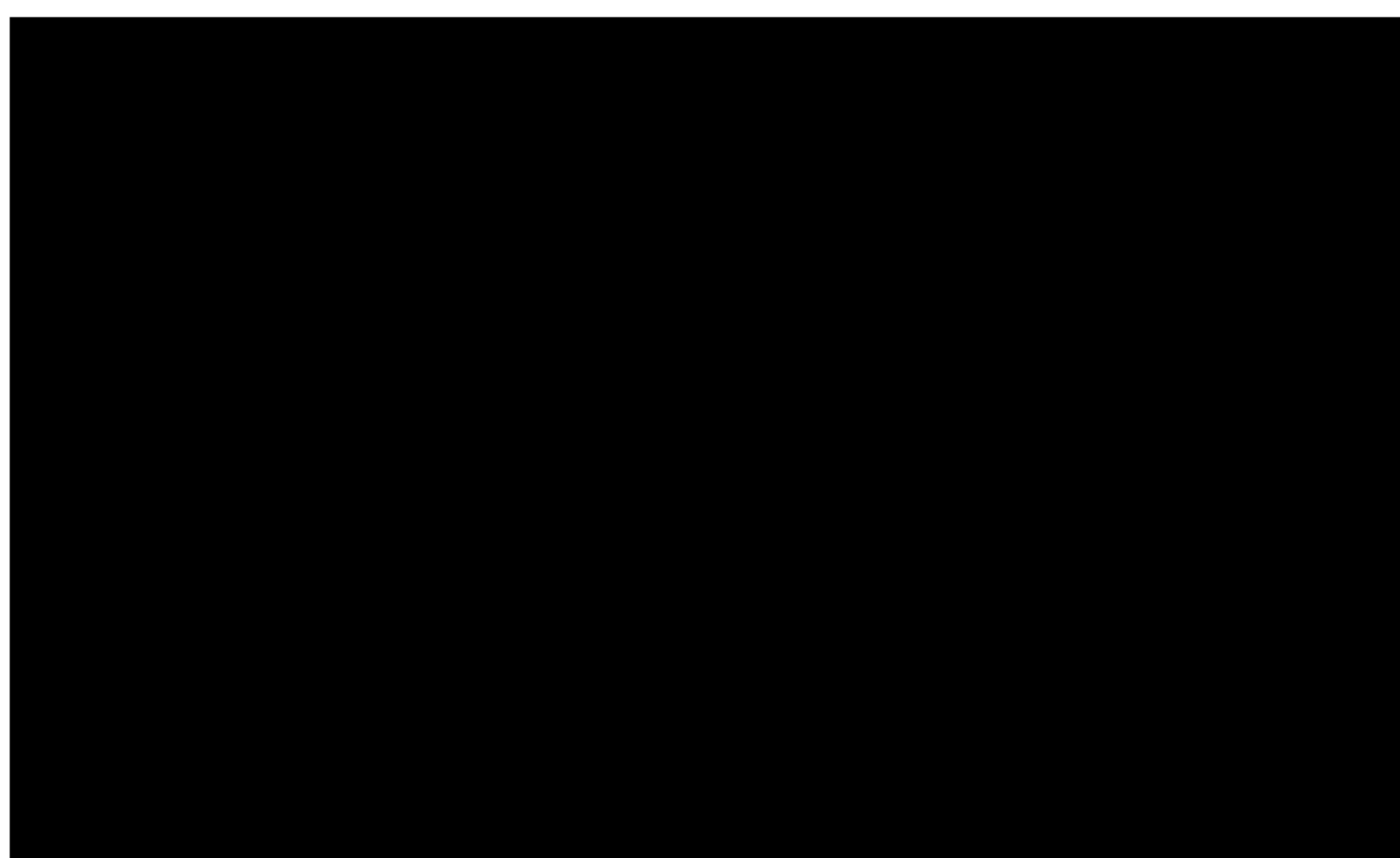


Public Consultation Response Amendments to sites H27 and H51 at Hampton Magna (Budbrooke) Friday 22 April

1. Personal Details



2. Agent's Details None

3. Notification of subsequent stages of the Local Plan

The submission of the Modifications to the Appointed Inspector **YES**

Publication of the recommendations of any person appointed to carry out an Independent Examination of the Local Plan **YES**

The adoption of the Local Plan **YES**

Response to Consultation in Regard to Hampton Magna (Budbrooke) re H27 100 houses and additional 145 at site H5Site H1

PART B – YOUR REPRESENTATIONS Sustainability Appraisal (SA) does this representation relate?

