



Leek Wootton & Guy's Cliffe Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday, 5 March 2025 at Leek Wootton Village Hall

Present: Councillors Coates (Chairman), Eldridge, Harrold [Co-opted at this meeting see Item 5], Kingston, Kirkwood, Morgan, D/Cllr Redford, C/Cllr Redford, 3 members of the public [MoP] and the Clerk

Before the meeting began the Chair presented Cllr Eldridge with a gift in recognition of his passing 40 years as a Parish Councillor, *"I want to start with something that Chairmen certainly don't have to do very often, and that is to congratulate someone who has given this Parish Council remarkable service over the years, 40 years in fact. He didn't know I was going to say anything, but I am going to say something because it is pretty remarkable and original that we have got Paul sitting here on my right who has, man and boy, been a part of Leek Wootton Parish Council for 40 years. I feel my pathetic 18 years – I thought I was doing well. On 16 January this year he passed his 40th anniversary as a Parish Councillor. He was co-opted in January 1985, he is the second longest serving Councillor after Ernest Pate CATTELL, who served 43 years and 3 months. Paul served as Chairman for 11 years on and off (and he's on an off at the moment, I don't know if he's ever going to be on and on!), he's served as Vice Chairman for 11 years (on and off), a role that he still occupies today. Has served alongside 36 people that we know of who have served on this Parish Council, including the present team, so it's really quite remarkable. Paul, you're a bloke who doesn't like fuss, but I'm afraid you are going to have to accept this little gift from us tonight, just to say thank you and may you serve many more."* Cllr Eldridge responded, *"I've only been here this long because of laziness, I've never bothered to resign. Thank you."* Chair, *"Thank you for your unstinting service over the years, I think we would all join in with that."*

1.	Apologies for absence Cllr Elsy [Resignation accepted by Chair, 05/03/2025], D/Cllr Josh Payne						
2.	Declarations of Interest None						
3.	Public Participation Community Live! Coordinator, Steph Allison, gave a brief update about planning for the event on Saturday, 06/09/2025. Attendees this year include: Beekeepers, Mosaics, Environment Group, Parish Council, Bridge Buddies, Forces Fitness, Village Hall, WI, the painters, Explorers will be doing tea and cake again. Pop Voices will not be here. Still need to speak to Police, School. Steph will not be here in person. The Chair asked whether Steph expects a build-up of people agreeing to come along. Please let Steph know of any other groups that may be interested in coming along. - Steph left the meeting after this item -						
4.	Minutes 4.1. The minutes of the parish council meeting held on Wednesday, 5 February 2025 were approved (1: Cllr Eldridge / 2: Cllr Kirkwood) and signed. 4.2. Review of actions from previous meeting & matters arising not on this agenda. Action list from previous meeting: <table><tr><th>Item No/Description</th><th>Action</th><th>Status</th></tr><tr><td>5. SWLP Preferred Options Consultation</td><td> - Clerk to produce poster and leaflets - Councillors to deliver leaflets </td><td>COMPLETE COMPLETE</td></tr></table>	Item No/Description	Action	Status	5. SWLP Preferred Options Consultation	- Clerk to produce poster and leaflets - Councillors to deliver leaflets	COMPLETE COMPLETE
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6.1. Development at Woodcote (Police HQ) – Current and future planning	Chair to request a meeting with Councillors and Strategic Estates and Asset Manager, OPCC for Warwickshire	COMPLETE
7. Parish Council as Corporate Trustee of Charitable Trust	- Carry forward to April meeting - Cllr Kirkwood to inform LWVH	Pending COMPLETE
8.1 Working Parties: The Playground	Clerk to write to playground maintenance company and circulate response	COMPLETE
8.5 External Bodies: Community Hub LWSC	Clerk to write to grant applicant from LWCC to ask for progress report on Cricket nets	COMPLETE
8.5 External Bodies: Community Hub Recreation Ground	Cllrs Coates & Kirkwood to organise working party for car park maintenance	Pending [See item 8.1]
8.7.2 VE Day 80	Cllr Kingston to purchase 'Peace Lamp'	Pending
8.8. Community Maintenance: Highways	Cllr Kirkwood to raise various issues with WCC Highways	COMPLETE
8.8. Community Maintenance: Footpaths	Clerk to contact WCC RoW re fallen footpath markers	Pending
8.8. Community Maintenance: Unadopted Land	Cllr Kirkwood to chase WDC re footway between 28&30 Woodcote Lane and if necessary pass to D/Cllr Redford	COMPLETE
9.1 County Councillor Redford's Report	Cllr Kirkwood to forward Woodloes Lane grit bin information to C/Cllr Redford	COMPLETE
10.4 Planning: Other issues	- Cllr Eldridge to look at original application and, if necessary ask Conservation Officer/Enforcement for advice re gardens in Conservation Area - Cllr Kirkwood to discuss dropped kerb in The Meadows with Cllr Morgan and follow-up as necessary	Pending COMPLETE
12.1 Council Admin: Meeting Dates	Clerk to confirm 2025/26 dates with the village hall booking secretary	COMPLETE
12.2 Council Admin: Recruitment	Clerk to follow up	COMPLETE
12.3 Communications	Prepare for gathering feedback at Annual Parish Assembly	Pending
5.	Co-option of a new Parish Councillor The Council co-opted Elisa Harrold unanimously. Having signed a Declaration of Acceptance of Office, Cllr Harrold joined the meeting as a full Council member. ACTION: Cllr Harrold to complete Interests form and return to Clerk ACTION: Clerk to inform WDC and set up email account, etc., for Cllr Harrold	

