature, extent and level of a heritage asset’s significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and

- Step 5: make and document the decision and monitor outcomes.

11. As part of the masterplanning exercise, the above guidance acts as a basis for assessing the potential for development and its location to impact upon designated heritage assets.

Planning Policy Context

12. In considering any future planning applications, the LPA and statutory consultees will be mindful of the policy framework.
13. Planning legislation relating to the built historic environment is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Guidance relating to this Act is published as the National Planning Policy Framework (NPPF) 2012 (in particular Section 12). This encourages the use of the term ‘heritage asset’ to describe a building, site, place or

landscape identified as having a degree of significance meriting consideration in planning decisions.

14. In regard to listed buildings Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that the LPA is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. Listed Building Consent would be required for any works to the Grade II listed Woodcote House which could impact on the special architectural or historic interest of the building.
15. Listed Building Consent would also be required for similar work to any building or structure on the site considered by the LPA to be curtilage listed. In such cases section 16(2) of the act applies. For any development requiring planning permission that would impact upon the setting of a

listed building the potential impact would be a material consideration in the determination of the planning application, and Section 66(1) of the Act applies.

16. In regard to development requiring planning permission that would impact upon the character or appearance of a Conservation Area, the potential impact would be a material consideration in the determination of the planning application, and Section 72(1) of the Act applies. This states that LPAs have a general duty in the exercise of planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework

17. Paragraph 128 of the NPPF states that: *"In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected... the level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
18. Paragraph 134 of the NPPF states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*
19. Paragraph 137 of the NPPF states that: *"Local planning authorities should look for opportunities for new development*

... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

Warwick District Local Plan 1996–2011

20. A new Local Plan is currently being prepared. At present the statutory development plan remains the adopted Warwick District Local Plan 1996–2011. There are seven 'saved' policies regarding heritage that may be relevant to future development on the site.
21. Policy DP1 Layout and Design states that: "Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design" and that "development

proposals will be expected to demonstrate that they a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use; b) relate well to local topography and landscape features, including prominent ridge lines; d) reflect, respect and reinforce local architectural and historical distinctiveness; e) enhance and incorporate important existing features into the development; f) respect surrounding buildings in terms of scale, height, form and massing; and g) adopt appropriate materials and details."

22. Policy DP1 also states that: "Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement."

23. Policy DP3 Natural and Historic Environment and Landscape states that: "Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management." It goes on to say that "development proposals will be expected to demonstrate that they b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance and c) protect and enhance the landscape character of the area, particularly respecting its historic character."

24. Policy DAP4 Protection of Listed Buildings states that: "Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special

architectural or historic interest, integrity or setting."

25. Policy DAP5 Change of Use of Listed Buildings states that: "Changes of use of Listed Buildings from their original use will only be permitted where: a) the original use has been demonstrated to be no longer appropriate or viable; and b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building."

26. Policy DAP8 Conservation Areas states that: "Development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas." It goes on to state that "development will also be expected to respect the setting of Conservation Areas and important views both in and out of them."

27. Policy DAP11 Protecting Historic Parks and Gardens states that:

"Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register."

Historic Background

28. Reference to an area known as Woodcote is made in the Domesday Book of 1086, and continues to consistently appear in documentation through to the C18th in relation to land holdings.

29. It is thought that a small settlement divided into upper Woodcote and Lower Woodcote existed on land south of the current house (now part of the golf course). The settlement is documented as having being deserted by the C15th.

30. There is little documentation available regarding the site of Woodcote House prior to the middle of the C19th.

Cartographic evidence suggests that a house existed just north of the present building, and parts of the walled garden including the decorative gate piers northwest of the stables date from that phase. It is suggested that the earlier house was of C18th origin.

31. The village of Leek Wootton to the east is a small settlement with Saxon origins, centred on a medieval church, which was later rebuilt in C18th. The village shows some evidence of survival of cottages from the C17th, but is mostly C19th and was much expanded in the late C20th.

32. The history of the present Woodcote House begins in 1851, when Henry Christopher Wise purchased the then Woodcote House and most of the park and surrounding land. He had evidently been renting Woodcote for some years before the purchase, as several of his children were born there

from 1832 onwards. There are also accounts that the Wise family owned parts of the manor from 1709.

33. Following his purchase of Woodcote, Henry Christopher expanded and remodelled the estate. One of his first projects was to divert the existing lane (now known as Woodcote Drive) which ran south and west of the House. A new road (now known as Woodcote Lane) was created to the northeast, and a secondary tradesman's drive to the service areas was also created off Woodcote Lane. This work was carried out in 1852 and it is possible that the two gate lodges were also created at this time.

34. Henry's wife, Harriett, died in 1858. After Harriett's death Christopher Wise took the decision to demolish and replace the old house as we see it today. The work was started in 1861, and included a complex of outbuildings including stables and a walled kitchen garden. The grounds

were also subject to some remodelling with areas of the surrounding parkland being incorporated into formal gardens, pleasure grounds and a lake.

