

LOCALPLAN

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Village Housing Options Response Form 2013

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Ref:
Rep. Ref. 11809

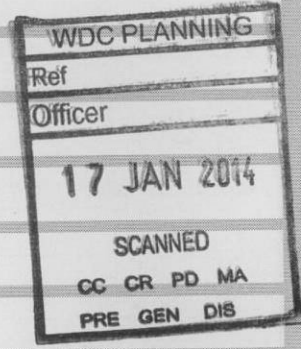
Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

If you are commenting on multiple sections of the document you will need to complete a separate copy of either Part B and/or Part C of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MRS	
First Name	KERI	
Last Name	ELSY	
Job Title (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number	(EX DIR)	
Email address		
Would you like to be made aware of future plans?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	word of mouth & parish council	



Part B - Commenting on the Village Housing Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

⁺⁵¹ Page

Chapter

Paragraph

Table or Figure

Village Plan

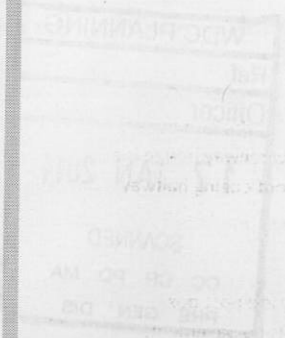
What is the nature of your representation?

Support

Object

Please set out full details of your representation of support or objection. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

PLEASE SEE ATTACHED SHEET.



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PART B. COMMENTING ON VILLAGE HOUSING OPTIONS

My reasons for objection are on the following grounds:

- * Previous planning applications have ruled against the site.
- * Current Council reports outlined in the Local Plan defend Hill Wootton's open Green Belt.
- * The land is essentially Green Belt land for agricultural and leisure use.
- * There are road safety issues.
- * There are drainage and amenity issues.

I would argue that the site has been previously considered for planning permission for development and that the reasons outlined in the application refusal dated 29th November 1974 and an appeal in 1986 still stand. The Inspector in 1986 concludes that "the proposed development would be contrary to the Green Belt policy for the area, in as much as it would result in development taking place outside the recognisable confines of an existing settlement.

The 2013 consultation report prepared by Mike Murray "a Critical Field Analysis of Warwick District Council's Draft Green Belt Assessment" concludes in relation to Hill Wootton on page 27: "The open character of Hill Wootton currently makes an important contribution to the Green Belt. The sub- parcel could not easily accommodate a limited infill without compromising the essential open character, and the fundamental aims and purposes of the Green Belt." In Addition Appendix 6 of the Local Plan (p335) states that Hill Wootton is an Important Green Belt parcel which fulfils a very valuable role in maintainning the open space between larger settlements and preserving the setting of Hill Wootton and Blackdown villages". The village "has a strong connection with the surrounding agricultural landscape and this field forms part of this character."

If the development was undertaken access would be on the rural lane off a blind bend leading into the village. The field is currently agricultural in nature, often used to graze sheep. The entrance would be opposite the historic grade 2 listed "Stud Farm" and opposite the working farm Hill Wootton Farm". The essence of the land is agricultural with regular tractors and farm traffic to Hill Wootton farm and its fields. Any development would cause acute access problems to the farm traffic. The road is already facing increasing traffic. There is a newly residential barn conversion adjacent to the Stud Farm. There is frequent traffic, including horseboxes to the Equestrian centre at Wootton Grange Farm. Access to the Sunday Clay Pigeon shoot is also gained along this lane. At some stage New House Farm may well be renovated increasing the traffic on this small lane. This is an area of Green Belt and should be enjoyed as such- for its agricultural use and the leisure activities associated with the countryside. This road and the main Hill Wootton Road through Hill Wootton is regularly used by horseriders, dog walkers and walkers accessing the footpaths to the woodlands beyond Hill Wootton and cyclists enjoying the countryside.