Initial: _____

6.	South Warwickshire Local Plan [SWLP] Preferred Options Consultation CLOSING DATE 07/03/2025 https://www.southwarwickshire.org.uk/swlp/preferred-options.cfm The Chair thanked Cllr Kirkwood for his contribution to the Community Meeting on the subject on 26/02/2025. Cllr Kirkwood 'holds the fort' very well on the technical issues and has an answer to everything. It was a shame that more people did not turn up, 67 attendees. Cllr Kirkwood gave a brief report on the meeting and the present stage of the SWLP process, which should complete in 2027 and be in place until 2050. The process for commenting is not simple and the Clerk put a 'how to' guide on the PC website. Cllr Kingston congratulated the Chair and Cllr Kirkwood for keeping the meeting on-track, as there were a number of people who wanted to talk about other issues, i.e. Police planning application. Responses to SWLP need to be in by Friday, 07/03/2025. PC objecting to SG04, SG07 and all HELAA sites within the Parish based on green belt land being required to prevent the urbanisation/conurbation of Warwick to Kenilworth. The Chair asked whether the PC wishes to comment on SG06 in Old Milverton & Blackdown and/or B1 at Hatton. Councillors agreed to object to SG06, but neutral on B1. ACTION: Clerk, Chair and Cllr Eldridge to draft and circulate PC's response, to be submitted on Friday [Completed 07/03/2025 – See appendix 1]
7.	Development at Woodcote (Police HQ) 7.1. Current and future planning (including CALA) The Chair and Cllr Kirkwood attended a Leek Wootton Focus Group meeting about the new car parking planning application on 02/03/2025. Circa 25 attendees. Meeting dealt with more than the current planning application, including the Police management of the estate and many issues were discussed. The PC cannot be involved in property maintenance issues; these are between the Police, Police & Crime Commissioner, Home Secretary and, where appropriate, the Planning Authority. The PC has objected to W/25/0038 on the grounds of 1 lighting, 2 impact of traffic on Woodcote Lane and 3 baseline data for traffic. Cllr Eldridge noted that WCC Highways comment that no entry at North Lodge exit should be set back from the junction to allow vehicles to turn. Consultation notification by letters to neighbours -v- posted notices. PC writing to WDC Planning to ask for clarification about whether neighbours' letters are the preferred format for notices. WDC has previously advised that letters are the method of notification – notices on lampposts would be used IN ADDITION for listed buildings or large developments (and following questioning, posted notices would also apply in Conservation Areas). ACTION: Clerk to complete letter to Planning re notices -v- letters 7.2. Future of Police estate (The Lunch, etc) Future plans for The Lunch have not been included in the 'masterplan' provided in W/25/0038. The PC has been in touch with the Chief Executive of WDC and met informally to discuss. The Chair has written again to point out that The Lunch and Lower Lunch are not included, how can ideas move forward? Suggested a meeting with him, the PC and other interested bodies such as CPRE, Warwickshire Wildlife, etc., possibly getting together to put a proposal forward about the future sustainable management of The Lunch. Awaiting a response.
8.	Progress Reports for information <u>Parish Council 'Working Parties'</u> 8.1. The Playground (Cllr Coates)

Initial: _____

Agreed Thursday, 20/03/2025 at 09:00 to do some odd jobs in playground and car park.

