



Planning Policy Manager
 Warwick District Council
 Riverside House
 Milverton Hill
 Leamington Spa
 CV34 5QH

Dear Sir or Madam,

Re New Local Plan –increase in housing density H27 and allocation of land H51 Hampton Magna

I am objecting to the following modifications to the local plan:

1. Increase in housing density to the land south of Arras Boulevard from 100 to 130 homes (H27)
2. Allocation of land south of Lloyd Close for 115 homes (H51)

I fully understand the need for more housing in the district and agree that Hampton Magna should take its share of this, therefore I had no objection to the 100 homes originally planned. The modified plans however would have great impact on the village in numerous ways. The village would increase in size by around 40%, a lot more than any other village and this would not be sustainable.

I am aware that WDC have to find extra housing due to the shortfall in Coventry. Hampton Magna is nearly 12 miles from Coventry and has not got any public transport links directly to the city. It would seem much more sensible to build in the villages nearer to Coventry such as Stoneleigh, Weston under Weatherly or Bubbenhall. Other sites in the district have been ruled out due to their "poor connectivity to Coventry" so surely if green belt development is justified then it should be closer to Coventry.

Hampton Magna is close to the A46 which is the direct route by car to Coventry but the Old Budbrooke Road out of the village is already very congested at peak times due to the traffic light controlled one way system under the railway bridge. Traffic heading towards Coventry would also meet the extra traffic leaving Kenilworth due to the proposed Thickthorn development.

There are three roads in/out of Hampton Magna. The Old Budbrooke Road towards the Birmingham Road as mentioned above, The Old Budbrooke Road through Hampton on the Hill to Hampton Road and Ugly Bridge Road. All of these roads at some point are single lane. Hampton on the Hill is a daily 'Rat Run' for drivers wanting to avoid Longbridge Island to get to the Birmingham Road. This route is also used by Chase Meadow residents as a cut through to the A46 and Birmingham Road. When

there is an incident on the M40 or at Longbridge Island, Hampton on the Hill and Hampton Magna become gridlocked. Ugly Bridge Road is an unmarked country road over a weight restricted canal bridge used by the 'rat runners' and residents of Hatton Park taking children to Budbrooke School, visiting the GP surgery or the post office, in the opposite direction.

In the 'Village Sites Appraisal Matrix 2014' it states, "Possibility for major negative effects on traffic as all sites are taken forward. Could have the potential for major negative transport effects given that the site has capacity for over 100 dwellings." This was when there were plans for 100 homes at site H27. If the modified plan goes ahead there will be 245 more homes in Hampton Magna and 175 more in Hatton Park using the same facilities.

The Matrix also states that Hampton Magna has a range of services and facilities. In fact it has one small shop with a post office counter, a church lead café/ meeting place, a small beauticians, a pub and the GP surgery. There were other shops but they were demolished and affordable and social housing replaced them a few years ago. Hatton Park has one very small shop and most people come to Hampton Magna to use the GP surgery which has very limited parking facilities.

The Sustainability Appraisal Report non-technical summary outlines a number of objectives. 'To have a strong and stable economy', 'Enable a range of sustainable transport options' and 'Reduce the need to travel'. As Hampton Magna is next to a mainline railway station it already attracts 100's of commuters to London, Solihull and Birmingham and with house prices being considerably lower than London it is likely to attract further commuters rather than the local community. Along with the railway station, there is a bus service to Cubbington via Warwick and Leamington Spa. The route to Leamington Spa takes around 50 minutes! There are no marked cycle lanes in Hampton Magna though there is a wide pavement from the outskirts of the village to the railway bridge although it narrows significantly at this point.

For some time the Parish Council and police have attempted, unsuccessfully, to deal with inconsiderate parking in the village by rail users and insufficient parking at the GP surgery and school. This causes significant congestion in some areas of the village which in turn delays the local bus service. More traffic on these unsuitable roads and through the residential streets will make them even more dangerous and will not encourage walking and cycling.

To take land out of the green belt for unsustainable development is not exceptional circumstances or consistent with National Policy that states 'for larger scale developments such as new settlements or major urban extensions'. Hampton Magna could sustain the original plan for 100 new homes but not an additional 245.

Hampton Magna has existing sewerage and drainage problems with roads regularly flooding during heavy spells of heavy rain. This can only get worse with more housing. During the last year supply pipes have burst several times along with sewerage pipe blockages. The Parish Council, I believe are in discussions with Severn Trent regarding this issue.

Species of bats are present around the proposed H51 site. I believe that a survey during the A46/Longbridge bypass modifications resulted in the plans changing by 200m due to the importance of a roosting site. Building at H51 may have a significant detrimental effect on this protected species and their habitat. Has a recent survey of the site been conducted? This proposed site is regularly used by the local community from dog walkers to the Ramblers Association and has a public right of way across it. The loss of this well used open space would have a negative effect on the village.

These are valid reasons against the modified plans to the proposed development in Hampton Magna. I hope that the planning department will reconsider their proposal.

Yours faithfully



Mrs Dawn Leide