35. There appears to have been a substantial phase of tree planting at this time, including extension of existing woodlands. The House was extended in 1869 and, although the extent of the extension is not clear, it is likely to form part or all of the north range visible on old maps and photographs (see overleaf). Part of the north wing was removed in 1960.

36. Following the death of Henry Christopher Wise in 1883, the estate passed to George Wise, and following his death in 1888 the estate then passed first to George Waller, and later George's son, Sir Francis Waller.

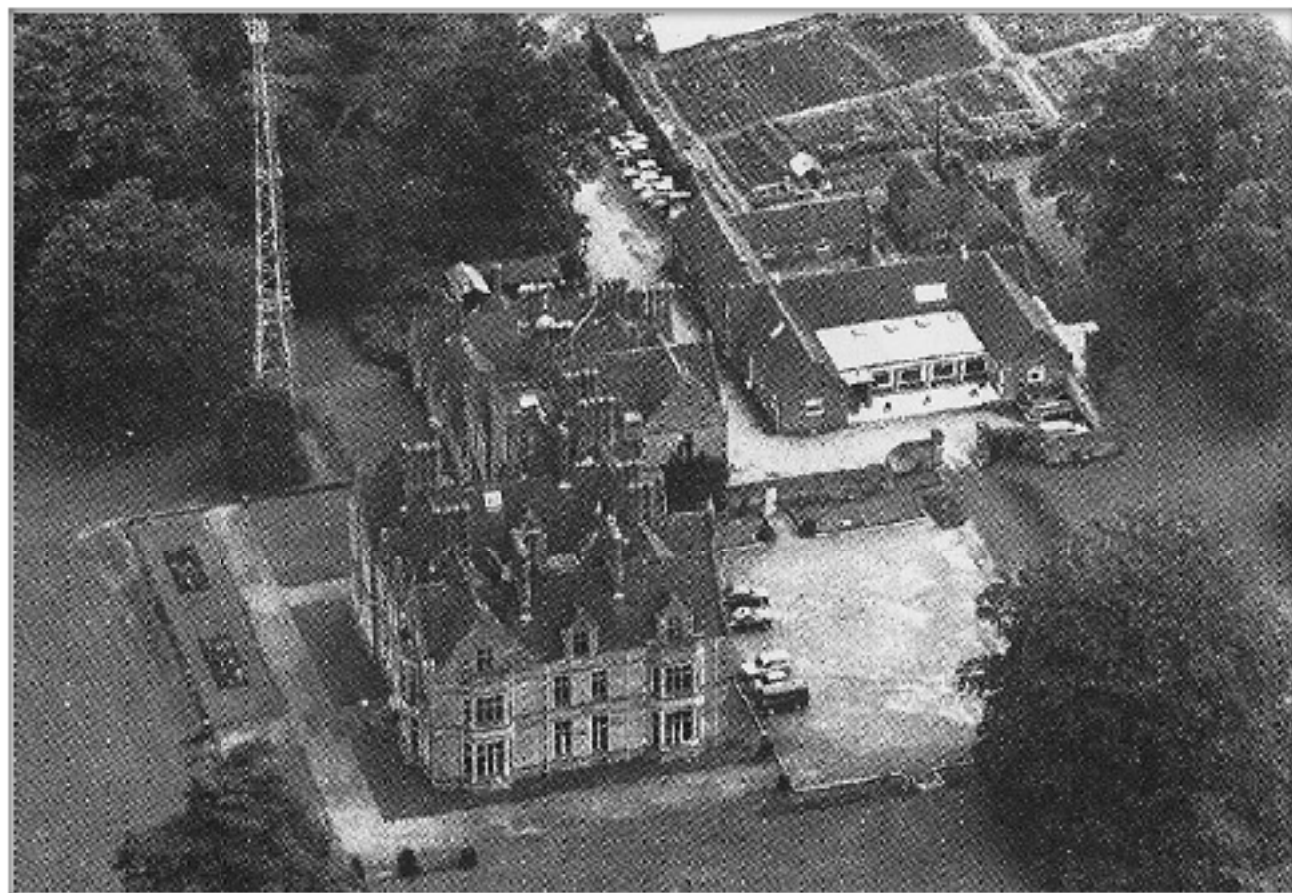
37. Despite following a military career and leasing out Woodcote House for part of his time, Sir Francis returned to

Woodcote in 1908. However, his position as a country landowner was short lived, as he was killed in action in the Great War in 1914.

38. Sir Francis's brother Wathen inherited the estate and title. He and his wife are thought to have lived at Woodcote until the outbreak of the Second World War in 1939, when Sir Wathen lent the house and grounds to the Red Cross for use as a convalescent home. This was mostly used by American servicemen. Following the end of the War, Sir Wathen reclaimed the property and was apparently refurbishing it in order to return, when he died suddenly in 1947.