8.2. Community Speed Watch (Cllr Kingston)

Session on Warwick Road. Word gets around in 20 mins or so, after which there is no point.

Cllr Kingston asked about the establishment of Speed Watch and its 'ownership'. The Clerk confirmed that it was a resident-led initiative by those at the south end of Warwick Road. The PC has invested in equipment, liaised with Police to formalise the group and set aside a small budget for the group.

ACTION: Encourage participation at Annual Parish Assembly

C/Cllr Redford asked whether the speed monitoring had taken place yet. The Clerk replied that they have not been seen.

Cllr Kirkwood has asked about the 20 mph speed signs for the school, but is not able to give an update. Survey has been carried out. Delay because Highways' minor works team are waiting for response from lighting.

8.3. LW&GC Environment Group

Cllr Elsy's resignation means that the PC needs a new contact. Cllr Coates volunteered to take this on.

Clerk has spoken to contact on Environment Group and been informed that they have nearly completed surveys of all hedges in the parish. They are arranging a meeting with farmer at Deer Park Farm. They have an independent contact with grounds person at the Police and is working hard to establish a positive relationship with the Police.

ACTION: Cllr Coates to encourage involvement at Annual Parish Assembly

Cllr Kingston mentioned that a member of the Environment Group has been in touch with the church about placing swift boxes behind the louvres in the bell tower.

Cllr Morgan has spoken with resident hedgehog volunteer, who is going to write in *The Link* about wildlife-safe ways of putting rat poison in gardens.

External Bodies

These are community organisations within the parish and that the Parish Council may have representation on. Councillor Representatives are invited to give brief updates or submit a written report for information.

8.4. All Saints' Academy, Leek Wootton & Leek Wootton School Trust (Cllr Morgan)

Cllrs Coates and Morgan have met again with the Head Teacher. The school is happy to run with the idea of doing more of a village fête this year. Usually they hold their fête after school, so are discussing a weekend fête with school and new head of PTFA. Also happy to have other organisations raising money at such an event.

Also discussed the size of the school and its future intake. The School informed the PC that it has been approached by a developer about one of the HELAA sites in the SWLP.

8.5. Leek Wootton Community Hub

- Leek Wootton Sports Club

Nothing to report. The Clerk followed up on the Cricket Nets funding and received the response that, *"We got bogged down in planning and have had to make some changes. We now have an architect engaged to help on that side of things. We are hopeful that building can begin in the spring, when [District] Council funding is also refreshed. In some ways we wouldn't want to build in winter. I hope that helps."*

Concluded that the PC does not need to ask for return of grant money.

- Leek Wootton Village Hall (Cllr Kirkwood)

No meeting since last PC meeting. Reminder that the Committee is planning a belated celebration for the hall's 25th anniversary and are offering a prize for ideas as to how to celebrate. Also looking for a new Secretary.

Following on from CIL discussion, Cllr Kingston asked a builder to look at and give an idea of how much it would cost to add a veranda to the village hall – c. £35,000. Cllr Kirkwood will discuss with Cllr Kingston and report back to village hall.

Initial: _____

- Leek Wootton War Memorial Recreation Ground (Cllr Coates)
Residents will be asked again whether any of them wish to become Trustees at the Annual Parish Assembly and, if not, we will move forward with the PC becoming the Managing Trustee.

8.6. Any other organisations – None

8.7. Community Engagement

8.7.1. • 26/03/2025: Annual Parish Assembly

Agenda and DRAFT minutes have been published and reports requested from various community groups/organisations. Cllr Morgan to speak about Community Resilience. Also explanation of CIL and open forum.

C/Cllr Redford will not attend due to the meeting falling within the pre-election period. Will likely not submit a report either.

D/Cllr Redford to send report.

Cllr Kirkwood suggested commenting on current status of CALA planning.

