

# Wootton Wawen

# Neighbourhood Development Plan

## 2011 - 2031



Referendum Version  
July 2017

# List of Contents

1.	Introduction	Page 4
	Strategic Objectives	Page 7
2.	Neighbourhood Housing	Page 8
	Policy H1 - Village Boundary	Page 8
	Policy H2 – Local Needs Housing	Page 10
	Policy H3 - Use of Brownfield Land	Page 11
	Policy H4 - Use of Garden Land	Page 11
	Policy H5 - Effective and Efficient Use of Land	Page 12
3.	Neighbourhood Economy	Page 13
	Policy ECON1 - Protecting and Enhancing Existing Employment Sites	Page 13
	Policy ECON2 - Leisure and Tourism	Page 14
	Policy ECON3 - Promoting High Speed Internet Access	Page 14
	Policy ECON4 - Parking in the Village	Page 15
	Policy ECON5 - Homeworking	Page 15
	Policy ECON6 - Live-Work Units	Page 15
4.	Neighbourhood Environment	Page 17
	Policy ENV1 - Renewable Energy	Page 17
	Policy ENV2 - Green Infrastructure	Page 18
	Policy ENV3 - Blue Infrastructure	Page 18
	Policy ENV4 - Flooding and Surface Water Drainage	Page 19
	Policy ENV5 - Protection of the Best & Most Versatile Agricultural Land	Page 19
	Policy ENV6 - Protection of Valued Landscapes, Skylines and Important Views	Page 20
	Policy ENV7 - Preservation of Designated Heritage Assets	Page 22
	Policy ENV8 - Promoting High Quality Built Design	Page 24
	Policy ENV9 - Nature Conservation	Page 25
5.	Neighbourhood Amenities	Page 26
	Policy AM1 - Community Facilities	Page 26
	Policy AM2 - Health Opportunities	Page 28
	Policy AM3 - Protecting and Enhancing Education Facilities	Page 28
	Policy AM4 - Promoting Walking and Cycling	Page 28

## List of Figures

- |    |   |         |
|----|---|---------|
| 1. | Wootton Wawen Neighbourhood Area Map      | Page 5  |
| 2. | Village Boundary Map                      | Page 9  |
| 3. | Character Areas and Valued Landscapes Map | Page 21 |
| 4. | Heritage Assets and Flood Zones Map       | Page 23 |
| 5. | Neighbourhood Community Facilities Map    | Page 27 |

## List of Appendices

- |    |  |         |
|----|--|---------|
| 1. | List of Neighbourhood Business Locations | Page 30 |
| 2. | Village Character Assessment             | Page 31 |

# 1.0 Introduction

## The Rationale

- 1.1 Neighbourhood Development Plans (NDP's) are an important part of passing greater control over plan making and place shaping from local government to communities. As such our Plan is a community led framework for guiding future development, regeneration and conservation in our local area.
- 1.2 The NDP forms part of the statutory development plan for Stratford-upon-Avon district which gives it far more weight than other locally prepared documents such as the 2001 Parish Appraisal and the 2010 Parish Plan. It is a powerful tool in shaping and influencing development in line with local wishes and the local environment.

## The Context

- 1.3 The National Policy Planning Framework makes it clear that the purpose of planning is to help achieve sustainable development. Sustainable development means ensuring that better lives for ourselves does not mean worse lives for future generations.
- 1.4 Sustainable development is about change for the better, and not just through the built environment. Our natural environment is essential to our wellbeing, can be better looked after than it has been, and more accessible for people to experience it, to the benefit of body and soul.
- 1.5 Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 1.6 This should be a collective enterprise, yet, in recent years, planning has tended to exclude, rather than to include, people and communities.
- 1.7 The National Policy Planning Framework changes that, introducing neighbourhood planning and allowing people and communities a greater influence in the decision making process.

## The Core Strategy

- 1.8 The District Council is preparing a series of planning documents to guide development and change in the district up to 2031. They will determine how many new homes are built, how many new jobs are created and how people can travel to get to the things they need.
- 1.9 The most important of these documents is the Core Strategy<sup>1</sup> which was adopted on 11 July 2016 because it sets the course for everything to follow. It presents a vision of how the district will look and function in future years.
- 1.10 There are some big challenges facing the district, which the Core Strategy seeks to address:
  - Where should new homes be built and new jobs located?
  - How can we meet the housing needs of local people?

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<sup>1</sup> Stratford-on-Avon District Core Strategy 2011-2031 - Adopted 11 July 2016

- How can we reduce the impacts of climate change?
- How can we make sure everyone can reach the services they need?
- How do we protect our rich heritage and landscape?

## The Village

- 1.11 Wootton Wawen is an independent community with a long and impressive history, strategically located on a main road between Birmingham in the West Midlands conurbation to the north and the rapidly expanding town of Stratford-upon-Avon to the south. The village lies within the administrative boundary of Stratford-on-Avon District Council and has been identified as a Category 2 Local Service Village in the Core Strategy which indicates that most of the necessary services, e.g. shop, school, post office and some public transport, needed for future development exists. It lies within the Green Belt and the Arden Special Landscape Area which demands careful consideration as to how such development might take place.
- 1.12 The area covered by the Plan is that lying within the Civil Parish boundary, as approved by the District Council on 16 June 2014.

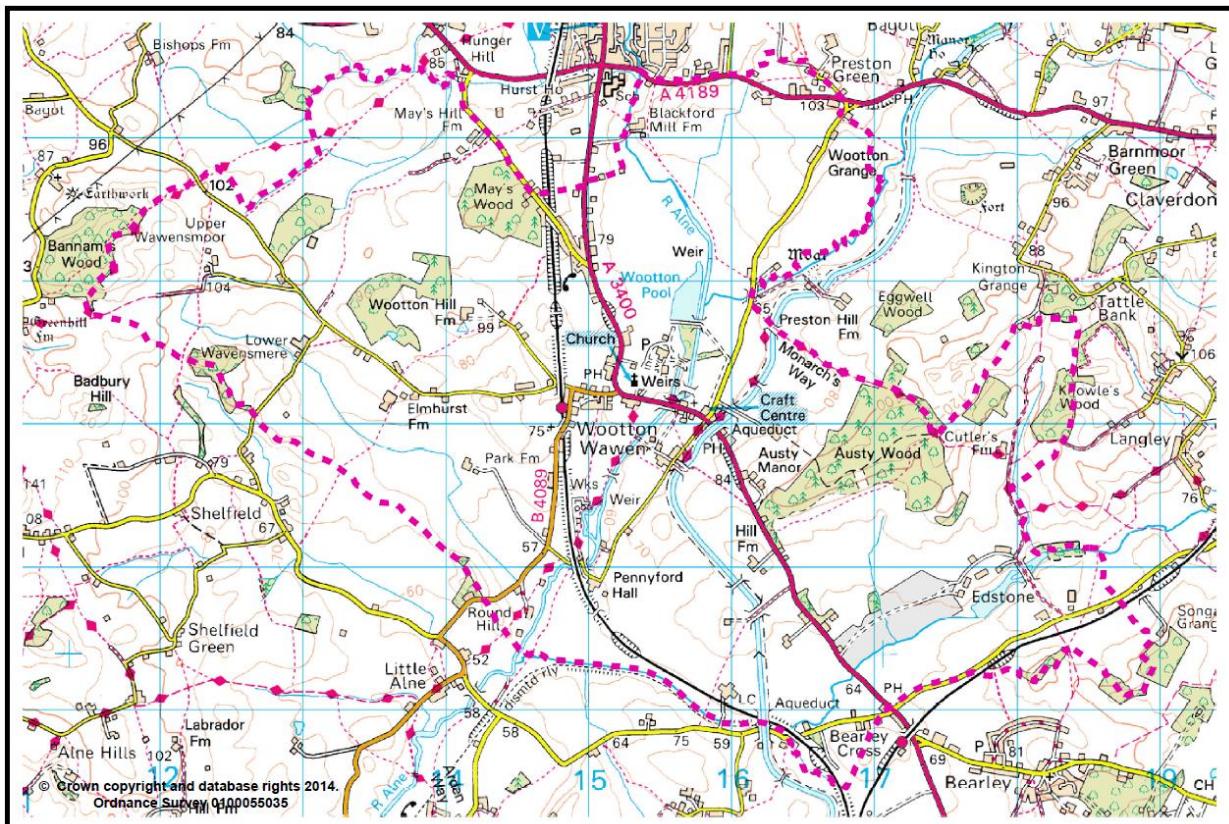


Figure 1 - The Neighbourhood Area

- 1.13 Most of the Neighbourhood Area is agricultural land and protected from development by its Green Belt status. The landscape is generally open with important views in many locations. Wildlife is varied and plentiful, with the River Alne and the Stratford-upon Avon Canal vital contributors to diversity. Much of the land adjacent to the river is part of the 'Flood Plain'.
- 1.14 The population of the village in 2011 was 1,318 (2011 Census) with almost 50% living in 'Park Homes' within the Wootton Hall Estate. Housing development has been limited over the past 50 years to single in-fill units. There was a period between 1950

and 1965 which saw the construction of new houses close to the village school/railway station and small developments on other restricted sites.

- 1.15 The heart, and oldest part of the village, is a designated Conservation Area and contains 18 listed buildings - the most important being St. Peter's Church with its Saxon origins.
- 1.16 The Core Strategy recognises the need to restrict development in the Local Service Villages washed over by Green Belt and states that development should be restricted to limited in-filling. This Plan proposes to define a village boundary (Policy H1) in order to set out where limited in-filling is acceptable. Additionally, both the Core Strategy<sup>2</sup> and the National Planning Policy Framework<sup>3</sup> provide a mechanism where development, based on identified local needs for affordable housing could be built on suitable sites outside but adjacent to this boundary.
- 1.17 The Plan sets out a vision for the next 15 years together with objectives and policies which support and deliver that vision. This is a Plan which promotes growth alongside the retention of those features and attributes most valued by its residents. It is designed to maintain and enhance the character of the Neighbourhood Area and enable improvements where they are needed. To actively discourage growth and change would be to put at risk the very features, facilities and employment opportunities on which the character and future sustainability of Wootton Wawen depend.

