

# LAND AT WARWICKSHIRE POLICE HQ, LEEK WOOTTON

## OUR PROPOSAL



**CALA Homes plans to submit a planning application for circa 85 high-quality homes, 40% of which will be affordable.**

The scheme will include a range of property types and sizes, from one- to five-bedroom properties, to create a balanced community.

Located on land at the Warwickshire Police Headquarters, the proposed development area is split into two neighbouring parcels.

The first, known as The Paddock, is the larger development plot. At 2.5ha, it is bordered by Woodcote Lane to the north east and Woodcote Drive to the south.

The second, smaller plot is 'The Old Tennis Court', comprising 0.59 ha. It is located next to 'the Warwickshire' Golf Course, with existing residential properties off Woodcote Drive to the east.

**A number of community benefits will be delivered as part of CALA's application. These include:**

- The delivery of circa 85 homes to help meet the Local Plan requirement of new homes in the district, including 40% affordable homes.
- Funding to Warwickshire Police through the land sale, which maintains their future at Woodcote House and protects the building's heritage.
- Contributions to the Community Infrastructure Levy and local education and healthcare through s106 contributions.
- Improvements to the local highways infrastructure (to be discussed with the council's Highways team).
- A high-quality development of family housing in a sustainable location.
- Protection of existing significant landscape features and improvements to existing woodland areas.