

17th January 2014

Dear Sirs,

**Warwick District Council Local Plan: Village Housing Options
Response by Warwickshire Police
Leek Wootton:**

9125
(A9124)

On behalf of the Office of the Police and Crime Commissioner for Warwickshire we hereby submit our response to this consultation pertaining to the landholding at Woodcote House, Leek Wootton.

Please feel free to contact me if you have any question: direct line 07711 177889.

These documents (plan and response) have also been supplied digitally to Stephen Hay.

Yours Sincerely



Andrew Boughton RIBA MRTPI
Director of Planning
BB Architecture and Planning Ltd

WDC PLANNING
Ref
Officer
20 JAN 2014
SCANNED
CC CR PD MA
PRE GEN DIS

Warwick District Council LOCAL PLAN

Village Housing Options and Settlement Boundaries Consultation

RESPONSE on behalf of the Office of the Police and Crime Commissioner for Warwickshire
in relation to:

LEEK WOOTTON

The following comments are made in relation to the text and plan shown on pages 54 and 55 of the Warwick District Council Consultation Document dated November 2014

Warwickshire Police **SUPPORT** the proposed allocation of land for housing as shown on the plan (page 55) and wish to make the following observations which is believed will be of assistance.

The Preferred Option sites (or 'Plots') 1,2,3,4 are all in the control of Warwickshire Police and are available for disposal and development over the plan period. Plots 1-3 comprise vacant land which has no known impediments to developability. Plot 4 comprises the former police headquarters site and is previously developed land with extant permission for redevelopment.

Numbers: As identified in the consultation document Plots 1-4 have a total site area of 5.3 hectares. 75 units therefore relates to an average density of approximately 14 dph overall. Having regard to the importance of retaining landscape features in the form of established trees and hedgerows and also having regard to the setting of the listed building, Woodcote House, we consider the developable area would produce a density of 18 dph. This is an appropriate density that will allow development to be achieved that is in accordance with the established grain and pattern of development in the village.

To this end we suggest the allocation numbers for the plots should be adjusted as follows:

Plot 1: 2.2 hectares approximately 40 units

Plot 2: 0.29 hectares 6 units (noting the retention of established trees/hedgerow)

Plot 3: 0.58 hectares 6 units (noting the desirability of extending the existing pattern of development of larger properties along Woodcote Drive)

Plot 4: considered in two sub-parcels (see comments following)

0.7 hectares Woodcote House and immediate environs -1 dwelling (+/- 1)

1.54 hectares remaining previously developed area 23 dwellings.

The above totals 75 dwellings (not including Woodcote House).

Woodcote House:

Studies and resultant planning consents obtained on behalf of the landowner in recent years have been focussed on the protection and enhancement of Woodcote House and its setting alongside finding uses for the former police headquarters that deliver value to the public purse.

Although the former stable buildings would be suitable for redevelopment (as was provided in the C2 approval granted for the site) it is not certain that the main house would be suitable for subdivision into apartments, or that such subdivision is financially viable. The most likely uses for Woodcote House are for C2/B1 use as approved, or as a small hotel, possibly as a single dwelling.

Our consideration of development options and constraints indicate that the previously developed parts of the site (ie: Plot 4 other than the environs of Woodcote House) can accommodate the envisaged numbers of dwelling given above (23) whilst retaining the flexibility to bring the listed building into a new use (or its use as originally constructed) thereby providing the opportunity to protect or enhance the setting of the listed building.

Settlement Boundary:

The proposal to inset the village of Leek Wootton within the Green Belt is welcomed and an appropriate response to the requirements of national policy (Framework paragraph 84). As the settlement boundary is, therefore, to become a Green Belt boundary it is necessary to ensure that it is clearly identified by physical features on the ground (Framework 85 bullet 6). Overall the boundary as proposed is **SUPPORTED** with a minor adjustment to the eastern boundary of site 4 as shown on the attached plan provided with this submission such that it falls in line with physical features (walling/fences) placing the establish tree planting between Woodcote House and the open area of the playing fields within the Green belt and outside the settlement boundary.

Andrew Boughton RIBA MRTPI

14th January 2014