### **Background to the Plan**

- 1.18 Consultation with residents has been actively promoted by the Parish Council over the past two decades. A 'Parish Appraisal' was completed in 2001 and a 'Parish Plan' in 2010 – both aimed at identifying what was important about living in Wootton Wawen, what should be retained and what improvements were needed to sustain the community in the longer term. Clearly residents do regard the village as a 'special place' to live in and they wish to retain its character. Further consultation exercises (surveys and open meetings) carried out as the basis for this Plan have confirmed this and have provided a clear indication of priorities for future development.
- 1.19 Work on the Neighbourhood Development Plan has been coordinated by a Steering Group which was formed early in 2014. The Steering Group composed 3 Parish Councillors and 3 volunteers from the wider community. Other individuals and groups have been consulted through resident and business surveys along the way.
- 1.20 Initially, group discussion and consultation events were focussed on major potential housing development as proposed in the then emerging District Council Core Strategy<sup>4</sup>. This suggested a target of 51-75 new homes over the plan period for Wootton Wawen as a Category 2 village. Early in 2015, the group commissioned an assessment of possible development sites by a Planning Consultant which highlighted the difficulty of finding suitable, accessible, sites within the Neighbourhood Area due to its Green Belt designation. Subsequently, after analysis of the Proposed Submission Core Strategy by an independent examiner<sup>5</sup>, the District Council removed the prescribed housing targets in villages, such as ours, that are washed over by the Green Belt.

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<sup>2</sup> Core Strategy Policy CS.18

<sup>3</sup> Paragraphs 54 and 89

<sup>4</sup> Stratford-on-Avon District Council Core Strategy Proposed Submission Version (June 2014)

<sup>5</sup> Examination of the Stratford-On-Avon Core Strategy - Inspector's Interim Conclusions (March 2015)

- 1.21 This Plan is based on the adopted Core Strategy and highlights the challenge between sustainable development and the retention of the character and heritage of the village.

### **Key Issues Guiding Plan Preparation**

- 1) The desire, expressed by the vast majority of residents, to have no expansion of the village beyond current developed land and natural boundaries such as the railway line and canal;
- 2) Retention of and support for thriving, well managed agricultural enterprises, farmland and associated areas;
- 3) Support for and retention of key local facilities – post office, village hall, shops, railway station/services, bus services, school, churches, small businesses serving the community etc.;
- 4) Protection and enhancement of the open landscape which is a key feature of the village – including its many special views;
- 5) Ensuring that any possible housing development serves the community by prioritising affordable homes for people with local connections and housing for young families, with the long-term aim of reducing the average age of the community; and
- 6) Avoidance of any development within the flood plain and ensuring that new housing does not increase, and ideally reduces, surface water run-off.

### **The Vision**

- 1.22 Recognising that Wootton Wawen is a special place to live, work and visit, we aim to protect those features most valued by the community whilst working to achieve organic growth and seeking to encourage change which will enhance the long-term sustainability of the village.
- 1.23 The vision will be supported by the following strategic objectives:

<b>Strategic Objectives</b>	
<b>Housing</b>	To provide a sufficient supply and mix of dwellings to meet the needs of the community during the plan period and address the current imbalance in the population profile
<b>Economy</b>	To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area
<b>Environment</b>	To safeguard our natural environment and built heritage and enhance biodiversity whilst providing access for all, improving the well-being of the community, recognizing the importance of mitigating climate change and working towards a more sustainable future
<b>Amenities</b>	To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living

## 2.0 Neighbourhood Housing

### Strategic Objective

- 2.1 The 2011 Census confirmed that Wootton Wawen has a population age profile, which is skewed towards the more elderly. Over 25% of the population is over 80 years of age compared to the district wide figure of 15% with only 16% under the age of 20 compared with the district wide figure of 21%. There is recognition that an influx of younger people is required to redress this imbalance which is necessary if the community is to be more sustainable.
- 2.2 The challenge here is to create affordable housing in the Neighbourhood Area without losing the environment which the residents hold dear. Due to the Green Belt status of the Neighbourhood Area, new market housing will be restricted to limited infilling within the village boundary (Figure 2) or the redevelopment of previously developed (brownfield) sites which would not have a greater impact on the openness of the Green Belt or the purposes of including land within it than the existing development.

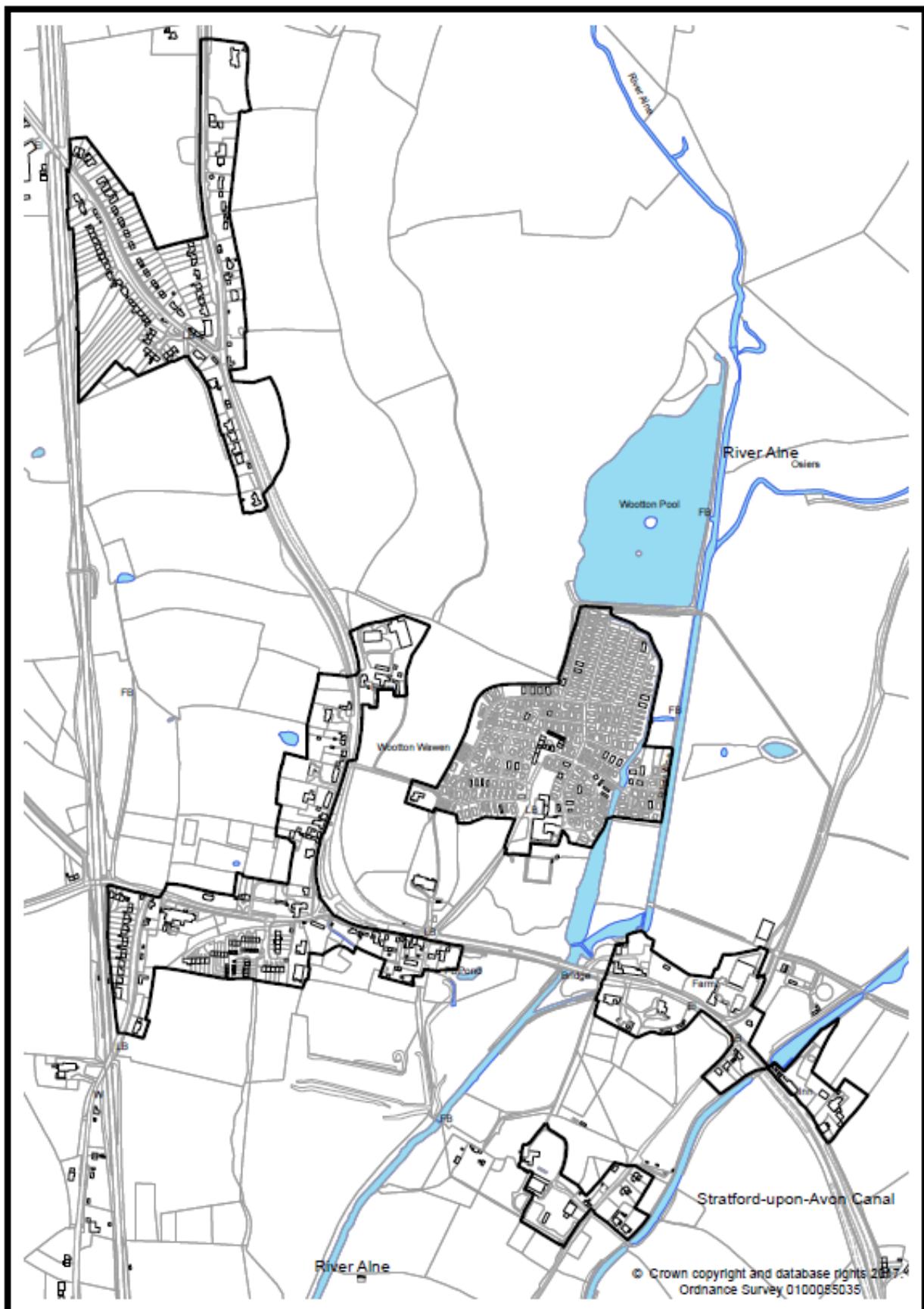
#### Policy H1 - Village Boundary

**The built up area boundary of Wootton Wawen is defined by the Village Boundary as shown in Figure 2. New housing development within the Village Boundary will be supported in principle.**

**All areas outside of the Village Boundary are classed as countryside. New housing in the countryside will be strictly controlled and limited to dwellings for rural workers, replacement dwellings and new dwellings in accordance with Policy H2.**

### Explanation

- 2.3 The Neighbourhood Area is heavily constrained by the Green Belt, which washes over the village, locally and nationally important heritage assets, sensitive landscapes and active flood plains.
- 2.4 Consequently, the Core Strategy does not expect Wootton Wawen to play a significant role in contributing towards the supply of housing for the district.
- 2.5 Any new development will therefore be restricted to limited infilling within the Village Boundary (Figure 2) in accordance with paragraph 89 of the National Planning Policy Framework. This will have the effect of focussing any new development towards the most sustainable location within the Neighbourhood Area.
- 2.6 Small infill development on land within the Village Boundary will provide housing without significant damage to the character and setting of the village and conflict with Green Belt policy. This pattern of gradual and organic development will ensure new dwellings contribute to the attractive appearance and character of Wootton Wawen and its sense of community.



