

Our ref: HTP484le3

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19th July 2013

Dear Sirs,

Warwick Local Plan – Revised Development Strategy

Development at Leek Wootton - land at The Warwickshire Golf and Country Club, Leek Wootton, CV35 7QT

Hancock Town Planning Ltd acts for The Club Company Ltd which owns The Warwickshire Golf and Country Club at Leek Wootton.

The Club Company wishes to express its **strong support** for the proposed allocation of 70-90 houses at Leek Wootton, as proposed in Policy RDS5 of the Draft Revised Development Strategy Consultation document.

The Club Company owns land which it considers to be very well suited to helping to meet the proposed housing requirement for the village. The enclosed Plan A shows the extent of the Company's ownership within the vicinity of the village, including land fronting Warwick Road as indicated by the hatched area. We believe that development of some or all of this land would offer the following advantages:

- It could meet the total proposed village housing requirement on a single site, rather than having to allocate several smaller sites.
- The land is well related to the built-up part of the village, yet is not immediately adjacent to the Leek Wootton Conservation Area boundary. Development would therefore help maintain the setting of the conservation area.
- Access to the site would be easy and safe, provided via a new arm off the existing Warwick Road roundabout or by a junction off Deansway (the internal drive into the Club).
- The land is very well located in relation to the A46 which would be likely to be the focus of the majority of work-related traffic movements to and from any new housing at Leek Wootton.
- This part of the Warwick Road frontage already benefits from street lighting and a footpath.

- Bus services pass directly outside the site.
- The land has no agricultural or other purpose and so its development would not result in the loss of productive farm land.
- The land includes a car park which is not required for the operation of The Warwickshire and so offers the opportunity for the redevelopment of a redundant previously developed site which would be visually unobtrusive.
- Development would be very well related to the key element of village community infrastructure, the All Saints' Church of England Primary School which lies opposite the site.
- Consideration could be given the provision of a new complementary community building (possibly for nursery / pre-school use) depending on the scale of development proposed. The recently adopted Parish Plan refers to there being '*considerable support*' for such a facility and a location opposite the school could offer significant benefits.

In contrast to the locational advantages of land at The Warwickshire, a review of the alternative locations for growth around the village suggests the following constraints:

Land to the east (indicative Area 1 as shown on Plan B)

Development in this area would be likely to experience road noise from the elevated A46. In any event Hill Wootton Road has no street lighting and development would result in increased pressure on the limited capacity Hill Wootton Road / Warwick Road junction.

Expansion to the north (see Area 2 on Plan B)

Development in this area would erode the gap between Leek Wootton and Kenilworth which locals value as being of special importance. It could also adversely affect the setting of the Recreation Ground from which long-distance views of the rolling countryside between the village and Kenilworth are currently available.

Any expansion to the north would also be likely to increase the number of traffic trips through the village to access the A46. We note the conclusions of the recently published Parish Plan which states:

"Speed of traffic through the villages is seen as the most significant issue. There is a need to develop an action plan and prioritise solutions for:

- *Improved safety at The Anchor junction*
- *Improved safety at the crossroads under the railway bridge*
- *Significant improvement in measures to reduce traffic speeds."*

It is reasonable to assume that the above concerns would be exacerbated in significant new residential development occurs at the northern end of the village which would lead to an increase in vehicle movements to through the village to access the A46.

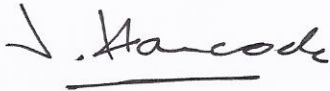
Land to the west (see Area 3 on Plan B)

Any development in this vicinity would involve significantly increased traffic movements at 'The Anchor' junction (the junction of Woodcote Lane and Warwick Road). Visibility here is very restricted, in part due to the building overhang at The Anchor and safety at this junction is identified as a significant issue in the Parish Plan (see earlier). Moreover, the roads are narrow in this area and significant new development is already proposed as part of the outline application to provide a Continuing Care Retirement Community Centre on the site of the Warwickshire Police Headquarters (application reference W/11/1166).

