

Doc B The Police Masterplan, the Inspector's report and DS 22 v3

This document sets out the timeline of the Warwickshire Police headquarters when in 2016 all parties within Warwick produced a Masterplan for the enhancement of the Woodcote Estate and the benefit of the wider community.

The Masterplan was presented to the villagers of Leek Wootton and unanimously passed.

Pages 2 - 6 Briefly outlines the Masterplan and illustrates the proposed layouts

Pages 7 - 8 Kevin Ward The Government Inspector appointed by the Secretary of State having viewed the Police Masterplan approved the plan based on reasons detailed on pages 7 & 8, stating that these exceptional circumstances justified altering the Green Belt.

Page 9 Cala proposal showing the site now extended with the addition of the balancing ponds and the woodland in order to maximise the house numbers within plots 1,2 & 3 .

Page 10 The size of the proposed Cala site viewed against the Conservation area

Page 11. **Our response to Cala Planning Application Reference W/22/0465 based on DS22**



Quote

“Removal of the highly insensitive 1960s extension to Woodcote house, with space provided around the building to reinstate its long standing form”.



Winston Churchill - “We shape our buildings; thereafter, our buildings shape us”

The Planning Inspector, who determined in 2017 that the site was to be removed from the Green Belt, did so, based upon the Police Master plan of August 2016. The following groups played **a major part in presenting this Masterplan to the village for approval.**

Warwickshire Police

Leek Wootton Parish council

Warwick District Council

Warwick Council Conservation Officer + special advisor

English Heritage

Woodland Trust & Wildlife Trust

Warwickshire Gardens Trust

Local historian groups - Christine Hodgetts

Bilfinger GVA

All on behalf of The Place Partnership

Statements from the Police Masterplan report; we believed and therefore approved

Page 1.2 - 'The site ceased to operate as the HQ in 2011 and the Warwickshire police commissioner 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".

Page 2.1e - "Development of the site will preserve and enhance the significance of heritage assets, in particular the grade 2 listed Woodcote house and locally listed gardens/Parkland as outlined"

Page 2 2.1F - "The Councils 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 the boundary vegetation and trees are fully protected'

Page 2 3.2 the proposed development will ensure the long-term conservation of the Grade 2 listed Woodcote house and associated historic structures and will enhance the significance of heritage assets.

- removal of the highly insensitive 1960s extension to Woodcote house, with space provided around the building to reinstate its long 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 glass houses 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, existing large buildings replaced by modest dwellings thereby increasing the dominance of Woodcote house

Page 3 - 3.3 "As demonstrated in the Masterplan and Capacity study 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 addition to existing pavilion associated within the open space, could provide a multipurpose community facility, again in line with the aspirations of the community"

Page 4 - 4.7. "Overall as demonstrated in the Masterplan and Capacity study all significant landscape features will be retained, which together with high quality layouts, design and landscape structures, will preserve the overall integrity of the Parkland and setting to Woodcote house, and will assimilate the development into the surrounding landscape context.

Page 7 - 10.1 "the site is not free from development. The western part of the site is wholly developed, which, the Councils evidence base notes as having a significant urbanising influence on the Green Belt. Indeed, replacement of existing large multi story buildings within the site with more modest dwellings will have a positive impact on the openness of the Green Belt

What has changed

- .Warwickshire Police are remaining on the site
- The "highly insensitive 1960s extension to Woodcote house and outbuildings will remain".
- The Cala Homes proposals are NOT in keeping with the village and its historic significance. This is a standard housing development.
- We have no visibility of the future plans for Plot 4
- 84 + trees and 12 hedges destroyed.
- No attempt to assimilate the development into the surrounding landscape
- There is no masterplan for the whole site
- The site will lose its Green Belt status