ACTION: Clerk to organise tea, coffee and refreshments

8.7.2. • 08/05/2025: VE Day 80

Running order prepared. Lost contact with Spa Brass. The Chair asked whether the Poppy Appeal may fundraise at the event – Cllr Kingston agreed. Leek Wootton History Group offered to purchase the Peace Lamp – Cllr Kingston to liaise with History Group.

ACTION: Cllr Kingston to share running order with Clerk

ACTION: Clerk to forward email received from WDC re DCMS announcement about VE80 [UPDATE 05/03/2025: Action complete]

8.8. Community Maintenance:

- WCC Highways (Cllr Kirkwood)
Hedge outside old school – been in touch with Localities Officer. Confusion due to original request for work going to Contract Services, not Localities Officer. Will have another look at it.
- Unadopted/Abandoned Land Policy ('Orphaned' Plots)
Footway between 28/30 Woodcote Lane – still awaiting a response/further action.
- Grounds Maintenance Contract
Second year of contract to start shortly. Pleased with work last year.
- Other (Clerk)
None

9. **County and District Councillors' reports**

9.1. Warwickshire County Council

WCC has produced a comprehensive guide on how to have a pothole filled.

Grit Bin – Is being looked at again. C/Cllr Redford has not experienced a refusal before. Referred to more senior officers, but Locality Officer's refusal was supported. The PC may install a bin, but site needs approval by WCC Highways. C/Cllr Redford did state that the once installed a bin would be added to the schedule for refilling. Awaiting approval of site by WCC Highways.

Following the pavement survey results being forwarded to Highways, the footpath in Quarry Close has been inspected and some is to be resurfaced and drop kerb to be installed.

9.2. Warwick District Council

Covid Pandemic National Day of Reflection on 09/03/2025. Spa Centre in Leamington will be illuminated in yellow and at 11am a brief service will be led by the Chairman of WDC.

10. **Planning**

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10.1. To note planning decisions made:

- **WITHDRAWN** - W/24/1236 - 23 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL - Erection of two storey side and rear extensions to form a joint application between number 23 and 25 Hill Wootton Road (Comment due: 22/10/2024) – **OBJECTION on the grounds that the PC was unable to make a decision due to confusing application and lack of response from the Planning Officer to questions raised (sent: 24/10/2024)**

10.2. A report on the progress of current planning applications:

- W/22/0465 – Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QA - Erection of 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure – **OBJECTION on the grounds of car parking and landscaping (Sent: 30/05/2022)**
- W/24/1006 - Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB - Application for approval of reserved matters (appearance, landscaping, layout and scale) in pursuance of outline planning permission W/22/1877 for residential development of 70 dwellings including internal access roads and footpaths, drainage works and landscaping. – **OBJECTION on the technical grounds of parking spaces and landscaping (sent: 18 & 19/08/2024)**
- W/24/1236 - 23 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL - Erection of two storey side and rear extensions to form a joint application between number 23 and 25 Hill Wootton Road (Comment due: 22/10/2024) – **OBJECTION on the grounds that the PC was unable to make a decision due to confusing application and lack of response from the Planning Officer to questions raised (sent: 24/10/2024)**
- W/24/1630 – Linby, Woodcote Lane, Leek Wootton, Warwick, CV35 7QD - Erection of single storey side and front extensions, garage conversion and erection of first floor. Installation of 1.8m timber gates at front of driveway – **No objection (noted concerns to planners: (1) large office space should not indicate a business generating increased vehicular traffic; (2) rooflights overlooking rear of neighbouring cottages; (3) loss of a bungalow by conversion, contrary to Neighbourhood Plan)**
- W/24/1651 - The Pound, 16 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL - Erection of single storey side and rear extensions – **No objection (Sent: 25/02/2025)**
- W/25/0038 - Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB - External works to improve the safety and security of Police Headquarters' staff, visitors and policing operations. Improvements to include; resurfacing of existing roads, paths and car parks, additional car parking, temporary overflow car parking, pedestrian footpaths, external lighting, CCTV, security barriers, security huts, sunshade canopies, security gates, disabled ramp, garden of reflection, structural landscaping and biodiversity net gain. **(Comment due: 25/02/2025 or 04/03/2025)**
- W/25/0076 – 1 Rock Cottages, Warwick Road, Leek Wootton, Warwick, CV35 7RB - Variation of Condition 2 of planning permission ref: W/21/1493 (Demolition of existing garage & erection of 1no. three bedroom dwellinghouse with associated works) to include an increase in floor area at first floor and amended fenestration to the north and south elevations – **NEUTRAL – Proximity and threat to village hall caused by noise complaints (Sent: 19/02/2025)**