**Figure 2 - Village Boundary**

## Policy H2 - Local Needs Housing

**This Plan supports the provision of small scale community-led housing schemes on sites within or adjacent to the defined Village Boundary to meet the needs of the local community as identified through a local housing needs survey.**

**All development proposed must demonstrate how the latest local housing needs survey or other relevant and reliable local evidence has been taken into account when designing the scheme, including the overall number of homes together with the mix of stock and its tenure profile.**

**Any new homes (whether affordable or market) provided in this way must be subject to a planning obligation to restrict their occupancy to people with a local connection consistent with the ability of the scheme to effectively meet the identified local need.**

### Explanation

- 2.7 Due to its status as a Green Belt village, new residential development within the Neighbourhood Area will be confined to limited infilling and redevelopment. It is therefore unlikely that such developments will be of a scale which attracts a proportion of affordable housing.
- 2.8 Rural exception sites are small sites used solely for affordable housing on land adjoining existing villages such as Wootton Wawen which would not otherwise be released for general market housing because it is subject to policies of restraint such as Green Belt. Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Rural exception sites are supported under paragraph 54 of the National Planning Policy Framework.
- 2.9 In order to ensure that this Plan facilitates growth in the affordable housing sector, Policy H2 facilitates the development of affordable homes under 'rural exceptions' for occupation by people originating from or with a clear connection to the Parish of Wootton Wawen in accordance with the needs identified in the Wootton Wawen Housing Needs Survey 2011. This Plan supports the need for affordable housing and promotes homes in sustainable locations, unless special circumstances exist e.g. rural workers accommodation.
- 2.10 The age profile of the population in Wootton Wawen is heavily skewed towards older people (over 50) as identified in the survey of residents in 2014. If the village is to remain a sustainable entity it is vital that this age imbalance be addressed.
- 2.11 This Plan supports the need to update Housing Needs Surveys on a regular basis in order to ensure that the needs of the community are properly captured.
- 2.12 For the purposes of local needs housing for Policy H2 this will be based on a local connection with the Parish. A local connection is defined as:
  - Someone who has lived in the Parish for a minimum of 6 months
  - Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years

- Someone who has close family (parents, siblings or children) residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish

### **Policy H3 - Use of Brownfield Land**

**The redevelopment of brownfield land to create new homes will be encouraged and supported subject to the following criteria:**

- a) The new use would be compatible with the surrounding uses;
- b) Any remedial works to remove contaminants are satisfactorily dealt with;
- c) The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental quality; and
- d) Safe and suitable access and parking arrangements would be provided to serve the new use.

**The redevelopment of brownfield land will be restricted to the area occupied by permanent buildings and structures only and not its wider undeveloped curtilage.**

#### **Explanation**

- 2.13 One of the Core Planning Principle of the NPPF<sup>6</sup> is to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”
- 2.14 For the purposes of this Plan, brownfield land is previously developed land which is, or was, occupied by a permanent structure as defined in Annex 2 of the NPPF. It includes the curtilage of the developed land but specifically excludes any residential garden land and agricultural/horticultural land.
- 2.15 There is no presumption that the whole of the site will be suitable for development. This would need to be proven though the planning application process.

### **Policy H4 - Use of Garden Land**

**Development on garden land within the defined Village Boundary, as shown in Figure 2, will only be if it can be demonstrated that proposals:**

- a) Preserve or enhance the character of the area (see Village Character Assessment at Appendix 2);
- b) Do not introduce a form of development which is at odds with the existing settlement character or pattern;
- c) Do not significantly affect the amenity of the host and neighbouring properties; and
- d) Provide safe and suitable access and parking arrangements.

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<sup>6</sup> Paragraph 17

## **Explanation**

- 2.16 Development within the garden of existing houses can lead to inappropriate development with regard to neighbouring properties and poor means of access. Unless an adequate land area is available or can be assembled and demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.
- 2.17 Detrimental harm to the amenity of a neighbouring property includes; loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking).

## **Policy H5 - Effective and Efficient Use of Land**

**Housing developments must demonstrate an effective and efficient use of land. The effective use of land can assist in delivering sustainable development.**

**Density should enhance the character and quality of the local area (see Village Character Assessment at Appendix 2) whilst preserving the amenity of neighbouring residential homes, commensurate with a viable scheme and infrastructure capacity subject to no conflict with other policies in this Plan.**

## **Explanation**

- 2.18 It is essential that the rural aspect of the village is maintained. In an effort to build new properties there is a risk that new infill development will be “squeezed” into an inappropriate area. Preservation of the character of the area must be weighed against the need for new organic infill dwellings in the village.
- 2.19 Paragraph 47 of the National Policy Planning Framework encourages a local approach to housing density to reflect local circumstances.
- 2.20 While there is no rigid design density set for the Neighbourhood Area, in all cases development will be expected to respond to local character. Higher densities close to the village centre where there is a higher level of accessibility may be acceptable whereas lower densities will be more appropriate on the periphery of the village.
- 2.21 The height, scale and massing of new buildings should have regard to the context of the individual site and the surrounding area (see Village Character Assessment at Appendix 2). Building heights should be lower towards the edge of the village to assist in the assimilation of new development into the surrounding countryside/landscape.
- 2.22 Regard will be given to the viability of housing developments and the need for connectivity and suitably available infrastructure such as roads and schools.

## 3.0 Neighbourhood Economy

### Strategic Objective

- 3.1 The National Planning Policy Framework identifies three dimensions to sustainable development, one of which is the economic role. The economic role is defined as “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”<sup>7</sup>.
- 3.2 To ensure that the Neighbourhood Area continues to have a vibrant and diverse economic make up, appropriate for its size and rural location this Plan proposes a number of economic policies with the theme of protecting and enhancing local businesses.

### Policy ECON1 - Protecting and Enhancing Existing Employment Sites

**Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:**

- a) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site or where there is no reasonable prospect of the site being used for employment uses; or
- c) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or
- d) The site is located in the village centre and the proposed use will contribute to the vitality and viability of the village centre or forms part of a regeneration project; or
- e) Relocation of the employer will make better use of existing or planned infrastructure.

### Explanation

- 3.3 Wootton Wawen has diversified from a farming community to one which encompasses the use of traditional farm buildings for alternative purposes. These range from the traditional office environment with many of the businesses IT based, to retail outlets and even a flight simulator. Many of the businesses in the village are the traditional “self-employed” working out of their home premises. A list of the employment sites is contained in Appendix 1 of this Plan.

<sup>7</sup> Paragraph 7, NPPF

## **Policy ECON2 - Leisure and Tourism**

**Proposals for new and improved leisure and tourism based services and facilities within the Neighbourhood Area will be supported providing they do not conflict with other policies in this Plan.**

**Proposals for the change of use or re-development of land or premises currently associated with leisure or tourism will only be supported where:**

- a) The applicant can demonstrate that the site/premises is no longer viable; or
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.

### **Explanation**

- 3.4 There are several notable landmarks in the village, including St. Peter's Church (of Saxon origin, and the oldest Church in Warwickshire), Wootton Hall, The Bulls Head and Navigation Public Houses and some fine individual houses from past centuries.
- 3.5 The historic Stratford-upon-Avon Canal passes through the Neighbourhood Area and is carried on a 200 year old cast iron aqueduct over the main road. It provides the opportunity to hire a narrow boat for cruising (from Anglo-Welsh Waterways) and is one of the locations for fishing.
- 3.6 Yew Tree Craft Centre started as a farm-shop with an outlet for garden furniture and is now a retail outlet of some 20 shops selling "non-standard" items, many being a local craft.
- 3.7 Planning permission has been granted for the development of a marina<sup>8</sup> just outside the village.
- 3.8 Wootton Park comprises a mix of leisure and business uses with a facility to cater for weddings and conferences alongside office based occupations. The latest project is to build a wakeboard lake which has recently received planning permission<sup>9</sup>.
- 3.9 It is essential that these opportunities are developed to help bring passing trade and creating further employment.
- 3.10 Proposals for new leisure and tourism based facilities must respect the Green Belt designation washing over the Neighbourhood Area.

## **Policy ECON3 - Promoting High Speed Internet Access**

**All new residential or commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity to high speed broadband/internet.**

<sup>8</sup> Planning application reference 12/02478/FUL

<sup>9</sup> Planning application reference 14/03556/FUL

## **Explanation**

- 3.11 In an age where home based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high speed broadband is provided.
- 3.12 This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.

### **Policy ECON4 - Parking in the Village**

**New off-road parking provision for the public within the village, in particular outside the village general stores and the railway station, will be supported.**

## **Explanation**

- 3.13 The village store is situated on the main road (A3400), which is a source of much of its business, in addition to local residents. As the store is in a terrace of properties there is limited space for customer parking. Passing traffic and locals in their cars may often be discouraged from stopping by the lack of parking. The store is an essential asset to the village and if it can be achieved more parking would help support its future.
- 3.14 There is a regular train service from the village to Birmingham and Stratford. However, the station is adjacent to a narrow country lane with little space for parked cars. Safety and convenience would be achieved with additional parking by the station.

### **Policy ECON5 - Homeworking**

**All new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband in accordance with Policy ECON3.**

## **Policy ECON6 - Live-Work Units**

**Proposals for small scale live-work development (new build or conversion), compromising of commercial space and living space will be supported, provided they are consistent with Core Strategy policies for protecting the open countryside and subject to the following criteria:-**

- a) Have suitable independent access to both uses;
- b) Have an appropriate standard of off-road parking;
- c) The layout and design to ensure that residential and work uses can operate together without conflict;
- d) Be in a location which is reasonable accessible by means other than a private vehicle;
- e) In the case of conversions the building should be of a permanent and substantial construction, structurally sound and capable of conversion without a major rebuilding or extension; and
- f) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property.

### **Explanation**

- 3.15 Many residents have adapted to modern working patterns and are either employed to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work.
- 3.16 The ability to convert a room to a home office, carry out a loft conversion or utilise space for a garden office would assist in encouraging home working.
- 3.17 Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

# 4.0 Neighbourhood Environment

## Strategic Objective

- 4.1 One of the three dimensions of sustainable development as outlined in the National Planning Policy Framework is the environmental role. This is defined as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”<sup>10</sup>.
- 4.2 We recognise the need to safeguard our natural environment and built heritage and enhance biodiversity whilst providing access for all and improving the well-being of the community. We should also protect the open rural nature of the landscape in which our village is set and ensure that the identity of our settlement is maintained.
- 4.3 We should work towards a more sustainable future and recognise the importance of mitigating climate change, ensuring that better lives for ourselves does not mean worse lives for future generations.