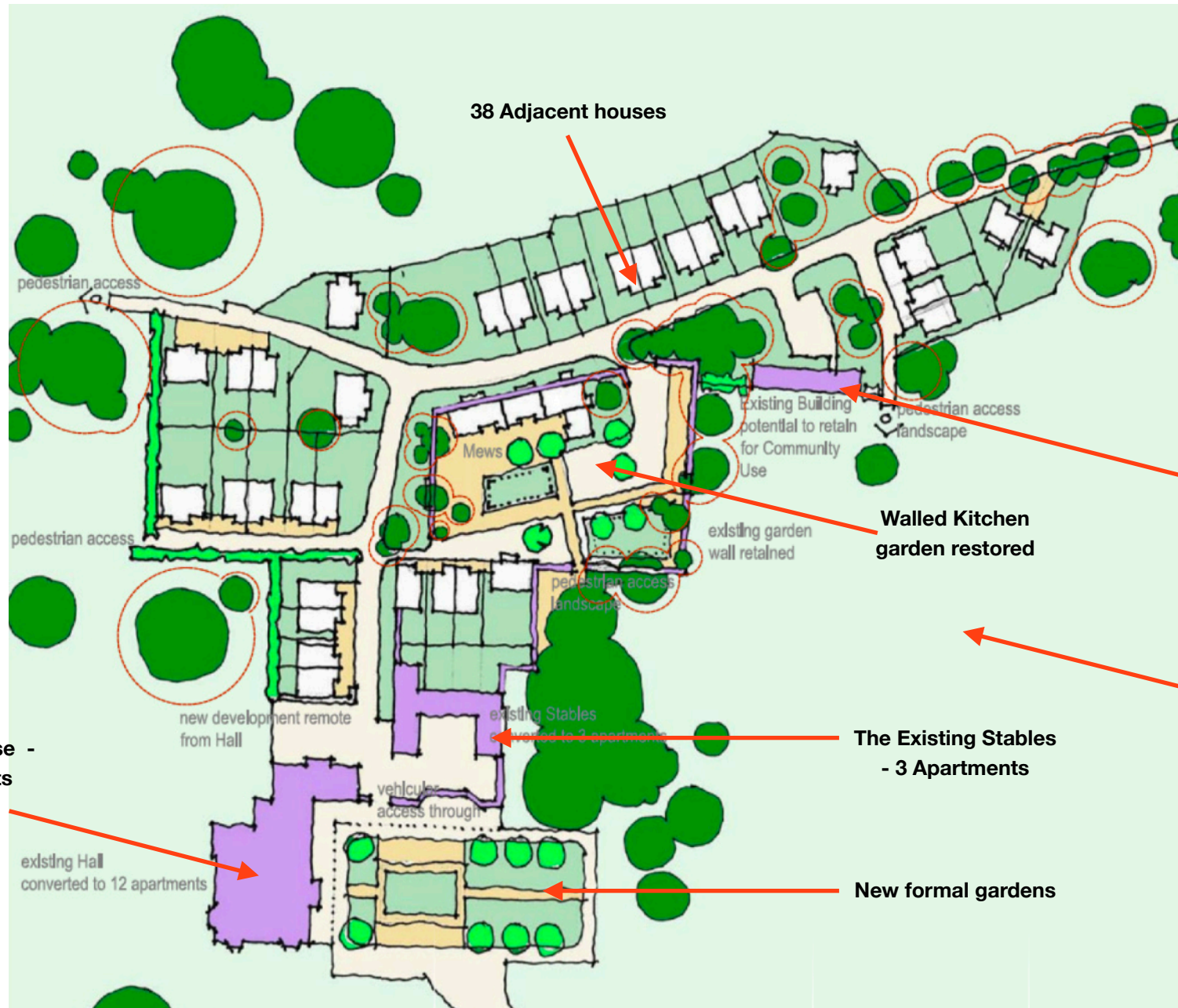
The 2016 Police Masterplan approved by the Government Inspector

This is the Warwickshire Police / GVA masterplan dated the 26 August 2016 for the whole development showing 125 houses, this was reduced by the Government Inspector to 115 houses.**We approved this plan**



This is a close up of the Warwickshire Police/GVA masterplan plot 4

Plot 4 shows 53 proposed properties. With the North Lodge (1) remaining this leaves 61 properties within Plots 1, 2 & 3



Removal of the highly insensitive 1960s Police buildings and radio mast

"A Community hall for the village"

"Extensive areas of open space will be retained within the site, with potential for recreational use by the wider community including The Lunch woodland"

Woodcote House - 12 Apartments

38 Adjacent houses

pedestrian access

pedestrian access

new development remote from Hall

existing Hall converted to 12 apartments

existing Stables

vehicular access through

The Existing Stables - 3 Apartments

New formal gardens

Mews

existing garden wall retained

Walled Kitchen garden restored

pedestrian access landscape

Existing Building potential to retain for Community Use

pedestrian access landscape

The Police/GVA masterplan plots 1, 2 & 3.



