

# Comments for Planning Application W/22/1877

## Application Summary

Application Number: W/22/1877

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

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

Case Officer: Dan Charles

## Customer Details

Name: Mr Peter Manning

Address: Rockside Warwick Road, Leek Wootton Warwick

## Comment Details

Commenter Type: Commentor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Policy LW1

Policy LW1 in the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan stipulates the need for high quality landscaping and the design of any development should be sympathetic to the environment and be of a scale that is in size and character of the village in general.

The proposal is for 83 dwellings which will result in high density housing equating to 9 dwellings per acre on a site within a conservation area. The high density implies that architectural styles, layout and density of buildings will be inconsistent with houses elsewhere in the village and contrary to policy LW1.

### 2. Trees and Hedges

Because of the density it will inevitably result in the loss of many substantial mature trees and hedges all of which are protected by TPO's, due to buildings being constructed too close to existing trees and hedges and damage being caused to roots and potential damage to building foundations requiring subsequent removal of such trees.

There appears to be no Tree Protection and Removal Plan to reflect the indicative revised layout, as the plans in the Tree Survey Report relate to the previous layout. The Tree Constraints Plan doesn't appear to show any tree removal, yet the LVIA states that there would be some selective tree removal. I would like to see a revised Tree Protection and Removal Plan to make informed comments on this application.

### 3. Highways

Access to the site will be from Woodcote Lane which is narrow and further impeded by the necessity for residents of properties fronting Woodcote Lane, without vehicular access, having to park on the road.

The junction with Warwick Road, known locally as the "Anchor Junction", is narrow and has poor visibility to the west and even with the present volume of traffic has led to numerous incidents and near accidents. With the additional traffic generated by the proposed development it will become a positive location for potential serious accidents.

Clearly it was for these reasons that the Highways Authority objected to the site being developed for use as a new village school. The traffic generation from such a use would be significantly less than that produced by 83 dwellings

Warwick District Local Plan Policy TR1 Access and Choice requires development proposals to demonstrate that they are not detrimental to highway safety and are designed to provide suitable access for a range of transport modes including pedestrians and cyclists. Policy LW10 sets out a requirement for a series of traffic related measures for new developments requiring that developments should be built with the provision of safe walking and cycling pathways. The applicant has failed to provide evidence to show that they will conform to these requirements in their proposal.

### 4. Housing Needs

The need for additional houses within the village has not been established. The requirement for additional housing in WDC area is already being met elsewhere within the district. Therefore, there is no need for the "high density" development proposed.

### 5. Open Space

Due to the high density of the proposal, there is very limited provision of open space on site. It has been suggested by the applicant that part of the woodland on the northern side of Woodcote Lane will fulfil the open space requirement and be an added benefit to the community but this incorrect, the Woodland behind Waller Close is outside of the scope of DS22. They also suggest that the woodland is within their control but this incorrect. The woodland is in the ownership of the Police and at present there is no arrangement for it to be used by Cala Homes. The wood has been used by villagers for the last 70 years and therefore cannot be considered as an additional recreational space.

For the above reasons I trust that this application will be recommend for Refusal.