39. Sir Wathen's widow, sold the house and grounds in 1948 to the County Council, for use as the Headquarters of the Warwickshire County Constabulary. Since becoming the Headquarters in 1949, a number of new and, in some cases, large buildings have been constructed to the north of the House. This involved the demolition of the northern service wing and the extension of the stables.

Aerial Photograph 1960



Designated Heritage Assets

Listed Buildings

40. Woodcote Hall was Grade II listed on 23 January 1987, and is the only listed building on the site.
41. The attached northern service wing and courtyard complex were demolished in the 1960s to clear the site for a new wing in a contemporary style as part of the Police Headquarters.
42. Internally the house has undergone a degree of institutionalisation. However, the full height central arcaded hall and stairs, and principal reception rooms retain much of the original detailing.

Principal (East) Elevation



43. Historically, Woodcote House was approached along Woodcote Drive, where strategic tree planting as part of the designed landscape prevented views of the House until a final reveal close to the east elevation.

44. Views out of the house are concentrated around the south and west sides. Within the immediate vicinity of the House there is a brick ha-ha to the south and a large garden terrace to the west, with stone steps and retaining walls (see opposite and below).

45. The list description is as follows:

Main part dated 1861, extended 1869, by John Gibson in Jacobean style for Henry Christopher Wise. Large sandstone ashlar house, rectangular on plan, 6 bays long by 4 bays wide. Two storeys and attic. Tall moulded plinth and string bands with saw-tooth decoration. Moulded eaves cornice.

South Elevation - Ha-Ha in Foreground



Steeply pitched plain tile roof with gabled ends, all gables have finials. Four and sixlight mullion/transom stone windows. The end bays to south elevation have two storey splayed bay windows with carved balustrading of pierced stonework. Main entrance is on left of east elevation in a two storey projecting bay with curvilinear gable. Four-centred arch to entrance porch with stiff leaf carving in spandrels and oriel bay window above with carved stone armorial balustrade. All chimney stacks have been truncated. Later matching addition, dated 1869 in south gable, projects from north-east. Interior: Good interior features include chimney-pieces. Square inner hall occupies centre of main building with stone staircase off the north side to arcaded first floor. The arches to first floor arcade are supported on paired slender marble columns. Flat ribbed timber ceiling to inner hall. The

West Elevation – Garden Terrace



entrance porch and passage linking it to the inner hall, have rib vaulting.

46. The significance of the listed building appears to lie partly in its architectural interest, including the principal internal reception areas. However, the removal of the north wing, and some internal alterations, has diluted its interest to a degree.

47. In historic terms the building dates from 1861 which is relatively late for a listed building. Government guidance set out in *The Principles of Selection of Listing Buildings* (2010) advises that because of the greatly increased number of buildings erected after 1840, and the much larger numbers that have survived, progressively greater selection is necessary.

48. The building clearly has aesthetic merit, despite the negative impact upon its setting resulting from late C20th buildings to the north and northeast. Its significance is greatly

increased by its associated landscaped garden and surrounding parkland setting, a substantial element of which has survived. This element of its setting is especially sensitive to the west and south elevations.

49. The following interventions would be considered to be enhancements to the listed building and, in some cases, would better reveal its significance:

- Removal of the attached 1960's building;
- Reinstatement of the stone wall;
- Removal of the radio mast;
- Removal of parking from the forecourt and reinstatement of lawn;
- Restoration of the garden terrace, including stone retaining walls and steps; and

- Strategic planting in order to screen new or unsympathetic development.

50. There are a number of listed buildings within the core of the village of Leek Wootton to the east of the site. However, none of these have any realistic inter-visibility with the site and are therefore unlikely to be affected by development on it.

Curtilage Listed Buildings

51. Any building or structure within the curtilage of a listed building which was constructed prior to 1948, was in the same ownership as the building at the time of listing, and is ancillary in function to the listed building could be considered by the LPA to be curtilage listed. Any such building would be subject to the same protection as the principal listed building.

52. In this case, there are a number of buildings and structures on the site that could fit the criteria. These include the stables and southern enclosure, the sports pavilion, the walled garden, the retaining walls and ha-ha around the house, and even possibly the gate lodges and entrance gates (see below and opposite).

Stable Block



Main Gates and Gate Piers



North Gate Lodge



Sports Pavilion



Gates and Gate Piers NW of Hall



53. In pre-empting the LPAs stance in this regard, it is interesting to note that the Alliance currently has the benefit of an extant planning permission (W/11/1166) for redevelopment involving the demolition of all the buildings on site, except for Woodcote House, the modern Communications Centre building, and sports pavilion. This permission will expire on 9 July 2015.
54. The Planning Officer's report to Committee for this application suggests that the Conservation Officer had no objection to the proposals, but did specify that the existing walls and gateways adjacent to the House should be retained. It is therefore reasonable to conclude that the removal of some of the historic walls associated with the house and the kitchen garden would likely be resisted by the LPA, but that retention of the stable complex would not be required.

