

## Development in Hampton Magna

It is clear that the government is requiring local authorities to facilitate the building of a large number of new homes in the near future. The Local Authority have determined that some of this development is going to have to take place within the larger villages and settlements within the Warwick district.

Not surprisingly, there is quite a bit of opposition to development in the villages, particularly those in the green belt such as Hampton Magna.

The council has the responsibility to select potential development sites using the principles regarding green belt, contained within the NPPF.

I believe that the current preferred option for Hampton Magna is not the best option, based on the NPPF guidelines and that some of the data used for that selection is incorrect.

I believe that the Maple Lodge site is more appropriate based on the following factors.

### Quotes from "Green Belt Review" introduction

Presumption in favour of sustainable development encourages the reuse of land that has been previously developed (brownfield land), provided that it is not of high environmental value.

There is considerable previously developed land in many Green Belt areas, which could be put to more productive use.

The fundamental aim of Green Belt is to prevent urban sprawl .

Openness is not defined, but it is commonly taken to be the absence of built development.

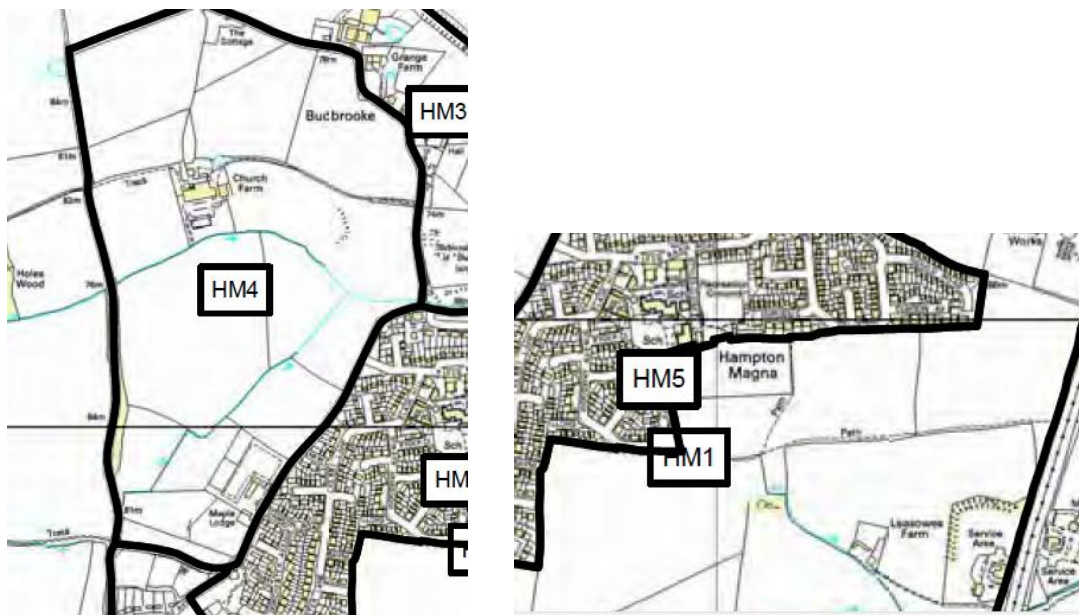
Define boundaries clearly using physical features that are readily recognisable and likely to be permanent, such as roads, railways, watercourses (canals, rivers and streams) mature natural field boundaries

The sustainability criteria:

Areas of land for release from Green Belt designation will only be recommended if it will not damage the open character of the Green Belt in the surrounding area, or give the appearance of urban sprawl by reducing important gaps between urban areas and encroachment into the open countryside.

Release of designated Green Belt will not significantly harm or detract from views of nearby historic towns.

From Partial Greenbelt Review



Preferred Option is land south of Arras Boulevard, HM1

Using the criteria in the green belt review document and the results of the assessment, as found in the partial green belt review document there are some inaccuracies I would like to point out, which I believe should fundamentally alter the conclusions drawn.

The preferred option, in HM1, lies at the top of a hill, facing due south towards the M40 junction. It is a highly visible location from both the M40/A46 junction and also the A4189, Henley Road, as well as dominating the westward view from the main stand at Warwick Racecourse. Development at this site will give the appearance of urban sprawl, with the village of Hampton Magna coming to meet Warwick.

The Maple Lodge site lies at the southern end of the area HM4. It contains the last part of the Budbrooke Barracks that has not yet been built on – the old parade ground and drill hut, although this area, extending to about 4 acres, has been developed as an equestrian centre and roadstone storage yard. The site sits low in the landscape and is largely invisible from any direction until you are immediately next to the site.

It is not possible to build a large number of houses without having some effect on the landscape but I believe the almost hidden nature of the Maple lodge site, along with the removal of the eyesore that is the stone storage yard means that the Maple Lodge site will have less overall visual impact and will look more like a village extension and less like urban sprawl.

The preferred option site has no natural boundaries to prevent further urban sprawl in the future.

The Maple Lodge site is surrounded on 3 sides by road and a deep natural stream which will limit the opportunity for further expansion.

The preferred option will bring Hampton Magna physically closer to Warwick, increasing the appearance of urban sprawl.

The Maple Lodge site extends the village westwards, helping the village to maintain it's own distinct area and identity

The preferred option consists entirely of productive agricultural land.

The Maple Lodge site is approximately 25% brownfield and 75% improved grassland used for equestrian purposes and will involve NO loss of productive land. The partial green belt review document is incorrect in it's statement that there is no brownfield land in the HM4 parcel.

The Maple Lodge site is the only proposed site in Hampton Magna utilising brownfield land in accordance with the NPPF guidelines.

Any development in Hampton Magna is going to change the village, the preferred option will sprawl the village in a highly visible manner towards Warwick, increasing the already heavy traffic through the existing housing estate roads.

The Maple Lodge site will simply extend the village westwards and balance the village around Old Budbrooke Road giving the opportunity to improve the road layout, removing a known accident blackspot at the junction with Woodway. The site has the added advantage that the existing houses are aligned such that Maple Lodge is not overlooked at all from any adjacent property so the views from the neighbours would be unaffected.

The preferred option is simply a portion of a large agricultural area on the side of a hill, with little in the way of natural screening. It would require extensive landscaping to try and minimize the harm done to the landscape.

The Maple Lodge site lies within the historic field boundary. As such there is extensive natural screening, which, with careful planning could easily be protected and enhanced. The western edge of the site is protected by a deep stream, which forms a natural boundary and together with the screening provides an opportunity to protect and enhance the natural biodiversity of the area.

The removal of the stone storage yard would reduce the requirement for large heavy lorries through the village and would remove what is currently an eyesore, actually improving the landscape.



The last remaining protectable element of the historic Budbrooke Barracks lies within the Maple Lodge site. This is the wall used in the firing range and with careful planning, could be protected and enhanced for future generations.

I understand anecdotally, that the site Matrix document no longer reflects the view of the Parish Council. The Parish Council are opposed to any development in Hampton Magna, but accepting that it is inevitable, they now prefer the Maple Lodge site

Using the criteria in the NPPF and the green belt review I believe that the Maple Lodge site should be the preferred option:

- It would be far less visually intrusive,
- It would remove an eyesore,
- Which would improve the landscape,
- It would balance the village,
- It is the only option utilising brownfield land,
- It would eliminate the appearance of urban sprawl
- It involves the loss of no productive agricultural land