

To:
Development Policy Manager,
Development Services,
Warwick District Council
Riverside House,
Milverton Hill,
Leamington Spa
CV32 5QH.



RESPONSE TO THE CONSULTATION – DELIVERED BY HAND

The Warwick District Council - Village Housing Options and Settlement Boundaries Consultation November 2013 (the "Consultation") contains a proposal for an additional 100 dwellings in Hampton Magna.

Hampton Magna Residents' Association is a residents' association, membership of which is open to all residents aged 16 and over living in Hampton Magna and adjoining parts of the Parish of Budbrooke (excluding Hampton on the Hill whose residents are represented by Hampton on the Hill Residents' Association known as "HOTHRA"). Its aims and objectives are to:

- safeguard and protect the general interests of the residents of Hampton Magna;
- help to improve living conditions, community facilities and services for residents living in Hampton Magna;
- represent and promote the views and interests of residents in the area of operation of Hampton Magna Residents' Association.

Many of our Members who wish to respond to the Consultation have done so by completing a "Members Response Form" which states that their response to the Consultation is contained in the enclosed Response Document entitled: "**Response to the Consultation in respect of Hampton Magna – 31 December 2013**". The contents of the Response Document are self-explanatory.

By the third paragraph of the Members Reply Form, each Member is also informing WDC that the Hampton Magna Residents' Association is given the authority to submit their response direct to WDC.

Accordingly, each completed Members Response Form (attached) is the individual resident's valid response for the purposes of the Consultation exercise.

Although it was not actually possible to reproduce the precise format of the WDC hard copy response form, the pertinent information (i.e. the name and address of each resident for identification purposes) is contained in each completed form attached.

A total of 64 Response Forms are enclosed and a total of 119 residents have completed these Forms. A few Members also requested us to add their additional response to the completed Form and we have done so. A very small number of Forms were submitted to us by email in scanned format.

If you have any queries regarding this submission then please do not hesitate to contact us by email. Our email address is: hamptonmagnara@yahoo.com.

Yours sincerely,

Frank Roper (Chair)

14th January 2014

Hampton Magna Residents Association

HAMPTON MAGNA RESIDENTS' ASSOCIATION

Response to the Consultation in respect of Hampton Magna – 31 December 2013.

The Warwick District Council - Village Housing Options and Settlement Boundaries Consultation November 2013 (the "Consultation") contains a proposal for an additional 100 dwellings in Hampton Magna. On the basis of public meetings and market research undertaken by the Hampton Magna Residents' Association, this figure is considered too high and a substantial reduction is necessary. There are a number of reasons for this as listed below. Any possible increase to this number by a future proposal is strongly opposed.

Green Belt Land and Loss of Amenity

Green Belt land should only be altered in exceptional circumstances and the change must be sustainable. The consultation acknowledges this in principle. However, the proposed scale of development fails to adequately take account of it.

If the village envelope is enlarged as presently suggested it will significantly encroach into the adjoining countryside and result in unacceptable loss of existing amenity which will place an unsustainable burden on existing residents.

The scale of the proposed growth is disproportionate to the ability of Hampton Magna to absorb this increase and will negatively impact on the semi rural character of the neighbourhood which is a key feature for residents.

The local school is already undergoing expansions with plans for further classrooms and school run parking around is already leading to traffic congestion and safety problems. Additional numbers will add to this problem.

The consultation refers to an "Indicative Settlement Boundary". A cast-iron guarantee is required that there will be no future increases to the designated number of houses to be built or sites on which they will be located.

Increased Traffic Congestion and air pollution

Traffic volumes in the surrounding area have risen considerably over recent years due to increased traffic flows from Hatton Park and Warwick Chase estates, expansion of the Warwick Parkway Station and associated parking and the Premier Inn on Birmingham Road. In addition the Gateway Project will introduce more traffic and congestion onto the Birmingham Road and the A46, particularly lorries travelling to and from the logistics centre (storage depot) at the Gateway Project near Coventry.

The Consultation recognises the need to carefully consider the impact of the development on traffic but fails to address the significant traffic problems created by the 100 houses expansion.