### Policy ENV1 - Renewable Energy

**Development proposals relating to the production of renewable energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs.**

**All proposals must have regard to Green Belt policy as outlined in Chapter 9 and in particular paragraph 91 of the National Planning Policy Framework.**

**Proposals which fail to preserve or enhance the established character of the Neighbourhood Area will not be supported (see Village Character Assessment at Appendix 2).**

## Explanation

- 4.4 We are all charged by our future generations to work towards a more sustainable future and recognise the importance of mitigating climate change. We recognise the need to reduce carbon emissions and the use of fossil fuels and support developments that contribute to green energy production. However, their scale and appearance must not compromise the character of our village.
- 4.5 In particular, renewable schemes that demonstrate evidence of community consultation at early stages in the development – especially when this leads to a tangible benefit to the community – will receive support. An example would be a hydroelectricity scheme located adjacent to the weirs on the River Alne.

<sup>10</sup> Paragraph 7, NPPF

## **Policy ENV2 - Green Infrastructure**

**Development proposals will be expected to demonstrate high quality and sensitive landscaping and native tree/hedge planting wherever possible.**

**Wherever possible development proposals should seek to retain and protect existing trees and hedgerows.**

**Where it is not possible to retain existing trees and hedgerows development proposals which demonstrate full replacement with appropriate native species in mitigation will be supported.**

### **Explanation**

- 4.6 We need to ensure the rural character of the Neighbourhood Area is protected through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.
- 4.7 Attractive landscaping within, and appropriate screening of, new development will assist in achieving the protection and enhancement of the landscape character and setting of the Neighbourhood Area. This will also increase the biodiversity value of the neighbourhood environment by maintaining existing and introducing new habitats.

## **Policy ENV3 - Blue Infrastructure**

**All new developments will be expected to safeguard existing rivers, streams, brooks and ponds both within and adjacent to development sites.**

**Development proposals which adversely affect existing rivers, streams, brooks and ponds will not be supported.**

### **Explanation**

- 4.8 Our rivers, ponds and other water bodies are significant landscape and ecological features. We need to safeguard them for their importance for biodiversity, for amenity and for water resources that we need.
- 4.9 We should maintain or improve their water quality in accordance with Water Framework Directive requirements<sup>11</sup>.

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<sup>11</sup> Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy

## Policy ENV4 - Flooding and Surface Water Drainage

**Development should not increase flood risk. Planning applications for development within the Neighbourhood Area must be accompanied by a site specific flood risk assessment in line with the requirements of national policy and advice, but may also be required on a site-by-site basis on locally available evidence.**

**All proposals must demonstrate that flood risk will not be increased elsewhere and that proposed development is appropriately flood resilient and resistant.**

**Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.**

**The use of sustainable urban drainage systems and permeable surfaces will be encouraged, where appropriate.**

**All development proposals should demonstrate high levels of water efficiency. All residential development should incorporate water efficiency measures to achieve the enhanced technical standard for water usage under the building regulations.**

### Explanation

- 4.10 The NPPF states<sup>12</sup> that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of high risk and it advocates a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property.
- 4.11 New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Larger developments offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.
- 4.12 The Environment Agency considers that water resources are under 'moderate stress' in the locality with some areas under 'serious stress'<sup>13</sup>. Therefore developments should include means of re-using and recycling water where possible.

## Policy ENV5 - Protection of the Best and Most Versatile Agricultural Land

**Development of the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) will not normally be supported unless it can be demonstrated that development of agricultural land is necessary and in the public interest and no other land of a poorer agricultural quality is available.**

**Operational development or changes of use directly associated with, and necessary for, agricultural activity will be considered compatible with this Policy.**

<sup>12</sup> Paragraph 100, NPPF

<sup>13</sup> Halcrow, Warwickshire Sub-Regional Water Cycle Study, Final Report (March 2014)

## **Explanation**

- 4.13 The Agricultural Land Classification system<sup>14</sup> was devised and introduced in the 1960s and forms the basis for advice given on land use planning matters. It categorised agricultural land into 4 'grades' (1, 2, 3 and 4). Following a review of the system<sup>15</sup> grade 3 was sub-divided into 3a and 3b. Grades 1, 2 and 3a represent the best and most versatile agricultural land.
- 4.14 The National Planning Policy Framework ensures protection against the loss of the best and most versatile agricultural land from significant development<sup>16</sup>.
- 4.15 Our best agricultural land should be protected both to maintain the rural surroundings of our villages and to ensure it continues to contribute to production of food.

### **Policy ENV6 - Protection of Valued Landscapes, Skylines and Important Views**

**In order to maintain the distinctive character of Wootton Wawen (see Village Character Assessment at Appendix 2), all new development must have regard to the landscape character, historic landscape features and protect important landmarks, skylines and valued landscapes.**

**Proposals which have an adverse impact on valued landscapes, skylines or important views will not be supported.**

## **Explanation**

- 4.16 We should protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identity of our settlement and retain its distinctive features, skylines and important views.
- 4.17 Valued landscapes into and out of the village are identified on Figure 3.
- 4.18 In order to support the implementation of the policies in this Plan, a Character Assessment has been prepared for the village of Wootton Wawen. The Village Character Assessment can be found at Appendix 2 of this Plan.

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<sup>14</sup> Technical Report 11 (MAFF, 1966)

<sup>15</sup> Technical Report 11/1 (MAFF, 1976)

<sup>16</sup> Paragraph 112, NPPF

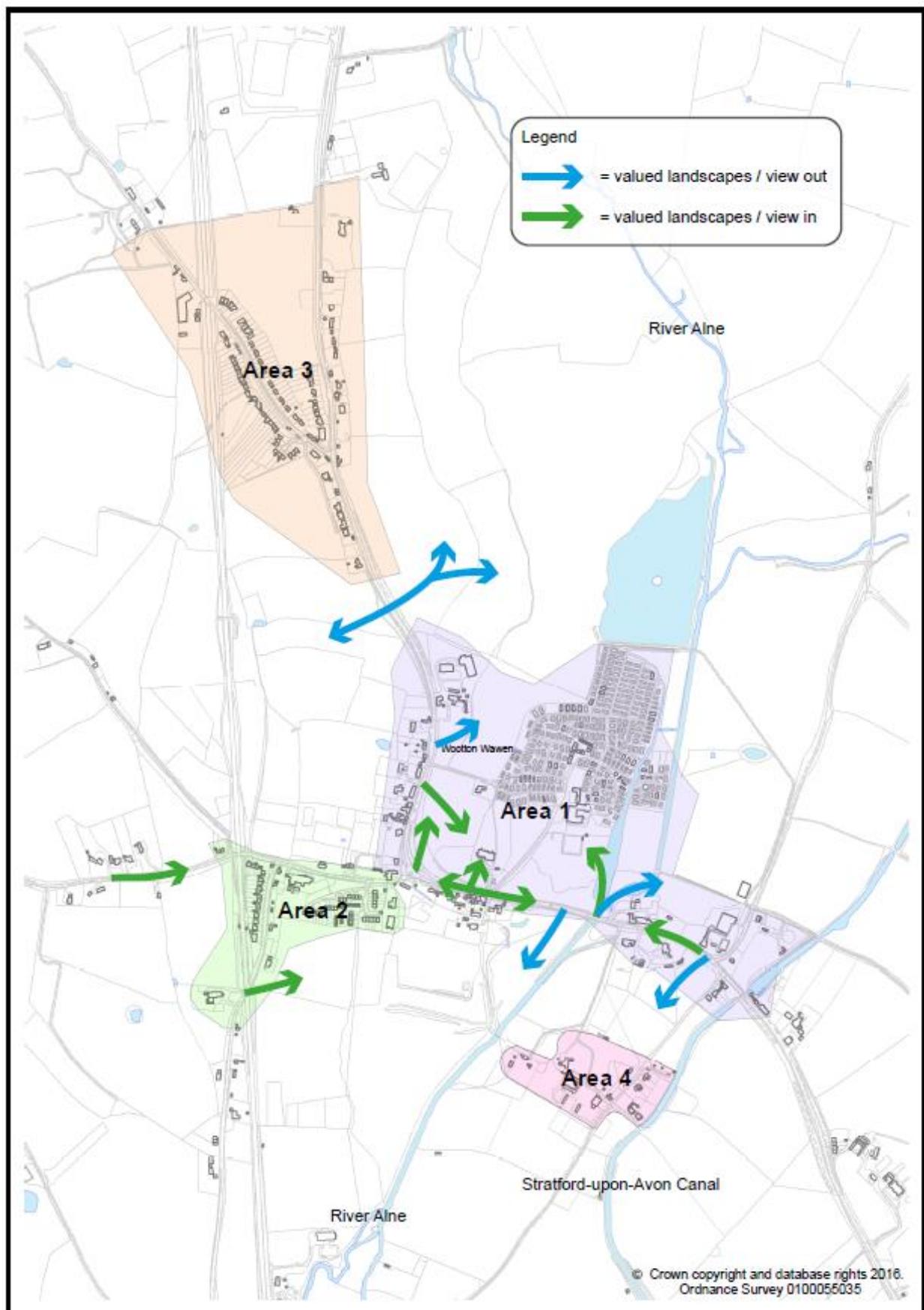


Figure 3 - Character Areas and Valued Landscapes

## **Policy ENV7 - Preservation of Designated Heritage Assets**

**Development which affects designated heritage assets will be strictly controlled.**

**Proposals which cause substantial harm to the special historical or architectural fabric and interest of listed buildings, the Wootton Waven Conservation Area or Scheduled Ancient Monuments, and their settings, will not be supported.**