Modification or SA - **Both**

- . The modification in respect of Hampton Magna
- . The Sustainability Appraisal Report (SA) and SA Addendum in respect of the Hampton Magna site

Mod number H27 and H51

Paragraph Number

Mod Policies Map:

- . H27 and H51
- . Table of Proposed Modifications January 2016, Appendix C Changes, Policy Map 20

Do you consider the Local Plan is:

5.1 Legally Compliant? **NO**

5.2 Sound **NO**

6. If you answered no to question 5.2 do you consider the Local Plan and/or SA unsound because it is not (please tick those that apply):

Positively prepared

Justified

Effective

Consistent with national policy

I wish to deal with the following

Traffic and road network A4177 Birmingham Road and A46 Stratford to Coventry via Stanks Roundabout

Flooding

General Practitioners' Surgery, Slade Hill

Budbrooke Primary School

Electricity System

Buried Armaments (Budbrooke Barracks)

Traffic

There is only a single lane traffic route into and out of Hampton Magna onto the Birmingham Road (A4177) controlled by traffic lights at Warwick Parkway Station. There is a further set of traffic lights onto the A4177 and Stanks Roundabout at the point where it meets the A46. Exit from Hampton Magna onto the A4177 is already a bottleneck at rush hours and then there is a further bottleneck at Stanks Roundabout. Even short journeys to Leamington Spa can take up to an hour in the rush hour making it difficult for residents to arrive at work on time or parents to drive back to pick up children from school. Mobile businesses have particular difficulty arriving at appointments. The Local Plan should promote a prosperous rural economy. (NPPF para 28). The lengthy journey times make public transport by bus extremely lengthy. The continuing development of Warwick Parkway station into a commuter hub increases traffic turning into Old Budbrooke Road. There are now two extensive ground floor car parks and one multi storey car park.

Strategic Transport Assessment

Technical Study Old Budbrooke Road/Warwick Parkway LinSig Assessment

NPPF paras 29-41

Traffic - Positively prepared

Site H51 should be re-assessed in relation to traffic. The traffic generated must be assessed in coA4177 it will be joined by the traffic from the 2 sites at Hatton Park and Opus 40 on the A4177 and possibly some houses at Oaklands Farm on the A4177. Traffic surveys to date are inadequate.

Traffic - Justified

To merely put an extra entrance to Stanks Roundabout and add lights will not be sufficient as it does not deal with the volume of traffic. This device will also add to delays as preference is being given to the A46 thus forcing traffic to dam back on the A4277.

Traffic - Effective

Exactly how the infrastructure will be delivered has not been explained. There is no coherent policy that deals with all additional traffic on the A4177.

Traffic - Consistent with national policy

The policy is not consistent with the NPPF. It makes the area less sustainable due to build up of traffic during rush hours leading to increased accidents, poorer air quality, (WDC Sustainability Appraisal para 9) very slow travel by bus and difficulties for emergency vehicles to make journeys.

Water Infrastructure and Flooding

Hampton Magna has problems with groundwater on Ugly Bridge Road and Old Budbrooke Road and there has been previous flooding at Hatton Park, where the culvert system has only just been regularised after years of problems. Additional housing will add to the problem. Severn Trent is now involved and are investigating the problems.

The Hampton Magna sewerage system Trent refused to adopt the sewerage system and it is only recently that national agreements meant they took over the system. Severn Trent is currently investigating the problems. There will not be a new system for the new houses as claimed. There is only one outlet which takes sewage across the A46 and the system for the new houses will have to use this outlet to Longbridge.

The quality of the drinking water is also a problem at the “dead ends” of cul-de-sacs. A micro-brewery is expanding and needs good drinking water. The Plan should support a prosperous rural economy (NPPF para 28)

Residents say there has been flooding in the two sites H27 and H51. It is not sufficient to rely on the Environment Agency maps which concentrate on rivers and flood plains and are several years out of date. The Plan should look at all water infrastructure and flooding (NPPF paras 93-108)

Water infrastructure and flooding - Positively prepared

A dedicated re-assessment should be undertaken which takes into account the problems of drinking water, sewerage, groundwater run off and flooding. Present plans are not detailed enough. (WDC SA 10,11)

Water Infrastructure and flooding – Justified

No strategy is currently in place but Severn Trent is looking at the problems at the request of the Parish council.