Report to Warwick District Council

by Kevin Ward BA (Hons) MRTPI
an Inspector appointed by the Secretary of State
for Communities and Local Government Date 28
July 2017

Report on the Examination of the Warwick District Local Plan

420. The submitted Local Plan included three proposed housing site allocations at The Paddock (H34), east of Broome Close (H35) and the Former Tennis Courts (H36). During the suspension of the examination the Council proposed that these sites should be included within a larger site covering the former Police Headquarters and associated land. It also proposed that a separate policy be introduced (DSNEW3) to set out specific requirements and guidance for development. The Council estimated that the larger site would have a capacity for 115 dwellings.

I have considered the site on this basis

421. The site (DSNEW3) includes the Grade II Listed Woodcote House, other buildings and structures and areas of hardstanding and car parking. It also incorporates areas of open land and woodland. The site includes a locally listed park and garden and a very small part of the Leek Wootton Conservation Area covers the eastern part of the site. There was limited use of the buildings and the site generally at the time of the hearings as a decision had been taken to relocate the activities associated with the Police Headquarters and significantly scale down operations.

423. Policy DSNEW3 sets out the need to develop the site in line with an agreed masterplan and provides a comprehensive and robust policy basis in relation to the layout and design of development including to ensure that the impacts on the significance of heritage assets and landscape character are fully taken into account. The intention is that although the site would be considered comprehensively, built development would be limited to distinct parts of it and much would be left undeveloped. The Council suggested an amendment to the wording of the policy to clarify the requirement for a comprehensive approach to the conversion of Woodcote House and restoration of its setting in association with development on greenfield parts of the site

424. There would inevitably be some loss of openness of the Green Belt and an extension of built development into currently undeveloped areas. The character and appearance of the site would be affected. However, built development would be reasonably well contained by topography and existing landscaping which could be supplemented by additional planting. It is intended that development is focussed on the area of existing buildings to the west of the site and the area closest to the main part of Leek Wootton to the east.

425. The redevelopment of the site provides the opportunity to sustain a viable use for the listed building and improve its overall appearance and setting through the removal of extensions and nearby buildings and structures. In addition to making a significant contribution to meeting housing needs, it would also provide the opportunity to allow public access to significant areas of open space.

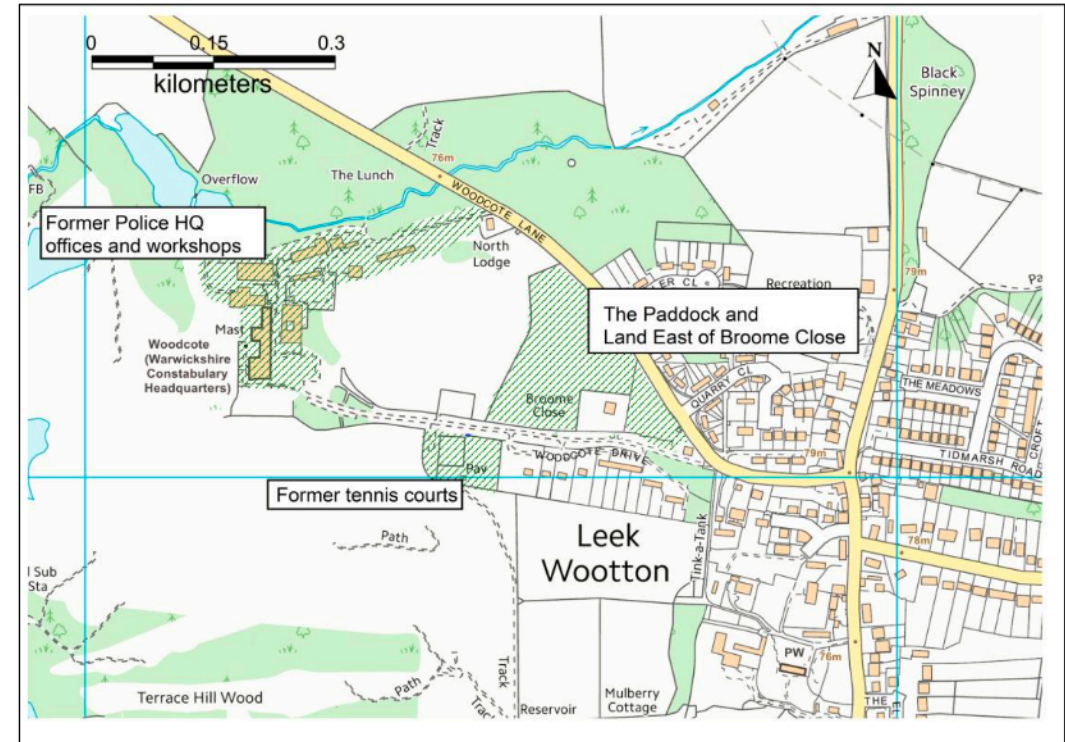
426. There would be some impact on the significance of the listed building and park and garden but the harm would be less than substantial. The public benefits outlined above would outweigh this harm.