**Where less than substantial harm occurs, public benefits must be demonstrated which clearly outweigh such harm.**

**Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will generally be supported.**

### **Explanation**

- 4.19 All heritage assets are afforded statutory protection<sup>17</sup> and national policy<sup>18</sup> makes it clear that the Government places great weight on the preservation of heritage assets.
- 4.20 Our village contains 18 listed buildings mainly within the designated Conservation Area, together with an important architectural fabric. We need to ensure that these buildings and structures are protected and enhanced and that they are not compromised by new developments.
- 4.21 There are three Scheduled Ancient Monuments in the Neighbourhood Area:
  1. Earthworks west of St Peter's Church (SAM 175)
  2. Ponds south-west of Wootton Bridge (SAM 176)
  3. Aqueduct over A3400 (SAM 132)

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<sup>17</sup> Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

<sup>18</sup> Paragraph 132 of the National Planning Policy Framework

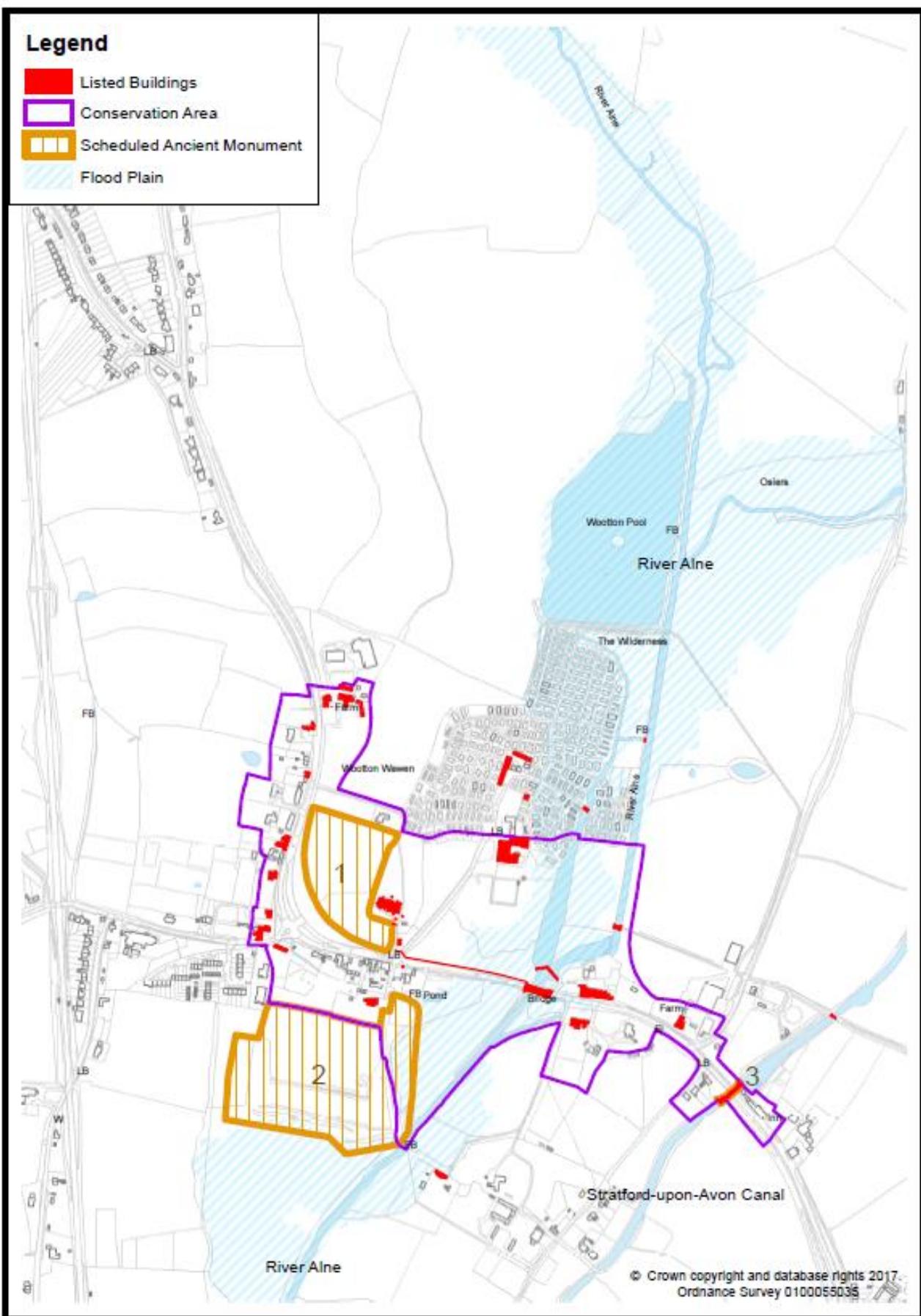


Figure 4 - Heritage Assets and Flood Zones

## **Policy ENV8 - Promoting High Quality Built Design**

**All development proposals must demonstrate how local character (see Village Character Assessment at Appendix 2) has been taken into account during the conception and evolution of a design. Proposals that do not positively contribute to local character will not be supported.**

**All development proposals will be expected, where necessary, to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. Proposals which fail to satisfactorily create a safe and secure environment will not be supported.**

**The following important design principles should be addressed by all development proposals across the Neighbourhood Area:**

- 1) Provision of space between buildings or groups of buildings to preserve public views;
- 2) Arrangement of buildings to follow established building lines and road hierarchy;
- 3) Reflecting traditional building form and shape with roof pitches of generally 40° or more with varied ridge and eaves lines and heights; and
- 4) Sensitive siting of PV and solar panels particularly when in close proximity to listed buildings or views into and out of the conservation area.

**The above criteria should not discourage the very highest quality modern design.**

### **Explanation**

- 4.22 A detailed character assessment of the village has been undertaken and is included at Appendix 2. The Village Character Assessment includes 4 distinctly different areas which are:
1. The original part of the village lying between the canal to the southeast, the village hall to the west, School Hill to the north and including Wootton Hall estate to the east
  2. The Alcester Road area east of the railway line
  3. The Mayswood Road, Stratford Road area north of School Hill up to the boundary with Henley-in-Arden
  4. The area around Pennyford Lane and Field Farm.
- 4.23 The overall design, layout and architectural features of any new buildings erected within the village should be consistent with adjacent properties. Similarly any alteration to existing properties, particularly those within the conservation area, should employ building materials and design characteristics which are in harmony with the host and adjacent properties.

## **Policy ENV9 - Nature Conservation**

**Development should protect, and where possible enhance, the natural environment including important landscapes, natural features and areas of biodiversity. Development will not be supported that will destroy or adversely affect:**

- 1) Woodland and copses;**
- 2) Mature trees and hedgerows; and**
- 3) Protected, rare, endangered or priority species.**

**Development should ensure that the natural features and functions of watercourses and their wider corridor are retained, and where relevant reinstated, and that appropriate habitat buffers are established. In all cases development should not:**

- a) adversely affect the integrity of the watercourse structure;**
- b) adversely affect the quality of the water;**
- c) result in pollution due to unauthorised discharges and run off or encroachment; or**
- d) adversely affect the ecological quality and character of the waterways.**

### **Explanation**

- 4.24 Many important species are protected under legislation and regulations but often habitats are not. This policy recognises the importance of preserving and enhancing habitats to ensure that wider biodiversity is protected.**
- 4.25 Landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds support a wide variety of biodiversity.**

## 5.0 Neighbourhood Amenities

### Strategic Objective

- 5.1 Existing community facilities play an important role in maintaining a strong and vibrant community. It is therefore important for this rural community to protect those existing facilities, facilitate them to adapt and expand when needed and plan for additional facilities. The preservation and enhancement of existing facilities is key to ensuring our community is sustainable in the long term.

#### Policy AM1 - Community Facilities

**The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use.**

**Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.**

### Explanation

- 5.2 Existing community facilities such as the village shop, post office and pubs play an important role in maintaining a strong and vibrant community. Retaining existing community facilities is an important contributor in supporting a strong, vibrant and cohesive community. Such facilities will be protected from inappropriate forms of development which may cause harm either directly or indirectly through new development, redevelopment or changes of use. Figure 5 shows the location of neighbourhood community facilities.
- 5.3 Any proposals which result in the loss of or harm to an existing community facility will be expected to demonstrate how that loss is mitigated i.e. through betterment or replacement.
- 5.4 Community venues such as sport and leisure facilities and the village hall all offer a multitude of activities for a variety of age groups, both physically and mentally. They play an important role in bringing the community together and help to alleviate social isolation.

