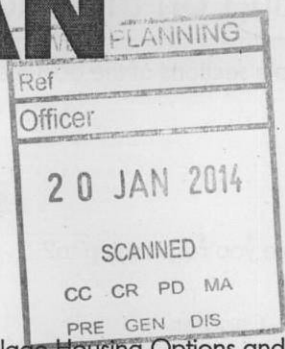


# LOCALPLAN

helpingshapethedistrict



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Ref:  
Rep. Ref. 11818

## Village Housing Options Response Form 2013

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](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MRS	
First Name	ROSIE	
Last Name	CLIVE-SMITH	
Job Title (where relevant)		
Address Line 1	[REDACTED]	
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender	[REDACTED]	
Ethnic Origin	[REDACTED]	
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
		<input type="checkbox"/> 25 - 34
		<input type="checkbox"/> 35 - 44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, 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?

Page

Chapter

Paragraph

Table or Figure

Village Plan

Support

Object

What is the nature of your representation?

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).

*See attached*

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Ref:

Rep. Ref.

## Village Plans

The findings of the Leek Wootton Housing Needs Survey showed that our village needed a total of 6 homes. (Feb 2013). Therefore to accept more houses than this would be to in order to accommodate the needs under the Local Plan for Warwickshire. And some more houses would therefore be acceptable, and perhaps to be welcomed, but the number of such houses must be in proportion to the size of the village. They must also be sustainable in regard to the limited existing services where possible they should be built on brown field sites.

Houses on Police headquarters site would be the most acceptable since this is not agricultural land.

Houses should not be built on agricultural land – we need to feed the people we house, think of the future. To build houses on green fields is not sustainable.

A proposed increase in housing of nearly 23% is unsustainable in a small village, even over several years. It is a small village, not a small town. We have one small village school and no village shop or post office. Inadequate bus services. To build any more than 30 or 40 houses would not be supported by existing services, including sewage etc. And most importantly the traffic brought by new houses has not be properly considered at all. The characteristic of the existing houses in the village must be taken into account and not swamped by high density houses. It's part of what makes the village special.

Some of the proposed sites would really spoil the beauty of the village and the countryside. There is one of the best views in the whole of Warwickshire from the footpath that goes from the 'tink a tank' to the golf course. Go and walk around it and then you'll appreciate it's natural rural beauty, wildlife habitat, and outstanding view. It would be terribly spoilt by building houses around it. The WDC Conservation Area report of Leek Wootton specifically mentions this view, calling it "important and dramatic."

### Site number 10 NOT SUITABLE.

Site number 10 is definitely not suitable for any houses as this would impact on this protected view within The Conservation Area. This footpath is enjoyed by walkers and ramblers who come from far and



wide to enjoy this walk. It is good agricultural land, adjoining other fields of good agricultural land. Building here is also unacceptable because it is currently in the Green Belt and would still be in the Green Belt even if the village itself was taken out of the green belt, as is proposed.

Site no 10 is not suitable because it also would have no sensible vehicular access. Quoting from the WDC Conservation Area Report 2002 "The following streets/road are included within the Leek Wootton Conservation Area: "Home Farm and other parts of Warwick Road, Church Lane, Woodcote Lane, Hill Wootton Road, and Tink a Tank". The idea of the conservation area is to "identify those areas which need to be preserved or enhanced" All the access road to Site 10 are specifically mentioned as being in The Conservation Area. So to allow vehicular access over these roads to for even a few houses on site 10 would be contrary to the idea of the conservation area. Where Home Farm meets Warwick Road, the house on the corner is a listed building "The Old Post Office". Another listed building which would be effected by this site is Holly Cottage, a thatched cottage.

The Tink a Tank is an ancient footpath. It is has been used for hundreds of years since Saxon times, through Roman times, and mediaeval times linking Warwick and Kenilworth castles. It's environs must be given respect and protection. It goes from the Church, leading to the footpath that goes around site no 10, and 7, and on to Woodcote Lane.

### **Site number 7 NOT SUITABLE**

Is unsuitable for housing as this would have a disastrous impact on the beautiful view from the field footpath. (Mentioned in the WDC Conservation Report 2002). There are not many places where you can stand and see large a large impressive view looking over miles of countryside. Looking onto a housing estate here would not spoil the view completely.

