

By e-mail

Business Manager
Policy and Development
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

Date: 13th October 2017

Our Ref: DEE1

Dear Sir/Madam,

Leek Wootton & Guy's Cliffe Neighbourhood Plan – Submission Draft Plan 2017

I am writing on behalf of our client the Deeley Group to make representations to the Leek Wootton and Guy's Cliffe Neighbourhood Plan, Submission Draft 2017.

These representations should be read in conjunction with completed forms and the attached Illustrative Proposed Site Layout Plan showing the extent of land and draft proposals for land off Home Farm, Leek Wootton.

These representations take into account advice within the Localism Act and Regulations that require neighbourhood plans to meet a number of basic conditions. These are explained further in Planning Policy Guidance.

Representations

1. Paragraph 6.3.9 - Meeting Local Housing Needs Representation: Objection

The Neighbourhood Plan sets out a number of allocations proposed for residential development as follows:

- Car Park East of the Hayes (around 5 units)
- Former Police Headquarters site (115 units) comprising of the following elements of the site:
 - The Paddock and Land East of Broome Close (46 units)
 - Former Tennis Courts (14 units)
 - Woodcote (55 Units)

It is considered that the Neighbourhood Plan should include for an additional site to come forward on land off Home Farm to further support growth of the village.

Omission Site – Home Farm, Leek Wootton

The site at Home Farm, as shown on the attached plan, is located within the growth village envelope boundary of Leek Wootton as illustrated on the Local Plan proposals map extract, number 12, for Leek Wootton on page 25 of the Neighbourhood Plan. The site is also located within the Conservation Area boundary as shown on Map 6 on page 41 of the Neighbourhood Plan. It provides an excellent location to provide an additional small scale housing scheme to support local housing needs within the village boundary.

The site is in a sustainable location and local facilities within the village are within walking distance of the site. The local facilities include a primary school, village hall, sports club, place of worship, public house, kitchen showroom and well-being clinic. The village is served by public transport with an hourly bus service between Warwick and Coventry.

The site is accessed off Home Farm, a cul-de-sac leading from Warwick Road which currently serves a number of residential properties. Parking can be provided in accordance with Local Authority standards. The residential character of the surrounding area is mixed with varying house types and designs including a mix of detached, semi-detached and terraced houses and cottages. The majority of dwellings in the locality are brick built with pitched tiled roofs set in individual garden plots. Deeley Group would provide a high quality small-scale residential development on the site in keeping with the surrounding residential properties within the village.

The site is in a sustainable location, within the settlement boundary of Leek Wootton which is identified within the Local Plan as a Growth Village. The site offers an excellent opportunity to provide local housing needs for the village. Future residents of the site would have the opportunity to access every day facilities and key destinations by a choice of transport modes. The site is available and achievable and offers a sustainable solution to assist in meeting housing needs within Leek Wootton. Accordingly, the site should be allocated as a residential site within paragraph 6.3.9.

2. Paragraph 6.3.28 supporting text to Policy LW8 – Infill Development Representation –Objection

If the Neighbourhood Plan does not allocate the site at Home Farm, Leek Wootton as a residential allocation then it could come forward as an infill site.

The Neighbourhood Plan recognises through Policy LW8 that there will be opportunities for small-scale, non-land intensive, infill developments. It states that each case would need to be considered individually, but with the overriding imperative to preserve the Green Belt and to limit the majority of new development to the Leek Wootton Growth Village Envelope. This recognition in the plan is supported.

Objection however is raised to paragraph 6.3.28 as currently drafted. This effectively seeks to rule out most infill opportunities without the benefit of any detailed scheme or assessment of them. It also expressly gives two examples of sites which might not be accepted under Policy LW8, one of which is the land off Home Farm due to its proximity to the conservation area and listed buildings.

As detailed above in relation to the omission site, it is considered that the site at Home Farm can provide an excellent opportunity to provide a small scale residential infill development on a sustainable site in keeping with its surroundings. Whilst we acknowledge that the site is located within the Conservation Area boundary for the village and there are a number of listed buildings in proximity to the site, these factors should not sterilise the site for future development, but rather they require to be assessed carefully and taken into account as part of any proposals. It is our view that it would be possible for the site to be sensitively developed by providing a well-designed scheme that takes into account the surrounding character of the area including heritage assets and open views.

In all aspects the development of the site is capable of according with Neighbourhood Plan policy LW8 Infill Housing Development in Leek Wootton. In particular, a development on the site could meet the tests within the policy as drafted:

1. The proposal is well related to the character and density of surrounding buildings in terms of density, height, scale, massing and materials;
2. Adequate on site car parking is provided within the curtilage of the development;
3. Suitable access can be provided;
4. The development does not have an adverse impact on the setting of nearby heritage assets including the Conservation Area and Listed Buildings;
5. The proposal accords with other policies in the Neighbourhood Development Plan.

In light of the above, we consider that paragraph 6.3.28 should be deleted from the Neighbourhood Plan as it does not contribute to supporting sustainable development and therefore does not meet the basic conditions test.

We trust that the above will be taken into account in consideration of the Neighbourhood Plan and we would like to be kept updated with regard to the next stages of the Neighbourhood Plan process.

Yours faithfully

Sara Jones MRTPI
Associate
Encs