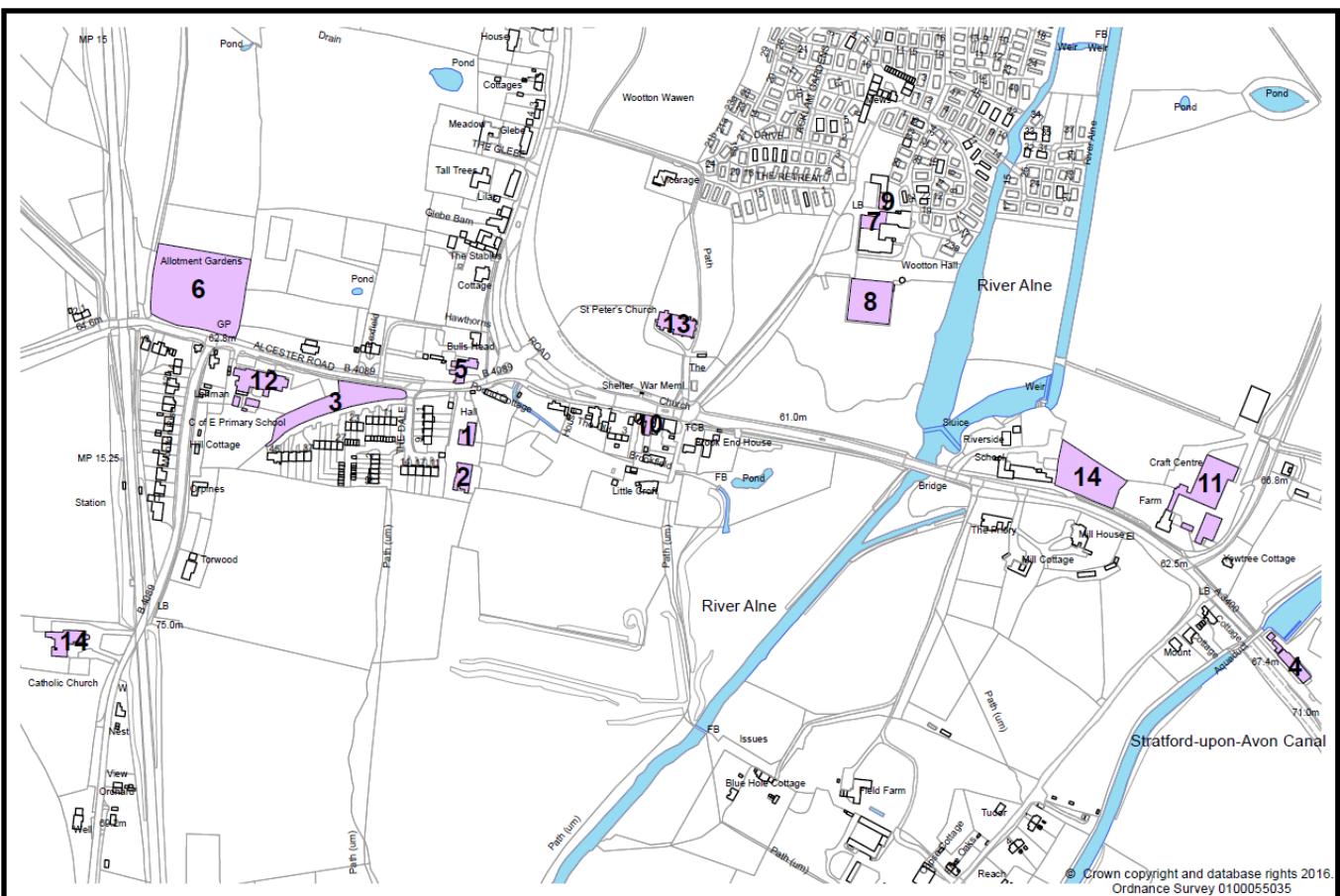


Figure 5 - Neighbourhood Community Facilities

#### Key

1. Wootton Wawen Village Hall, Alcester Road
2. Wootton Wawen Social Club, Alcester Road
3. 'The Patch' Village Green, Pound Field
4. Navigation Inn Public House, Stratford Road
5. The Bulls Head Public House, Stratford Road
6. Community Allotments, Alcester Road
7. Wootton Hall Country Club
8. Wootton Hall Bowling Club
9. Wootton Wawen Post Office and shop, Wootton Hall
10. Village General Stores, Stratford Road
11. Yew Tree Craft Centre, Stratford Road
12. St Peters Church of England Primary School, Alcester Road
13. St Peters Church and graveyard
14. St Benedict's Church and cemetery
15. Navigation Garage, Stratford Road (not shown)
16. Mayswood Garage, Mayswood Road (not shown)

## **Policy AM2 - Health Opportunities**

**Development proposals that support the provision of new health facilities in the Neighbourhood Area will be supported.**

### **Explanation**

- 5.5 Given the age profile of the village it is not surprising that there is an on-going demand for medical facilities. This is currently, mainly, provided by the doctors' practice in Henley-in-Arden, which is already struggling to meet demand. Many of the older residents find it difficult to make the journey into Henley even though it is only just over 2 miles.
- 5.6 It is an aspiration of this Plan to obtain better access to medical facilities and the introduction of a satellite service in Wootton Wawen would improve the ability of the less mobile patients to get access.

## **Policy AM3 - Protecting and Enhancing Education Facilities**

**Sustaining and enhancing the opportunity to access education will be delivered through the protection and expansion of the existing primary school or a new replacement school within the village.**

**Development proposals which would see the refurbishment or replacement of the existing school either on its existing site or a new site will be supported.**

### **Explanation**

- 5.7 The current school building is around 50 years old and is beginning to show signs of the need for significant repairs.
- 5.8 Whilst the school currently has vacancies for new pupils, any increase in primary school age pupils could see that situation change. This Plan seeks to ensure that local children can get their primary education at the local school.
- 5.9 For access and safety reasons, a review of transport arrangements for secondary school pupils travelling outside the Neighbourhood Area is supported.

## **Policy AM4 - Promoting Walking and Cycling**

**The Neighbourhood Area has a wealth of public rights of way which should be protected, enhanced, expanded and positively utilised in all new development.**

**As appropriate, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes.**

**Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.**

## **Explanation**

- 5.10 Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking our settlements with the surrounding countryside.
- 5.11 These Public Rights of Way and walking and cycling routes within the Neighbourhood Plan area which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and well-being of our communities and of reducing our carbon emissions. A key component is the tow-path that runs alongside the Stratford-upon-Avon canal.

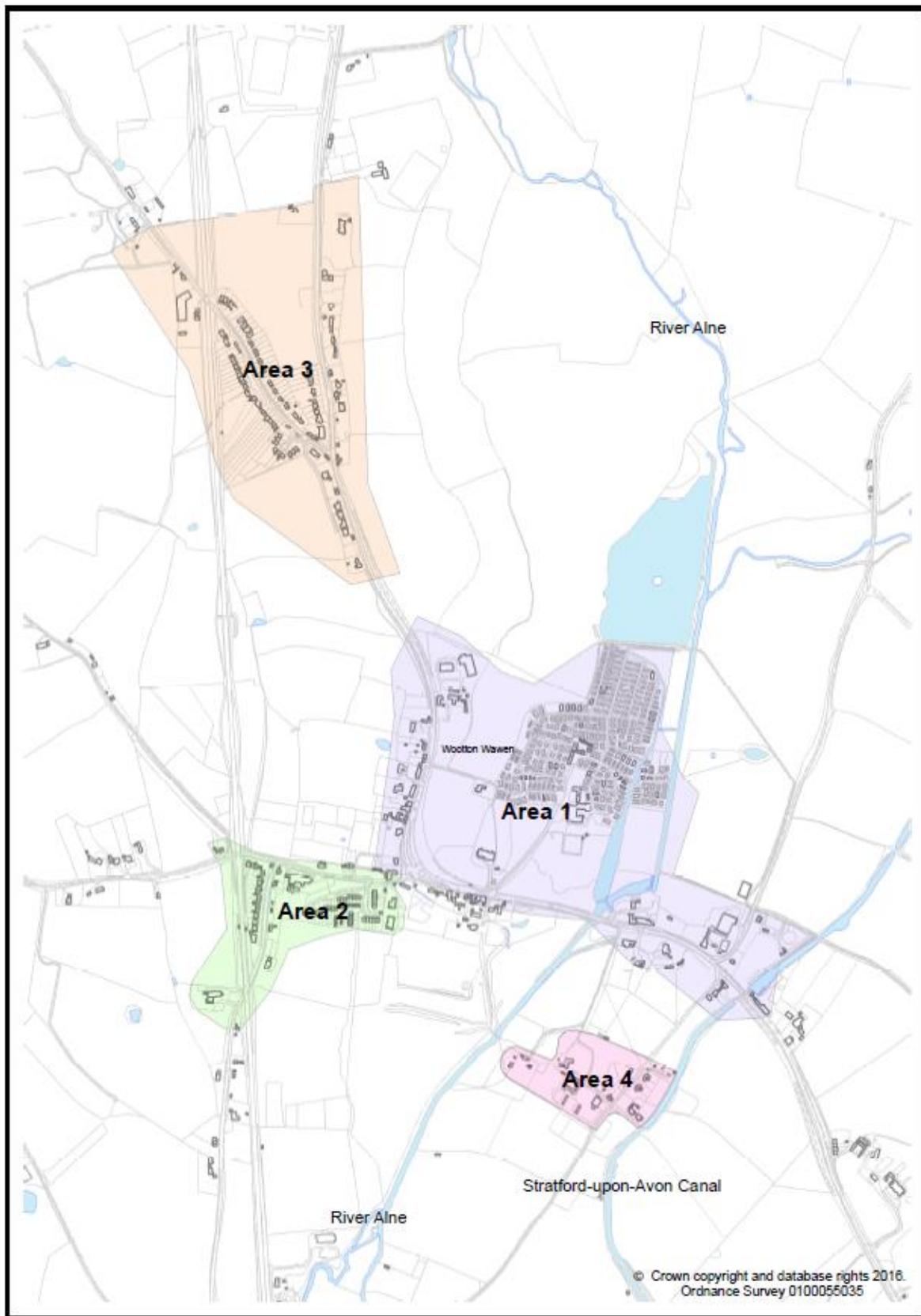
## **Appendix 1 - List of Neighbourhood Business Locations**

1. Allens Caravans - Head Office for a number of park-home estates across the country and sales of park homes
2. Anglo-Welsh Waterways Holidays - Canal basin adjacent to Navigation public house, with parking access and narrow boats for hire
3. Arden Auto Valet - Hand washing of cars and vans
4. Blackford Mill Business Centre - Currently 5 businesses on site
5. The Bulls Head public house & restaurant
6. Cutlers Farm Business Centre - Between 5 and 10 businesses on site, mostly office based
7. Henley Water Gardens - Outlet centre for aquatic gardens
8. Lower Wavensmere Business - Single business site
9. Mayswood Garage - Local facility for maintenance of cars and vans
10. Navigation Garage - Local facility for maintenance of cars and vans
11. Navigation Public House & Restaurant
12. Newhouse Farm Business Centre - Between 5 and 10 businesses on site, mostly office based
13. Wootton Hall Post Office and shop
14. Village Store
15. Wootton Park Business Centre - Over 10 businesses on site, mostly office based plus conference facilities for meetings & wedding receptions
16. Yew Tree Craft Centre - Approximately 20 retail outlets with different/unique products including the Farm Shop, café and hair dresser and locally produced craft products
17. Field Farm
18. JHP Autos

NB: The above Business Locations do not include businesses working from home.