427. There are no fundamental constraints to development on the site and I consider that it would be viable and deliverable within the timescale estimated by the Council. Development of the site would make a significant contribution to meeting housing needs including those for affordable housing. The proposed site allocation is necessary to ensure that housing requirements are met and would help to sustain and enhance the role of the village. These benefits would outweigh the adverse impacts of development.

428. For the above reasons there are exceptional circumstances which justify altering the Green Belt. The proposed extended site allocation at the former Police Headquarters (DSNEW3) and Policy DSNEW3 put forward by the Council are required to ensure that the Local Plan is justified, effective and consistent with national policy.

Woodcote

Map 7 Potential Development Areas at Woodcote
Leek Wootton and Guy's Cliffe Parish Council (Licensee) License No. 01000546358



Policy LW5 map from page 48 of the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan 2018

Note - Woodland to the north of Waller Close and the balancing ponds are excluded from the development.

This is Cala's proposal - 83 houses standard houses

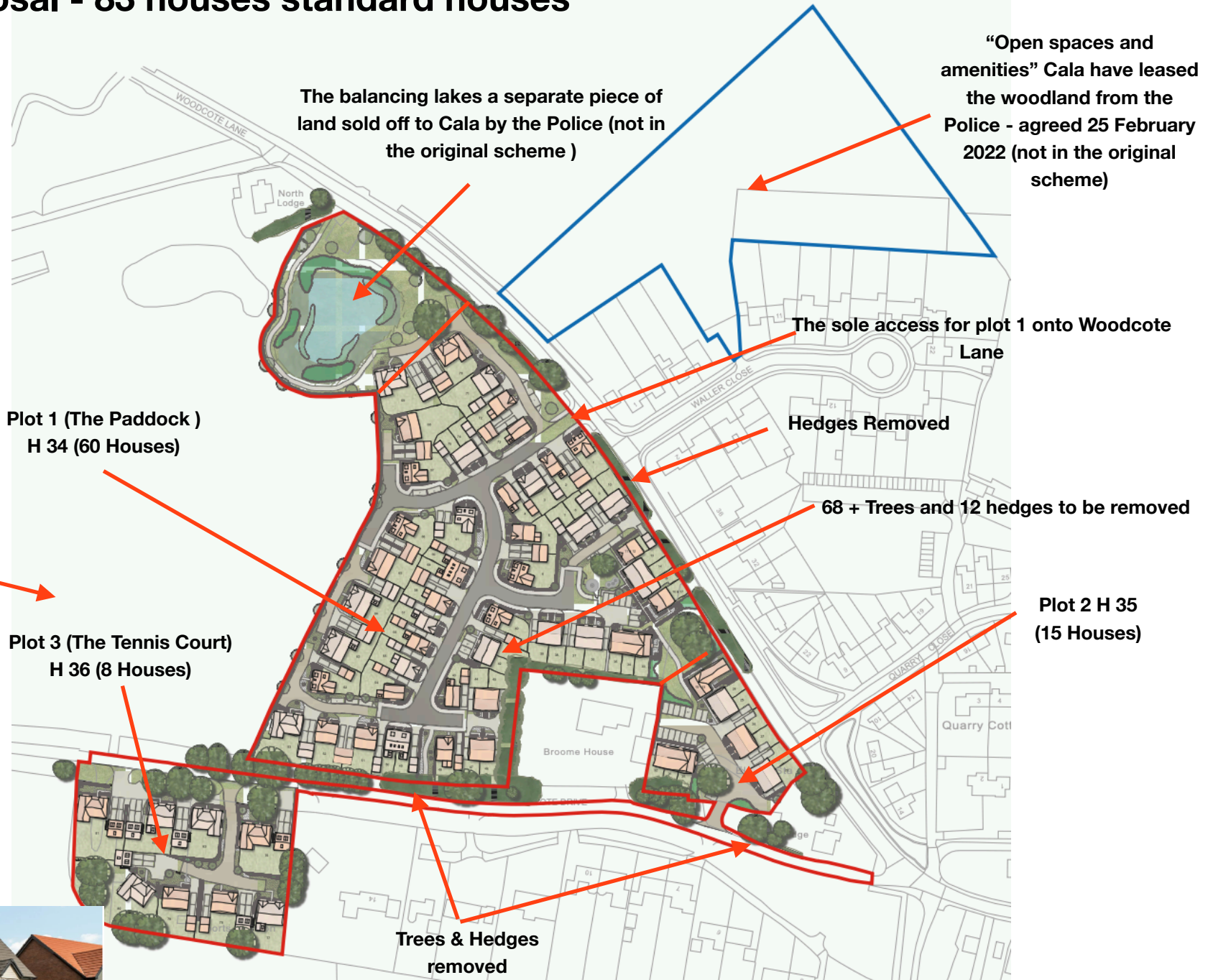
No open spaces

Widespread environmental destruction

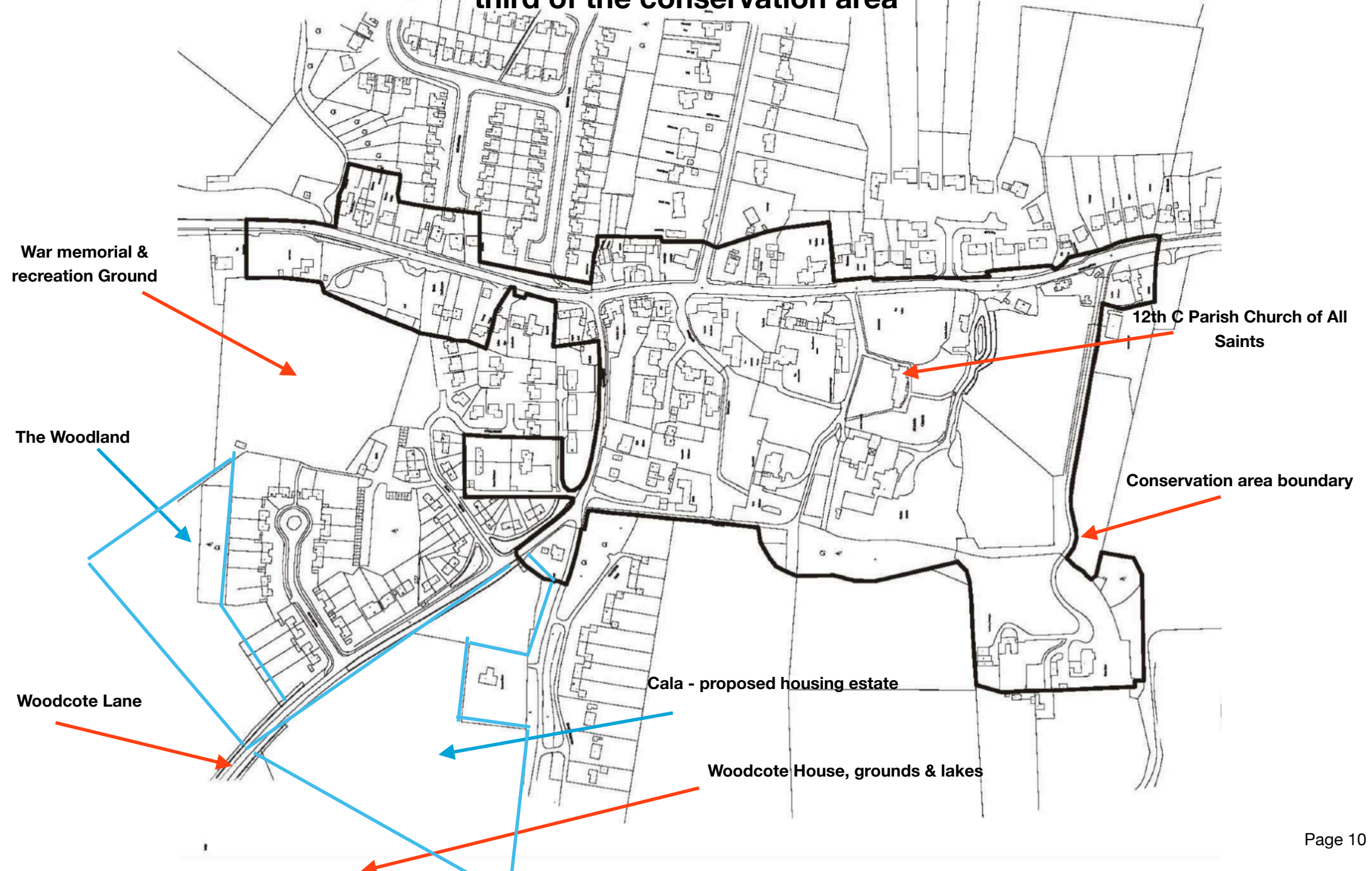
No amenities for recreational use by the wider community including The Lunch woodland.