10.3. To consider new planning applications:

- W/25/0158 - The Hotel, The Warwickshire Golf and Country Club, Warwick Road, Leek Wootton, Warwick, CV35 7QT - Installation of solar panels and associated

Initial: _____

equipment to the southern and western roof pitch (Retrospective Application)
(Comment due 12/03/2025) – No objection

- W/25/0173 LB - Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB - Refurbishment of the first floor female toilets in Woodcote House. This will include the removal an internal timber stud partition wall (including a timber hollow core door), an existing glass screen and existing toilet and wash hand basing (plus cabinetry). The refurbishment will include the installation of 2 new WC's within cubicles, a new metal stud wall to reduce the length of the room to the back of the WCs, a new vanity and basin along with redecoration to the existing walls and installation of an electrical hand dryer
(Comment due 11/03/2025) – No objection

10.4. Any other planning related issues.

11.

Finance

The Chair informed the PC that the Clerk has taken advice about pension schemes. The Finance Committee will meet to discuss the finances related to this matter, but the Chair asked for an interim agreement of Councillors to the Clerk going ahead with enrolling in the Warwickshire Local Government Pension Scheme. As the issue was raised after the agenda for this meeting was published, the Clerk will add the pension scheme to the April agenda for formal ratification of this decision. This has been budgeted for.

ACTION: Clerk to initiate enrolment in WLGPS

ACTION: Clerk to add item to April Agenda for ratification of decision

DRAFT Financial Regulations – Finance Committee needs to draft its own regulations in advance of the Annual Meeting of the Parish Council in May.

ACTION: Cllr Kirkwood to draft and circulate new regulations

ACTION: Finance Committee to meet before May meeting

11.1.

The Financial Report for month to 05/03/2025 was noted.

The Clerk explained that the current accounts (General (No1) and PWLB loan repayment (No2) accounts) are now being charged at £4.25/month. Cllr Eldridge noted that this charge allows for up to 100 transactions/month. It was agreed that the accounts could not be changed – the DMO (Government Debt Management Office) takes the loan repayments from No2.

11.2.

The following payments were approved:

Clerk’s Expenses (FEB)	Vch 137	£19.81
Employer’s Tax + NI (JAN-MAR)	Vch 138	£44.89

12.

Parish Council Administration

12.1.

Recruitment

New Councillor in Elisa Harrold, but resignation of David Elsy means two vacancies remain.

12.2.

Communications

The Chair asked Cllr Harrold and MoPs how well they feel the Parish disseminates information. Agreed at approx. 5 out of 10. A discussion followed about the existing and possible communications. The Chair thanked MoPs for their input.

12.3.

Community Resilience

Cllr Morgan to present information about this at Annual Parish Assembly.

12.4.

Training (see: www.walc.org.uk)

Clerk to arrange training for Cllr Harrold

ACTION: Clerk to organise training for Cllr Harrold

13.

Correspondence for information

Nothing to note

Initial: _____

14.	Councillors' Reports and items for future agenda • Cllr Eldridge asked whether some consideration could be put into how the old noticeboard might be installed at the bus stop, as an open access community noticeboard in an information hub. It was agreed to look at this on 20/03/2025 as part of the working party. • Cllr Eldridge observed that the Churchyard working group (Cllr Kingston is a member) have used the chippings from the lime trees to fill puddles and muddy patches along Footpath W179a off the Tink-a-Tank. The PC congratulated the group on a good job.
15.	Date of next meeting To confirm the date of the next meeting which is scheduled for 7:30pm on Wednesday, 2 April 2025 at Leek Wootton Village Hall. Cllr Coates gave his apologies in advance. Before that meeting is the Annual Parish Assembly at 7:00pm on Wednesday, 26 March 2025 at All Saints' Church, Leek Wootton.
16.	To consider the exclusion of the public and press in the public interest for consideration of the following items:
16.1.	Personnel issues – None
16.2.	Legal issues – None