Conservation Area

55. The Leek Wootton Conservation Area is concentrated around the church and the historic core of the village, and extends around the curtilage of Stone Edge House to the south.
56. The boundary of the Conservation Area includes small areas of the eastern-most tip of the site, including the main entrance and East Gate Lodge. However, it is unlikely that any future development would significantly alter the appearance of this area, despite the proposed residential allocation on land directly west of East Lodge.
57. The Conservation Area appraisal states that important views include, along Woodcote Lane where there is a strong sense of enclosure, both approaching the Conservation Area and from within.

58. The potential requirement for a new access onto Woodcote Lane to serve residential development within the adjacent land may be considered to be a harmful change. The issue has been raised by the LPA in regard to the local plan allocations.
59. Although this area is not actually within the Conservation Area, there is a concern is that a new access in this location will change the character of the approach to it. However, the architectural quality of the existing housing along this approach is low and, as this area has not been included within the Conservation Area, the impact could be considered to be low and should be balanced against public benefits generated by the provision of new housing.

Non-Designated Assets

Gate Lodges & Gates

60. There is no evidence that the LPA has ever considered either the North Lodge off Woodcote Lane, or the East Lodge and entrance gates on Woodcote Drive, to be curtilage listed in association with Woodcote House. However, it is likely that some resistance would be encountered from the LPA to development which impacted upon their setting.
61. The significance of these buildings is that they stand alone as modest buildings on the driveways to the grounds of Woodcote House.
62. North Lodge historically appears visually isolated, and it is unlikely that it would be considered appropriate to develop close to the building. Any development along the north driveway would therefore need to maintain an appropriate visual buffer.

63. East Lodge falls within the boundary of the Leek Wootton Conservation Area, where statutory constraints apply in regard to the impact of development upon the character and appearance of the Conservation Area. However, the setting of East Lodge is far more enclosed than that of North Lodge, with mature vegetation creating visual screening around the Lodge and the driveway entrance (see below). As such, it is unlikely that any significant impact upon the setting of the Lodge or the Conservation Area would result from development in the field to the west.

East Gate Lodge



Locally Listed Park and Garden

64. The garden to Woodcote House and its surrounding parkland is identified by Warwick District Council as being of local interest, and appears on a list of historic parks and gardens associated with Local Plan Policy DAP11. Warwick District Council state that no boundary to the locally listed park and garden has yet been defined.
65. Most historic maps suggest that the wider parkland extends to plantations and tree belts surrounding most of the property (see overleaf). These are more distant to the south across the golf course to what was called Terrace Hill Woods meadow. To the west it is terminated by Long Spinney (also known as Fox Covert), to the East by the village of Leek Wootton, and to the north and northwest by two areas of woodland known as The Lunch and Lower Lunch. The service area to the

68. The significance of the remaining parkland is cumulative in regard to the areas of openness, the dispersed mature trees and the tree belts and woodland. There are no garden buildings or monuments within the designed landscape. Later interventions, such as the development of the golf course and the evolution of the police headquarters, have compromised the parkland.

69. The most sensitive aspects of the park and garden are likely to be those that contribute directly to the setting of Woodcote House. This includes those areas viewed directly from the principal rooms of the House.

70. However, it is interesting to note that permission was recently granted to fence off land in association with the security of the Communications Centre building (W/12/0688), which lies immediately north, and within the setting of, Woodcote House, and

previously formed part of the park and garden.

Archaeology

71. A desk-based assessment of information received from the Warwickshire HER was conducted in order to gain information about the known or potential archaeological resource within the site (see overleaf).

72. The HER searched an area of 1km radius centred on Woodcote House. The surrounding area has a strong history of human settlement and activity.

73. From prehistory there are a number of find spots (flints) recorded in the area. Roman activity within the search area is very limited.

74. The location of the site is roughly equidistant between the historic medieval settlements of Kenilworth and Warwick, adjacent to the village

of Leek Wootton, which it is thought was a larger settlement during the medieval period (HER Ref: MWA2553).

75. There is evidence of some medieval activity within and around the site. It would appear that the area within the site has for most of its recent history been agricultural until the establishment of the designed park and garden, which was potentially initiated in the late C18th and then fully developed in the mid C19th.

Known Archaeology

76. Documentary evidence shows a Post Medieval manor house on an early map (HER Ref MWA2556). This was pulled down in 1861 to make way for a new house.

77. The site is well known, lying 50m north of the radio mast, and is likely to represent buried evidence of the pre 1861 house and related activity (thought to be C18th). Previous