Congestion already exists as access to and from Hampton Magna is through an alternating traffic lights single flow system or a narrow winding road which is not designed to absorb major traffic flows. The additional extra traffic from 100 houses is likely to create even more congestion and delays particularly at peak times and result in increased journey times to and

from the village. It could also increase the time needed for emergency vehicles to reach the village, thus endangering lives.

Further traffic pollution would cause problems for people with asthma, bronchitis and other lung problems.

Direct Road Link with the A46 and Second Road Link via Ugly Bridge Road to Birmingham Road.

Any such alternative road schemes are strongly opposed. We do not support a direct link with the A46. We understand that it was considered too dangerous when Warwick Parkway station was built and the same applies even more now. Any such link has the potential for gridlock and the use of the village as a cut-through to surrounding locations.

At the Exhibition on 17 December, It was suggested that plans were being considered for an additional road link via Ugly Bridge Road. We oppose any such plan as it would use a country lane as a road as well as acting as a second cut through.

Once a site has been found developers tend to come back with further planning applications in the future. Any new road would “unlock” all sites, if not now, then in the future. The village was never designed for this.

Period of Build.

The Consultation refers to “phased development”. The time taken to build any new houses must be fixed to prevent open-ended disruption. We do not want (say) ten houses being built in the first year and the profits used to finance more houses and so on. Building work entailing disruption and noise could continue for many years. We only have to look at other estates nearby e.g. Warwick Chase to see this principle in operation.

The Type and mix of Housing

This must be known and should be tailored to the needs of residents who already live here or their relatives. The Council should be speaking to the Residents’ Association as well as the Parish Council and not confine their discussions to Developers and Public Housing Providers. The large organisations like Developers and Housing Associations must not be allowed to override the wishes of ordinary residents.

There should be cast-iron guarantees that local people will benefit instead of decisions being left to Developers and Housing Associations. Cawston House has been trying to rent empty flats for months. In the meantime they stand idle at public expense. There has been an obvious over-provision or the residences provided are unattractive to the target market.

Green Self Builds should be included in the Development

There is no provision for Green self builds in the development and there should be. This would provide employment for local builders and craftsmen and residents. Self builds are usually much more environmentally friendly and fuel efficient than mass produced housing. The National Planning Policy Framework 2012 (paragraph 50) makes special reference to self builders and the District Council has duties to include them in any local plan.

Needs Survey on which a “need” has been discovered for 31 permanent and 12 transit pitches. WDC acknowledges that many of the Gypsies and Travellers already have permanent homes.

Site of Special Historical Interest

The Gog Brook ponds and ancient hedgerows should be preserved and protected. They are one of the few remaining links with the past and belonged to the old monastery which used to stand there.

Wildlife.

There may be bat roosts, protected species of frogs, toads, newts etc. in the area. A thorough study should be undertaken and the rules applied to individual householders should be applied equally stringently to developers.

Buried armaments from the old Barracks / First World War Hospital.

Hampton Magna is built on the site of the old Budbrooke Barracks and therefore has a unique problem with buried armaments. Several have been uncovered over the years. The Copse on the preferred site should have entry forbidden as, it is believed, armaments are buried there. A First World War hospital was situated on the proposed site and as a result there may be buried bodies in the surrounding area. These factors are not recognized in the Consultation and their impact must be assessed.

Sharing development

Hampton on the Hill adjoins Hampton Magna and utilises its amenities, so it is not clear why there is no option to develop any housing at all in Hampton on the Hill. Although we are opposed to any disproportionate housing expansion in Hampton on the Hill, some additional expansion should be seriously considered. If it is not considered appropriate then the reasons for this should be fully explained in detail. We refer to the National Planning Policy framework 2012 (paragraph 55) and the WDC Local Plan P – 9. Hampton Magna infrastructure facilities should be considered as shared with Hampton on the Hill as residents from this village use them and there is no natural boundary e.g. road or river between them.

Guarantees are required that:

The proposed number of houses will be decreased.

The decreased number of houses finally agreed by the Council will be final and will not be subsequently increased.

Building developers and Housing Associations are not allowed to override the wishes of local people.