Signed: _____

Date: _____

DRAFT

Initial: _____

Appendix 1 (Item 6)

ID	101317
Section	Strategic Growth Location SG04 Question
Full Text	The Parish Council of Leek Wootton & Guys Cliffe does not agree with any of the selected areas for possible future development within its Parish Boundary in the South Warwickshire Local Plan – Preferred Options Plan for the following reasons: 1 Green Belt reason – Green Belt land has five purposes: prevent urban sprawl, prevent merging of towns, safeguarding the countryside, preserving the setting of villages and encouraging development of urban development. The two Suitable Growth areas within the Parish, SG04 and SG07 are both in the Green Belt and it is understood that the housing needs target can be achieved on brown field and grey field sites without the need to build on Green Belt land. 2 Buffer Zone reason –The portion of SG04 within this Parish, if developed, will remove the buffer between Leek Wootton and Kenilworth that protects the village environment from becoming part of the nearby town. 3 Overall Reason – Leek Wootton has been designated a Growth Village under the current Local Plan and two development schemes have been granted consent totalling 88 dwellings which represents a circa 25% increase in the size of the village. The area has therefore undergone its growth and should no longer be categorised as a Growth Village. 4 Agricultural Land reason – The portion of SG07 within the parish is an area of ALC Grade 2 Agricultural Land which should not be lost to development

ID	101274
Section	Strategic Growth Location SG06 Question
Full Text	Whilst not within LW&GC parish, we oppose the proposal of SG06 in the Parishes of Old Milverton & Blackdown for the same reasons as given in relation to SG04 and SG07. This parish immediately adjoins our parish and such development would bring expansion of Leamington Spa into the buffer zone that protects both our communities from encroachment.

ID	101307
Section	Strategic Growth Location SG07 Question
Full Text	The Parish Council of Leek Wootton & Guys Cliffe does not agree with this selected area for possible future development within its Parish Boundary in the South Warwickshire Local Plan – Preferred Options Plan for the following reasons: 1 Green Belt reason – Green Belt land has five purposes: prevent urban sprawl, prevent merging of towns, safeguarding the countryside, preserving the setting of villages and encouraging development of urban development. The Strategic Growth areas within the Parish, SG07 is in the Green Belt and it is understood that the housing needs target can be achieved on brown field and grey field sites without the need to build on Green Belt land. 2 Buffer Zone reason –The portion of SG07 within this Parish, if developed, will link the proposed Hatton B1 Settlement with Warwick removing the buffer between Warwick and Hatton B1 stopping it becoming a Settlement and creating it as an expansion of the town. 3 Agricultural Land reason – Both the portion of SG07 are areas of ALC Grade 2 Agricultural Land which should not be lost to development

Initial: _____

ID	101454
Section	Do you have any comments on a specific site proposal or the HELAA results?
Full Text	The various sites shown within the Parish of Leek Wootton & Guys Cliffe are all opposed because the village of Leek Wootton has already been extended under the current Local Plan and therefore should not be subjected to a status of Growth Village and no sites should be considered within the parish. All the sites are green belt, good agricultural or amenity land and should not be considered for development. Also, each site would add considerably to the size of the village/hamlet adjacent. A number of the sites (Land to North-East of Warwick enclosed by A46 Warwick By-Pass, Coventry Road and Woodloes Lane (REFID 93), Land to North and South of Hill Wootton Road, Leek Wootton (REFID 116), Warwick Road, Leek Wootton, Near CV35 7RA (REFID 603), Warwick Road, Leek Wootton, Warwickshire, CV35 8LL [PLEASE NOTE POSTCODE CV35 8LL REFERS TO CLAVERDON NOT LEEK WOOTTON] (REFID 2)) would also extend into the buffer zone that protects the village from encroachment from nearby towns. The larger site close to Hill Wootton (Hill Wootton Road, CV35 7PP (REFID 231)) is separate from the hamlet and not an extension of it, is good agricultural land and in the Green Belt and is opposed for the same reasons as above. The site in Hill Wootton (Hill Wootton Road, Hill Wootton, CV35 7PP (REFID 117)) is a greenfield site within the greenbelt. If development were to take place within the hamlet of Hill Wootton, there are preferable brownfield sites.

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Initial: _____