This field is high and any housing here would be far too visible in what is a small village surrounded by green belt. Building here is also unacceptable because it is in the Green Belt and Conservation Area.

**Site number 4 Suitable with reservations**

This is a more suitable area for housing, since it is already built on. I would support the division of Woodcote House into flats, provided it was done sympathetically with the listed building status, and that the housing on the hard standing was not too dense

**Site number 1 Suitable with reservations**

This is perhaps a suitable area for housing. I would support some housing here as it would be near the village hall, the sports club, and the village sports field. But the number of houses should not be more than 20 to allow sensible vehicle access, and to reflect the existing housing density of the village.

**Site number 2 Suitable with reservations**

This might be suitable area for housing. I would support some housing here as it would be near the village hall, the sports club, and the village sports field. But the number of houses should not be far less than 10 dwellings proposed as to allow sensible vehicle access, and to reflect the existing housing density of the village. Nearly 66% of village houses are detached, which is an important characteristic of the village. Part of what make the village attractive is the feeling of space within the village, people are close to their neighbours, but not on top of them. We are a small village, not a small town.

**Site number 3 suitable with reservations**

At the moment this is a car park since the old tennis courts were never maintained. I would support some housing here, especially if they were mostly detached houses and well planned with enough gardens and space between them. This area has some very beautiful large trees which should be preserved and any houses built here should enhance the area, and not detract from it. All the trees in Leek Wootton are protected being in the Conservation Area.

**Site number 8 perhaps**

Although this is agricultural land, it is a smaller area to 'loose' in terms of food production and so might be more suitable than some of the other

alternative village sites. There would be some sense in it joining on to The Hamlet'.

**Site number 9 only on a corner of it perhaps**

This is a large area of agricultural land and is used for food production. Not a suitable place for housing, *however* I could support a few houses being built behind The Elms in the smaller rectangle where the housing footprint came out into the field no further than the existing school. If houses were to be built here, their style and design must reflect the existing houses nearby.

**Site number 5**

Perhaps suitable for housing but since if it's built on it's current informal use as a car park for the school would cause problems.

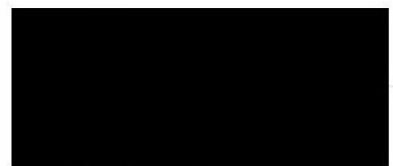
**Site number 13 perhaps**

Although this is agricultural land, it is a smaller area to 'loose' in terms of food production and so might be more suitable than some of the other alternative village sites. Houses here would be less visible from the road than some other sites.

**Site number 12**

This is a large area of agricultural land and is used for food production. Not a suitable place for housing. Housing would be very visible and would start to encroach onto Kenilworth.

I attach a copy of the WDC.  
Leek Wootton Conservation  
Area Report - Please refer  
to it when making any  
decisions.



# Leek Wootton

## Conservation Area

Areas of Special Architectural or Historic Interest



CONSERVATION AREAS

### General Introduction

Old buildings and their settings are an important part of our local and national heritage. It is important to preserve them both as a historical and social record, together with a pleasant environment to be enjoyed both by those who live in them and for the enjoyment of others. To assist with the proper protection of these areas, the designation of areas of special architectural and historic interest as Conservation Areas was first introduced in 1967.

The village of Leek Wootton has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to householders and visitors to the village enjoying its special characteristics.

In many ways, Conservation Areas are a fragile environment which can soon be destroyed by unsympathetic changes or lack of maintenance. It is, therefore, important that all the partners involved are aware of, and appreciative of, the qualities which exist in the Conservation Area and also the controls that may be used to assist in its maintenance.

P.T.O.



## Leek Wootton Conservation Area.



Conservation Area Boundary



Listed Buildings

This small publication has been designed to give a brief introduction to the Conservation Area by looking at its historical background, its characteristics and identifying those areas which need to be preserved or enhanced. General information is also given in the leaflet to enable those who live in the Conservation Area to both enjoy this privilege and also to understand how to seek further advice when it is needed.

## Leek Wootton Conservation Area

The area designated as a Conservation Area in Leek Wootton is outlined on the map above. The Conservation Area in Leek Wootton was designated in 1969 and extended in 2002.