## Appendix 2 - Village Character Assessment

A Village Character Assessment has been undertaken to inform certain policies in the Neighbourhood Plan. The assessment has been broken down into 4 different Areas.



## INTRODUCTION

This ‘Character Assessment’ aims to establish what makes Wootton Wawen unique and distinctive. It records the important and distinct features which contribute to this unique character and provides an evidence base for the key features of the landscape and buildings. It is intended to be used as a tool to inform the design of any future residential development proposals and to ensure that any such development is not only of high quality but also appropriate in character to the existing environment and content.

The Assessment has been compiled by a small group of local residents, working on behalf of the Neighbourhood Plan Steering Group, using templates and pro-formas provided by ‘Planning Aid England’. This has been supplemented by desk based research into heritage publications and local history material.

## OVERVIEW AND HISTORIC DEVELOPMENT

Wootton Wawen is a very open village spread out along the A3400 Henley-in-Arden to Stratford Road, six miles north of Stratford and two miles south of Henley. It lies on the River Alne, the Stratford Canal crosses the village on its eastern side via an aqueduct and the Birmingham to Stratford railway skirts the village to the west.

In Roman times, there was an important ford over the river but the settlement really took root in the early Saxon period. Under Anglo-Saxon rule this part of Britain was in the Kingdom of Mercia and during that period (around 730 ) the settlement was mentioned in a charter in which the King of Mercia gave his blessing to the founding of a monastery by Aetheiric (a sub-king of the midland Hwicce people) at ‘Uuidutuun’ or ‘Wudu Tun’ – ‘an estate in the woods’. This was to be no ordinary church – the old minster of St. Mary was a mission-station, staffed by teams of monks and priests, to bring the Word to the people of the area. In time, this church built at first with timber and thatch, and then of local stone, became the mother church for ten parishes and chapelries (surviving to this day). The last Theng (Thane) to hold these lands before the Norman Conquest was ‘Wagene de Wotton’, obviously a man of high rank who gave his name to the village ‘Wagens Wootton’ to distinguish it from other Woottons in the area.

After Wagen perished (it is believed alongside Harold at Hastings in 1066) the new king, William, gave the manor of Wootton Wawen to ‘Robert de Tonei’, his relation, who had fought alongside him during the Conquest. This ‘de Tonei’ took the name of ‘de Stafford’, now Lord of 150 English estates. Robert founded a dynasty that was a force on the national political stage for nearly 500 years. Before he died in 1088, he granted the old Minster at Wootton to the family Abbey at Conches in Normandy.

The Saxon church of St. Mary was much enlarged under this new regime and dedicated to St. Peter-in-Chains. A new Priory was built alongside the church, with a Prior and one or two French Monks. The building stood around two courtyards with a hall, solar, stair and dormitory, gatehouse, kitchen, bakehouse and stable, with a nearby giant tithe barn and fish pool. Wootton Priory became the keystone of Conches Abbey’s lucrative operations in England, the Prior’s collecting tithes and Papal taxes from 40 parishes and manors with the proceeds being returned to Normandy.

The Domesday Book survey of 1086 describes Wootton as it was when it entered the new Norman world, a township of about 500 people, with 45 farming families on an estate of some 1,000 acres of arable land. There were two mills and a fishery, a smithy and a community of craftsmen. The manor house probably occupied a site just to the rear of the present hall.

In 1443 Henry VI closed down the Abbey and transferred its assets and the church to his new King's College at Cambridge. By then the old Priory was almost certainly in ruins. During subsequent centuries, various Lords of the Manor financed extensions and changes to the church, supplemented by judicious fund-raising, including the brewing of 'Church Ales' in Church House at the corner of the churchyard! Every stage of English church architecture is reflected in St. Peter's.

Both the church and the nearby Wootton Hall, are set in open meadow and parkland and it is easy to see how the groups of cottages, houses and farms in this part of the village are historically linked to the old mansion house estate and the church.

Several prominent families were involved in the development of the village between the 14<sup>th</sup>. and 19<sup>th</sup>.centuries – the Somervilles, Harewells, Smythes (Smiths) and Caringtons being the most notable – often inter-marrying. A new Hall was built in the Palladian style in 1687 by Francis, 2<sup>nd</sup>. Lord Carington. In the 1780s and 90s, Squire Holford who had married a Smith-Carington, changed the face of Wootton, creating Wootton Pool to the North of the Hall, re-channelling the river, constructing the weirs and building the great Paper Mill on the main road. A new bridge was built to replace the ford over the River Alne and much of the village was re-modelled in brick. The larger farms were 'enclosed' under the 1775 Act of Parliament, ending the old system of unhedged open fields. New farm buildings appeared, particularly at Yew Tree, Field and Manor Farms. The Birmingham to Stratford Canal opened in 1816 and in 1908 Wootton had a station on the Great Western main rail route to the South West. The population in 1861 was recorded as 675, in 1999 this had increased to 1,350.

Housing development during the 19<sup>th</sup>. and 20<sup>th</sup>. centuries took place in a fairly haphazard fashion, mainly to the west of the A3400, the major exception being the siting of Mobile Homes within the grounds of Wootton Hall. There has been virtually no housing development during the past 50 years.

## **TOPOGRAPHY AND LAND USE OF THE NEIGHBOURHOOD AREA**

The village lies in a gently undulating landscape, with its heart in a shallow basin. Several minor watercourses feed into the River Alne within this basin and the area is largely classified as flood plain, particularly to the west of the A3400.

Most of the land is agricultural, with several well managed farms within the village boundary. There are no large commercial enterprises, employment being restricted to small retail businesses (including two pubs and a café), garages and 'offices' in converted farm buildings. In addition to two churches, there are three main community facilities – a Village Hall, an adjacent Social Club, and a Primary School. Shops are small, individual and located in the original village area – some linked to a farm development (Craft Centre) plus a shop/Post Office within the Wootton Hall estate. There are two functioning pubs, both serving food, and a café situated within the Craft Centre.

## **LAYOUT, ROADS, ROUTES AND SPACES**

With the exception of the 'Park'/Mobile Homes located behind Wootton Hall, the majority of houses lie to the west of the main Birmingham/Henley to Stratford Road (A3400) – either in linear developments along the A3400 itself or alongside roads branching off this main route. Houses along the A3400 tend to be fairly scattered as are some of those along the Alcester and Mayswood Roads. Additionally, there is a separate development off Alcester Road with

houses grouped around two cul-de-sacs and an open green space. The two roads mentioned above also provide links to neighbouring villages/towns to the south and west. A less well used and narrower road provides access to villages to the east and eventually to Warwick/Leamington. Motorway (M40, M42, M5, and M6) access can be achieved to the north and east via these main exit routes.

A key characteristic of Wootton Wawen is its 'openness', with several protected green spaces – two of which are classified as 'Scheduled Ancient Monuments' (SAMs). The landscape setting is of great importance to the Conservation area at the heart of the village. Wootton Hall lies in a setting of treed parkland which has the river Alne, flowing over two picturesque weirs, as its eastern boundary. On the opposite side of the A3400 is a complimentary open landscape feature, basically flood plain, bounded by the river to the west and rising land to the west.

A third SAM within the village is the Stratford Canal aqueduct over the A3400. Adjacent to it are a boatyard and the Navigation Inn – both again in an open setting with a popular footpath along the canal. The village as a whole contains many well used public footpaths, mostly across farmland.



Overhead view of the main part of the village showing its open character

## **GREEN / NATURAL FEATURES, LANDSCAPE**

The most obvious natural feature within the village is the River Aune, flowing east to west. The course of the river was altered in the 19<sup>th</sup>. Century with the creation of a 'serpentine' pool and twin cascade stepped weirs at the junction of the river and an adjoining stream. Mention has already been made of the open adjoining parkland and the flood plain opposite which contains the remains of a small 'Motte and Bailey' and some features of the old monastic fish ponds (SAM).

Otherwise, the land is agricultural – some given to grazing but the majority used for cereal and oil seed cultivation. Hedges are the predominant means of enclosing fields – usually mixed Hawthorn, Sycamore and Beech. There are many fine specimen Oak trees within the landscape, often within individual private gardens.

There is an important group of Oak, Lime, Horse Chestnut, Beech and Sycamore trees within the Wootton Hall Estate and a riverside belt of Willow and Alder. The two churchyards also contain fine specimens of Yew, Holly and Birch. Agricultural land generally abuts most housing within the village with a few wooded areas of significance – 'Mays Wood' being the most obvious – containing a range of hardwoods and conifers. Generally, hedges are a significant feature within the broader landscape and help maintain the rural character of the village setting.



River Aune, as it flows SW



Weirs on River Aune



Floodplain and Scheduled Ancient Monument



Agricultural land off A3400

## VALUED LANDSCAPES/VIEWS

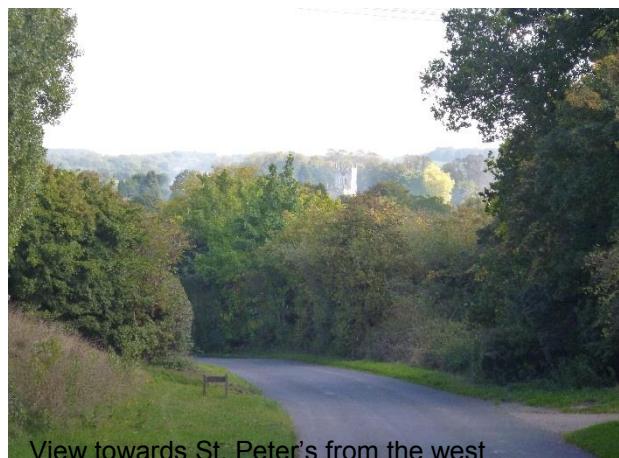
There are many important views within the village, mostly linked to landmark buildings such as St. Peter's Church and Wootton Hall. The river and its weirs also feature strongly, as do many of the specimen trees in the conservation area. Individual houses in the same area contribute to some of these views, all of which benefit from the 'open landscape' setting. Some of the more distant views of the church from rising land clearly show the importance of trees within this landscape and there are many opportunities to see remnants of the ancient Forest of Arden within the gently rolling hills towards the edges of the village boundaries.



