



20 January 2014

Planning Department
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Dear Sirs

**NEW LOCAL PLAN – VILLAGE HOUSING OPTIONS
LAND AT HILL WOOTTON**

I am the owner of the cottage property immediately adjacent to the site in Hill Wootton which has been included in the options to be considered for housing development in the Leek Wootton Area.

ISSUES FOR CONSIDERATION

GENERAL

Hill Wootton is officially designated a 'hamlet' and it has always been Local Authority policy to preserve these small and unique settlements and retain their visual effect on the surrounding area wherever possible.

It remains a village of two distinct parts, the southern half in the lane off Hill Wootton Road being primarily in agricultural/equestrian use, a conclusion reached by the Planning Authorities in 1974 and again 1986 when applications were submitted to develop the field currently in question. This opinion was further supported in 1987 by the Appeal Committee who travelled from London to personally inspect the area and the field in question.

Since that time, other than the recent conversion of a barn to residential use and the permitted expansion of the equestrian use of Wootton Grange Farm, nothing in the lane has changed and it continues to be in constant use by the Farmer and the equestrian facility, both of whom generate considerable heavy goods traffic often at times which would not be considered sympathetic to residential occupancy.

The only properties in the lane not associated with the two farms are a Grade II Listed 17th Century farmhouse immediately opposite the field in question, a barn which was formerly part of this property and my own cottage property immediately adjacent to the field which dates from 1769.

The inclusion of new-build property at this pivotal point in the village would in my opinion destroy the pastoral character and would be the first properties seen on entering the village. It is possible that there are isolated pockets of land in the residential part of the village where new properties could be integrated without causing significant change to the nature of the hamlet.

AMENITIES

Hill Wootton offers no amenities other than a post box.

The approaches from both ends of the village are from very dangerous junctions. The crossroads beneath the railway bridge is recognised as being possibly one of the most dangerous in the County and has been the site of many accidents over the years and sadly one fatality.

The junction of the un-named farm lane and Hill Wootton Road, at which point the field is sited, has also seen many accidents over the years. Vehicles turning right into the farm lane are unable to see any traffic approaching from the left.

In times of heavy rain the road is often closed because of flooding at the point where it crosses the River Avon at Blackdown and again in the centre of the village.

SERVICES

There is no gas connection to Hill Wootton and the services which do exist would seem to be under continual pressure with regular disruptions and frequent visits from Severn Trent Water. It has been suggested that the main sewer from the village may pass under the field in question.

ALTERNATIVE SITES

Current documentation would imply that this site is being considered alongside sites in other satellite areas to Leek Wootton, namely Hatton Station and Shrewley, both of which could comfortably accommodate any new build development and offer many local amenities and regular local and national transport facilities.

I appreciate that my views may be considered to be personally motivated, however I have lived at the property for the last twenty-six years during which time I have witnessed little change and I would urge you to ensure that the rural character of this hamlet is preserved.

It is situated at the centre point of the remaining green belt land between three substantial Town Centres and it is important for everyone, now and in the future, that it remains as it has always been, a rural idyll.

Yours faithfully.

A large black rectangular redaction box covering the signature area.

Susan Hogg (Mrs)