The remainder of the estate is no longer in Green Belt

Standard Cala Homes at Fernleigh Park, Long Marston, Warwickshire



The plan below shows the size of the Cala development (in blue) compared against the village Conservation area (in black). This is a substantial development representing approximately one third of the conservation area



Our response to Cala Planning Application Reference W/22/0465 based on DS22

The proposed development is contrary to Policy DS.22 of the Local Plan for the following reasons.

Firstly, there is 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. That has not been done.

Secondly, all planning applications for development within the Growth Village Envelope must comply with the masterplan, and accord with other policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. As no masterplan has been agreed with the Council, the planning application is contrary to the policy.

Thirdly, the planning application does not protect and enhance the historic assets and their setting contrary to criteria a. The Applicant accepts its proposals cause harm to the heritage assets, and therefore is contrary to the policy.

Fourthly, the planning application does not make provision for the future management/maintenance of the balance of the site (those areas not to be utilised for housing development) contrary to criteria g.

Finally, and most significantly, the Applicant is not offering to enter into an agreement / agree a mechanism with the Council in order to provide certainty that both the new build (greenfield) housing elements on the allocation and Woodcote House conversion (and the associated restoration of its setting) are delivered simultaneously or within a mutually acceptable timescale contrary to criteria h.

This breach of the most relevant Policy of the Development Plan to the determination of the application is significant because the Policy requires the conversion and restoration of the setting of the heritage assets as a counter-balance to the harm caused by new build (greenfield) housing elements.

In the absence of the public benefits from the restoration of the heritage assets (notably Woodcote House), the harm is not outweighed and planning permission should be refused. The proposal is akin to 'enabling development' without the benefits that the 'enabling development' was intended to deliver.

The Applicant tries to argue that its application complies with the Plan as a whole. However, the breach of Policy DS.22 is fundamental to the decision given this is the primary policy to guide the development of the site.

The Applicant then tries to argue the benefits outweigh any adverse effects. The benefits cited relate to the delivery of 50 market homes and 33 affordable homes. Hardly significant in the context of the long term harm caused to the heritage assets. They reference economic benefits, including some 50 to 60 temporary jobs during construction. Again, hardly significant in the context of the proposed harm. They also cite public open space and biodiversity enhancements. However, these are a requirement of policy and so not a significant benefit of development.

The planning application is contrary to the Development Plan. Planning permission must be refused, unless material considerations indicate otherwise. No material considerations have been put forward of any substance to outweigh the conflict with the Development Plan. The harm caused to the heritage assets is not outweighed by the public benefits, **and I respectfully request planning permission be refused.**