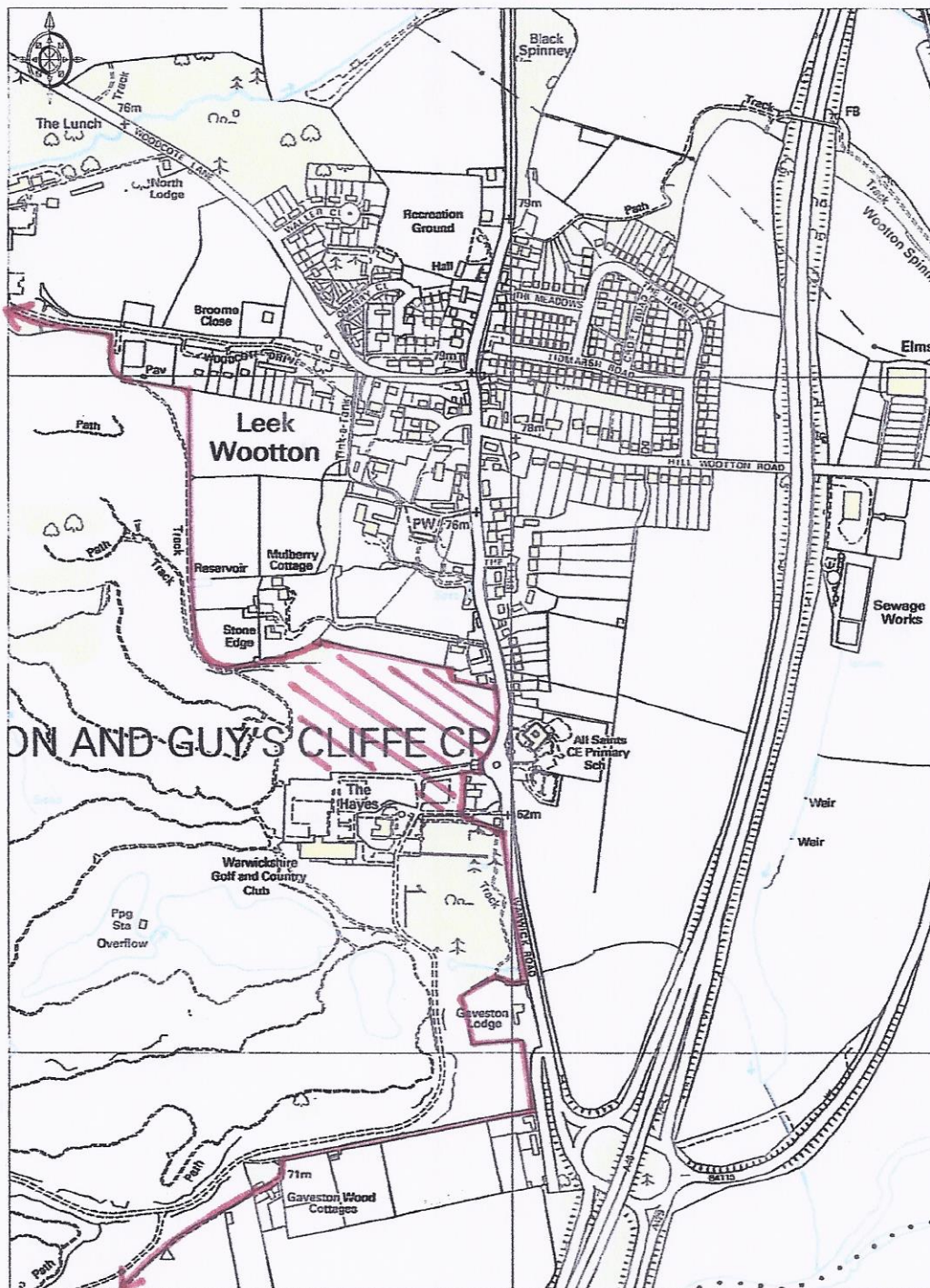
My client therefore considers that a sensitively designed residential scheme on part of its land at The Warwickshire would be the most appropriate way of providing additional housing for the village of Leek Wootton.

We therefore request that our views be taken into account when preparing village site options and / or when working with the Parish Council on the Leek Wootton Neighbourhood Plan.

Yours faithfully,


Joel Hancock

Joel Hancock BSc (Hons) MSc MRTPI



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— Extent of The Club Company's land ownership