Water Infrastructure and flooding - Effective

No infrastructure delivery plan is in place as the problems are currently the subject of investigation. There is no coherent policy envisaged.

Water infrastructure and flooding – Consistent with national policy

Villages should be sustainable under the NPPF. Utility services should be fully operational before further houses are added to the load.

Education

Budbrooke Primary School takes pupils from Warwick and Hatton Park. The other primary school at Hatton is completely full. On Warwick District Council's own figures there will be 61 extra places needed. There is no allowance for Opus 40 or any additional houses at Oaklands Farm.

Education – Positively prepared

Studies have concentrated on numbers only and these seem to be very conservative. The formula should be re-examined as it seems to give a low estimate of the number of extra places required. It would be better to use a simple measure of the number of houses at a newer estate like Hatton Park and look at the number of pupils living there. Newer estates tend to attract more young families. Amenities were checked by means of a “survey” which involved an employee of WDC ticking off the facilities and giving a score for them. No account was paid to how near saturation point the schools were.

Education – Justified

There seems to be no strategy in place for dealing with the extra places needed. No plans have been presented to the Parish Council or the Board of Governors of the School. WDC has not allocated any funds to Budbrooke Primary School in contrast to other schools to solve the problem of extra places including classrooms, teachers etc. Other schools have a sum of money in place.

Education – Effective

No solution has been suggested therefore it cannot be deliverable. There is no coherent overview of the areas which provide pupils for Budbrooke School or policy for out-of-area siblings.

Education – Consistent with National Policy

The lack of policy is inconsistent with the NPPF. It is unsustainable.

General Practitioners' Surgery

The additional houses will put added strain on the GP surgery. It already takes patients from Hatton Park where there is no surgery. The question of

acute/hospital care has been addressed to some extent but finance has not been finalised. On the question of GP services the solutions are much more vague. The Commissioning Group states that there are “improvements under discussion” £2.2 million plus the contributions from Asps and Gallows Hill have to be divided between the 17,000 new households.

GP Surgery - Positively prepared

Not fulfilled. Infrastructure improvements are not even at a theoretical stage. The figures for new patients seem conservative. WDC needs to explain further the basis for its formula. Amenity evidence was based on a tick box “survey” instead of proper examination of the vacancies for patients.

GP Surgery – Justified

There are no plans in place for how the GP practice can physically expand or whether new premises will be required, where they will be or how they will be funded. No coherent overview of GP services in the future has been provided.

GP Surgery – Consistent with National Policy

Not consistent with NPPF. Will make a currently working practice unsustainable.

Electricity

The electricity system is inherited from the former Budbrooke Barracks which stood on the site of Hampton Magna. There are some power cuts from time to time which are inconvenient to residents. The power system needs urgent updating as it is not fit for purpose even at present usage. The new houses would be using the same system and would add to the overload. It makes more difficult to attract more businesses to rural area if the electricity is not sustainable. (NPPF para 28)

Electricity – Positively prepared

There has been no in depth study of the implications of the new houses on the present out-dated system. WDC have simply said that everything will be all right because the new houses will be newly wired but this evades the question of additional load.

Electricity – Justified

No infrastructure plan has been put forward. Budbrooke Parish Council is currently asking Western Power to investigate the problems.

Electricity – Effective

Problems with the electricity have not been taken into account by WDC.

Electricity – Consistent with national policy

NPPF states that villages should be sustainable and that involves a fully operational electricity system.

Buried Armaments

I contend that Hampton Magna should be made a special case in respect of buried armaments. Site H51 was part of the Budbrooke Barracks and there should be a special study of the possibility of armaments being buried at the site as they represent a threat to life. Some arms and ammunition have been uncovered at Hampton Magna. As this problem has not been recognised it is not positively prepared, justified, effective or consistent with national policy.

9. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? **NO**

10. If you wish to participate at the oral examination, please outline why you consider this to be necessary. **N/A**

11. I understand that all comments submitted will be considered in line with this consultation and that my comments will be made publicly available and may be identifiable to my name/organisation.

Carol Roper

22nd April 2016