## Listed Buildings

The following properties are statutorily protected as Listed Buildings within the Leek Wootton Conservation Area. Because these buildings are of high architectural and historic interest, they are among the top 2% of buildings in England statutorily protected. Any works to a Listed Building which affect its character or appearance will require Listed Building Consent. Certain repair works may be eligible for grant aid. Further information concerning Listed Buildings may be obtained from the District Council's Conservation staff.

The following properties are listed :

Warwick Road - Gypsy Cottage, The Old Post House, The Rock, Holly Cottage, Church of all Saints, Reading Room Cottage off Church Lane), Wootton Paddox, No 83 (The Cottage), and No 84, Stone Edge, Forge Cottage, Quest Cottage and Ivy Cottage.

### **Areas included within the Conservation Area**

The following streets/roads are included within the Leek Wootton Conservation Area. Home Farm and parts of Warwick Road, Church Lane, Woodcote Lane, Hill Wootton Road and Tink a Tank. If you are unclear whether or not your house is included in the Conservation Area please contact the Conservation staff at Warwick District Council.

### **Scheduled Monuments, Historic Parks and Sites of Special Scientific Interest**

There are no Scheduled Ancient Monuments, Historic Parks or Sites of Special Scientific Interest within the Leek Wootton Conservation Area. However, the nearest areas designated as such to Leek Wootton are at Guys Cliffe House. In certain instances, works within the Conservation Area adjacent to the boundary of one such area of Special Interest may need to be considered in the context of the location of the specially designated area.

### **Historical Background**

Archaeological evidence suggests that Leek Wootton was settled during the Anglo Saxon period. The village name is believed to be derived from the Anglo Saxon meaning of "wooded hamlet". The history of Leek Wootton is rather obscure. Originally, the village was known only as Wootton. In the twelfth century, Wootton, was recorded as one of the estates that were bestowed upon Geoffrey De Clinton by King Henry I. The village was then later bequeathed, together with other lands, towards the foundation of Kenilworth Priory. In 1279, the Prior of Kenilworth was noted as one of the village's four landlords, with the land being valued at 2 plough lands in the demesne, four freeholders and ten bond tenants. Two decades later, the land was valued at £2.10.s, with a stock worth 20.s. From the thirteenth century onwards, Wootton is recorded with the prefix of Leke to its name.

Leke Wootton experienced a similar fate to many English villages during English Reformation in the sixteenth century. The tenure of the village lands passed from church to secular ownership. It was leased to Elizabeth and Andrew Flammock in 1541 and later sold to John Dudley, Duke of Northumberland in 1553. The ownership later passed to the Leigh family.

The village church of All Saints was built in 1122 and was later demolished and rebuilt in 1789. The church bells, which were made by the renowned Johannes de Stafford, were originally installed in the fourteenth century. Some of the graves within the village churchyard are the victims of the battle of Edgehill.

The village was also witness to the horrible murder of the favourite of King Edward II, Piers Gaveston, who was beheaded by the Earl of Cornwall at Blacklow Hill, Leek Wootton on July 3rd 1312. There is a monument at this site.

### **Character of Conservation Area**

Leek Wootton Conservation Area comprises the core of the historic village including two areas of land which are in agricultural use which link other significant parts of the village together. The road which runs north-south through the village is characterised by a variety of properties ranging from timber

framed thatched buildings to some twentieth century infill. Below the church is an open space which is still in agricultural use. Beyond the church are the grounds of the Glebe House, which was the former rectory with the tree belt beyond. A number of twentieth century houses were developed in Home Farm which has its own character within the Conservation Area and is bounded by Woodcote Lane which contains a number of nineteenth century and early twentieth century cottages together with Quarry Cottages which form part of the Woodcote Estate. Quarry Cottages are formed by two blocks of early twentieth century estate cottages within their own grounds with significant boundary treatment. Woodcote Lane itself has a number of significant trees which form an attractive entrance into the village. The junction with Warwick Road is characterised by a number of timber framed listed properties and the Anchor Public House. East Lodge on Woodcote Lane is the former entrance lodge to Woodcote House, now the Police Headquarters which terminates the view out of the Conservation Area along Woodcote Lane. Warwick Road to the north-east has a number of early twentieth century houses set in their own grounds which link with the tree belt which then continues out of the village along the road towards Warwick. This section of the road also has the old school and two twentieth century houses which were redeveloped at the closure of the school and form an attractive group. The southern approach to the village is dominated by the paddock and grounds to Stone Edge which is an early twentieth century Grade II Listed house. The maintenance of the attractive but varied traditional boundary treatments along Warwick Road is important to the character of the conservation area. Along the north-eastern section of Warwick Road are a number of rock outcrops as the road runs in a shallow depression until rising to the tree belt which leads out of the village.