View of St. Peter's looking south



View leaving village towards the south



View towards St. Peter's from the west

## BUILDINGS, LANDMARKS AND ARCHITECTURAL CHARACTER

These can best be considered by separating the village into 4 areas, viz

**AREA 1** - The original heart of the village, lying between the Canal to the SE, the Village Hall to the W, School Hill to the N and including Wootton Hall Estate to the E

**AREA 2** - The Alcester Road area SE of the railway line; and

**AREA 3** - The Mayswood Road/Stratford Road area N of School Hill up to the boundary with Henley.

**AREA 4** - The Pennyford Lane area

## AREA 1 - ORIGINAL HEART OF THE VILLAGE

This area is dominated by two landmark buildings – St. Peter's Church and Wootton Hall. The church is located on rising ground and was largely built using a unique stone from a local quarry. The base of the tower is Saxon, probably dating back to the 9<sup>th</sup> Century. There are obvious Norman features in windows and doorways plus considerable medieval additions. The approach to the church is alongside a War Memorial via ornate metal gates.



Wootton Hall is a grand Palladian house, now converted into flats. At its rear are several outbuildings constructed using the same limestone, including a 'listed' dovecote. There is also a red brick former Chapel (early 19<sup>th</sup>. century), now used for storage. The lodge at the entrance to the Hall drive is an early 20<sup>th</sup>. century building in the same Palladian style. The ornate entrance gates are impressive as are the stone balustrade fronting the road and the weirs on the river to the east.



The rest of the Wootton Hall Estate is dominated by the 'Park' Homes, installed from the 1950s onwards, creating what amounts to a small self-contained settlement. Although this is largely out of sight from the main road, it does intrude to the north of both the Church and the Hall. Timber framed 16<sup>th</sup> and 17<sup>th</sup>. Century construction is evident in several buildings to the west of the A3400 – The Bull's Head pub, Clements Cottage, Pound Cottage being good examples, along with Manor Farm to the east.





The Bulls Head Pub



Pound Cottage



Other cottages on the A3400



Manor Farm

'The Priory' (below - with an interesting brick boundary wall) near the river bridge and other nearby individual houses are early 18<sup>th</sup> Century, 'The Mill' (originally a paper mill, now converted into flats) is 19<sup>th</sup> Century as are the Roman Catholic chapel (in a cemetery with a stone cross designed by Pugin), an old school house and a number of individual red brick cottages.

Other significant brick walls (19<sup>th</sup> and 20<sup>th</sup> Century) are in evidence on rising ground adjacent to the canal and in front of the Roman Catholic Cemetery. The early 20<sup>th</sup> century ('Arts and Crafts' period) is best seen in the form of 'Seymours Homes' – a group of 'almshouses' on the main road opposite the church, in a courtyard grouping behind a long decorated brick wall.



This part of Wootton Wawen is truly an eclectic mix of period styles which together provide a unique character to what is basically the Conservation area, containing 18 Listed Buildings.



The Old Mill



Canal Aqueduct & Walls along A3400



Views of the Catholic Cemetery and Seymour's Homes



## AREA 2 - THE ALCESTER ROAD AREA

Alcester Road turns off to the west and slopes slightly down from the A3400 then continues level. There are many trees and shrubbery on both sides which gives a pleasant green aspect.

Located on a separate access road is the Village Hall, built in 1972, used by many organisations both local and from further afield.

Behind the Village Hall is the 'Social Club', built a little later.



The Village Hall



The Social Club

'The Dale' is a cul-de-sac off Alcester Road which consists of conjoined properties built in rows. There is separate block of garages. All were built around 1958 with many of the original trees having been preserved & others added, making the road an attractive and green area.



The Dale

Adjacent to 'The Dale' are similar properties known as 'Pound Field' - a cul-de-sac completed in 1962. There is a slight incline in the road and a great many mature trees with the green space in front shielding the Alcester Road.



Pound Field



The Village School

Next along the road is Wootton Wawen Church of England Primary school, built around 1955/56.

There is a green area to one side (now a designated 'Village Green', with many mature shrubs and trees, shared with the residents of Pound Field.

A children's play area was added approximately four years ago as an amenity for the school and children of the village. Due to the limited space immediately outside the school, the road and pavement become very congested at drop-off and pick-up times



The Allotments



Access to the Station

Wootton Wawen railway station is located on Wawensmere Road which is, physically, a direct continuation of Alcester Road. It is currently operated by London Midland Railways and provides an hourly service between Stratford-upon-Avon and Stourbridge Junction through Birmingham. It is an unmanned request stop and a well-used facility within the village. Currently there are no car parking facilities. (Fig. CA 2.7). Wawensmere Road continues on in the direction of Redditch and is a narrow country lane with mixed farms and scattered individual residential properties

Adjacent to the station on the south east side of the road is the continuation of Wootton Rise (numbers 15 to 19) from its start around the corner in Alcester Road. These were completed between 1970 and 1972 and consist of two semi-detached properties & one detached next to the railway line.

The Alcester Road turns south at its junction with Wawensmere Road in a steady incline to the railway bridge.

The properties, again dating from the 1970s, vary considerably with Wootton Rise on the west side containing both bungalows and houses.



Wootton Rise adjacent to Station



Alcester Road

The Catholic Church of 'Our Lady and St. Benedict' is on the west side of Alcester Road immediately after the railway bridge. It was built around 1904 to replace the old chapel in the Cemetery on the Stratford Road and the Chapel at the rear of Wootton Hall.

There are a few scattered properties after the Church on both sides of the road as it progresses south towards Alcester – all outside the village 'built-up boundary'.

At the junction with Wawensmere Road is 'Toll Gate House' which is considerably older and could date from the mid to late 19<sup>th</sup> century. This was obviously when one of the roads was privately owned and access was controlled. Opposite is another old cottage which has been modified over the years. 'Lehman Cottage' has a date plaque for 1905 and 'Hill Cottage' next door was probably built earlier.



Fig CA 2.10 St Benedict's Catholic Church

### AREA 3 - THE MAYSWOOD ROAD / STRATFORD ROAD (NORTH) AREA



As the A3400 heads south from Henley-in-Arden the road undulates towards the top of the hill where there is a sharp right turn into Mayswood Road.



The properties along this section of the A3400 vary in age and individual design ranging from 19<sup>th</sup> century cottages to large detached residences. On the eastern side the properties are mostly set back behind mature hedges and have wide-ranging views over farmland towards Whitley Hill at the rear.



On the western side of the A3400 there is farmed land and a short row of detached/semi-detached 1950's properties (below)



A local landmark site that clearly identifies the junction with Mayswood Road is a Car Sales Garage (above).



Footpaths run between the properties on either side of the road to allow access across the railway to the open countryside to the west (below), and through to the A3400 to the east.



The railway bridge towards the western end of Mayswood Road provides a clear boundary to its built-up section.

Mayswood Garage, with extensive workshops, occupies a large site next to the bridge (above). An electricity substation is located next to the garage.

The properties along Mayswood Road illustrate the significant development of the village in the 1960/70's. On the western side they are mostly detached (below) and semi-detached red brick houses and bungalows with very large back gardens that reach down to the railway line.



The speed limit of 40mph has recently been reduced on both the A3400 (above) and Mayswood Road. This means that all the 'built-up' area of the village now has a 30mph limit.

Before the 1920's the only properties on the eastern side of Mayswood Road would have been the tiny cottages at the junction with the Birmingham Road and a large Victorian property (which is actually beyond the railway bridge towards Ullenhall). Then in the 1930's a row of small semi-detached farm-workers cottages were built.

Over the last 20 years virtually all of these have been extended and modernised. The rest of the eastern side of the road has been developed with some individual detached redbrick properties and two small groups of 1970's bungalows (below)



Many of these properties on the eastern side benefit from views over farmland to the rear. The access to this farmland is between



There are some older properties on the western side of the road (below) that are easily identifiable as they abut the road.



bungalows numbers 20 and 21. (NB. Only the newer bungalows and developed farm-workers cottages have numerical addresses in Mayswood Road).



The only side road off Maywood Road is on the western side near the junction with the A3400. This small road gives access to a cul-de-sac called The Square (below) with houses built in the 1930's as council rental properties but now all privately owned. An allotment plot was initially provided for each property adjacent to the farmland to the southwest.

The newer properties are set back from the road with grass verges and many mature trees and hedges that add to the pleasant green aspect. A private road (above right) with a development of three large detached properties was branched off the Square in the late 1970's. These houses back onto the A3400 behind tall walls and overlook farmland to their front.



#### AREA 4 - THE PENNYFORD LANE AREA

A short walk down Pennyford Lane (right) from the Yew Tree Craft Centre leads to the small enclave around Field Farm. There are some 11 residential properties - 4 cottages built about 100 years ago for use by farm workers (below), 3 larger market homes, 2 other small cottages and 2 older houses ('Field Farm' house and 'Blue Hole Cottage').





Whilst the lane is narrow and basically rural, Field Farm to the north has been developed into a semi industrial site which includes a car repair and other businesses (above and left).



Field Farm House (now mostly flats)

On the North side of Field Farm is 'Blue Hole Cottage', a listed building, which is being renovated by the owner. This is an on-going project, which can be seen from the photos below.