Any development in this field would exacerbate road safety problems. The planning application was refused in 1974 and 1986 and since then traffic through the hamlet has grown as a through route to Leamington and Warwick. The problems of volume and speed of traffic have apparently been recognised by the recently introduced 30 mile an hour speed limit into Hill Wootton. The proposed field is situated on a blind bend on what is a virtual crossroads with the driveway to four houses- The Old Barn, Rainbow's End, Hill Farm and Barnfield. Turning into our driveway always requires great care given the blind bend. In the two years we have lived here we have witnessed many near misses and screeching of brakes as cars approach the corner too fast. This year we have seen a white Audi embedded in the bank of the field in question. Last Easter a car crashed into the telegraph pole on the corner resulting in Hill Farm and Hill Wootton Farm being without telephone for a week.

Any access at the blind bend point would increase the dangerous traffic. Any new houses would, by necessity, increase the number of cars requiring access. Access in and out of Hill Wootton is widely regarded as dangerous. The crossroads under the Skew railway bridge is a known black spot indicated by the dented checkerboard warning on the bridge. It is impossible to cross that road without edging halfway across into the oncoming traffic. At the Blackdown Mill access on to the Leamington Road can be difficult. The old bridge has a weight limit and the road itself is often flooded closing access at this point when the River is high.

It may be argued that new houses will not increase traffic but there is no real alternative. Hill Wootton's only amenity is a post box. There is no shop. Bus stops are nearly a mile in each direction from the proposed site. This is not practical when there is no pavement, blind bends and no street lighting. The bus service is unlikely to be used on the dark winter nights. Indeed I understand that the Council must recognize this as taxi allowances are available to senior citizens as the bus service is not feasible. In addition, local children have a taxi service to Kenilworth School as it is considered too dangerous to walk to the bus stop.

A further road safety issue and consideration for any development on this field are the drainage and water problems. The road opposite the field between Mallows and Hill Farm has frequently been flooded, occasionally becoming impassable. There have also been flooding incidents under the Skew Bridge and the A46 bridge, some being drainage issues some being supply issues. Drainage and water supply would certainly have to be considered should this field be developed. It would seem likely that the sewerage from Hill Farm and Hill Wootton Farm run under the proposed field. Hill Wootton has no gas so all future development would have to rely on oil or electricity.

To conclude, I would oppose this site as a viable proposition. Hill Wootton is a small open hamlet of 28 dwellings and should not have its Green Belt encroached upon. The field is in an agricultural setting and the local road and lack of amenities will not cope with the development proposed on this site. The issue of a need for housing may be addressed in future years with individual dwellings or renovations possible in certain areas of the hamlet, but each site would have to be assessed on its own merit.

PART B COMMUNITARIANISM AND VILLAGE NON-BUILDING Options

It is noted that the site has been previously considered for development and that the need for development is not in doubt. The report in 1986 concludes that the proposed development would be contrary to the Green Belt and that it would result in development taking place outside the countryside in breach of an existing planning condition.

The 2013 report was prepared by Hill Wootton and Jackson and includes a site plan and a map of the Green Belt. The report concludes that the site is not suitable for development and that the proposed development would be contrary to the Green Belt and that it would result in development taking place outside the countryside in breach of an existing planning condition.

The development would be a small scale residential development of 12 dwellings. The site is located in the Green Belt and is not suitable for development. The proposed development would be contrary to the Green Belt and that it would result in development taking place outside the countryside in breach of an existing planning condition.

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Part C - Commenting on the Indicative Settlement Boundaries

If you are commenting on multiple sections of the document, you will need to complete a separate sheet for each representation

Sheet of

Which settlement are you responding to?

HILL WOOTTON

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (use a separate sheet if necessary).

I would oppose the removal of the green belt wash over Hill Wootton as I believe the land should be correctly classified as greenbelt as argued in Part B. I believe that there is still scope in current planning law to allow certain infill should an individual householder suggest building a single dwelling on their property and that any proposed site should be considered extremely carefully for the impact on the rural nature of the hamlet, with especial attention to issues of access, volume of traffic and amenities.

I do not agree with the proposed boundary removing the green belt from the hamlet, but would also comment that it has been drawn up in a strange way, removing one house-Tower House- from the hamlet and cutting the gardens and land of other houses in half.

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