### Important Views

There are important views into the Conservation Area from the south-west looking towards Stone Edge which is characterised by an open paddock which is still in agricultural use with Stone Edge set above in its own grounds. From within the Conservation Area there are dramatic views from the public footpaths which run towards Stone Edge at the side of the golf course which bounds the Conservation Area. There are also important views within the Conservation Area towards the church along Warwick Road and towards the junction with Woodcote Lane where there are very attractive views of thatched and timber framed buildings. The entrance into the village along Woodcote Lane is also characterised by the sense of enclosure created by the trees and boundary treatment leading to the junction with Warwick Road.



Planning Services  
PO Box 2178  
Riverside House, Milverton Hill  
Royal Leamington Spa. CV32 5QH  
Switchboard: 01926 450000  
Fax: 01926 456542

## What does Conservation Area Designation Mean?

The formal definition of a Conservation Area within the Planning (Listed Buildings and Conservation Areas) Act 1990 is "an area of special architectural historic interest, character or appearance of which it is desired to preserve or enhance". The designation of a Conservation Area has several formal consequences which includes:-

- The demolition of all complete buildings and certain parts of buildings within Conservation Areas is controlled, requiring Conservation Area consent from the District Council. It is an offence to cut down, uproot, lop, top or wilfully damage or destroy any tree in a Conservation Area, except with the consent of the District Council.
- The amount of permitted development "that which can be built without planning permission" is more limited in a Conservation Area and additional limitations apply to the display of advertisements.

If you are considering carrying out any form of development in a Conservation Area, for example, the erection of a fence, or the alteration of your house, it is advisable to contact the Development Control Section of the Planning Department at Warwick District Council before you start work.

## Where can I find out more information about Leek Wootton Conservation Area?

The Local Plan, which determines all land use within Warwick District, will contain certain policies which are relevant to the Leek Wootton Conservation Area. These will be both specific to Leek Wootton and also to Conservation Areas in general and will always need to be taken into account where any form of development is proposed within the Conservation Area. Copies of relevant Local Plan policies can be made available from the Policy, Projects and Conservation Section of the Planning Department at the District Council. Other helpful information may be obtained from the District Council's Design Guidance Leaflets which include general guidance on Listed Buildings and Conservation Areas, specific guidance on windows, roofs, doors and the conversion of agricultural buildings.

Certain buildings within Conservation Areas may be eligible for grant aid for the maintenance of their character and terms of the overall preservation of the Conservation Area. Specific details of the availability of grant aid may be obtained from the Conservation Section at Warwick District Council.

Should you need to fell or lop trees or shrubs within the Conservation Area, written application should be made to the Planning Department.



Where possible, information can be made available in other formats, including large print, cassette tape, CD and other languages if required. Tel. 01926 450000.





Rob. Cline-Smith.

## 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?

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).

See attached.

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Rep. Ref.

RSC LIVE-SMITH

## Green Belt

I oppose the proposition that the village of Leek Wootton be removed from the Green Belt. The village will have new housing under the Local plan, and there must be a way of giving priority to the concept of small rural communities over the further encroachment of more and more housing on what is Green Belt.

“Old building *and their settings* are important as part of our local and national heritage. Conservation Areas are a fragile environment which can soon be destroyed by unsympathetic changes” quoted from the WDC Conservation report on Leek Wootton. Taking the village of Leek Wootton outside the Green Belt would be to remove a layer of protection. It is an ancient settlement, and should remain a rural one.

The boundaries of the settlement must not be changed for convenience. Not even political convenience. The Green Belt was established to protect the environment, and the rural environment in particular. More and more in-filling must be policed, and it seems that the only way to police it is by keeping the village within the Green Belt. Otherwise it is too tempting for councillors who need to solve housing problems to be able to get round it! And the fact that The Localism Act actually offers villages who agree to put themselves outside the Green Belt some sort of priority when it comes to housing decisions seems like an offer that must be refused at all costs.