

Matter 4 Written Statement – Spatial Strategy – Hampton Magna Action Group (14130)

Ian Kemp
Warwick District Local Plan Programme Officer
16 Cross Furlong
Wychbold
Droitwich Spa
Worcestershire
WR9 7TA

30th August 2016

Dear Mr Kemp,

The Hampton Magna Action Group submitted a response to the New Local Plan modification consultation process on 22nd April 2016. The response related to the increase in housing density to the land (H27) South of Arras Boulevard from 100 to 130 homes and allocation of land (H51) South of Lloyd Close for 115 homes

This document addresses three points from the 'Matters and Issues' document and is submitted ahead of the public hearings.

Matter 4 – Spatial Strategy

Representation

Warwick District Council should adopt a continual process of land assessment. 43 acres of land off Hampton Road, parallel to the A46 was on sale before the modification consultation. This land is currently for sale having been advertised since 13th June 2016 for £375,000 with a 25 year 25% claw back clause if the land is released for residential development (Vendor Sheldon Bosley Knight).

If the quantity of housing proposed is suitable (despite objections) this land would provide an ideal position for a purpose built housing estate similar to those constructed at Chase Meadow. The plot is located on a main 'A' road and could have direct access to the A46 with an on/off ramp - Aerial images show land appears to have been set aside for this potential access. This would facilitate quicker access to Coventry than developments at growth villages and alleviate increasing levels of congestion through Hampton on the Hill and Hampton Magna.

A purpose built development would have less impact on sustainability than increasing small villages by significant numbers, relying on existing, antiquated infrastructure as in the case on Hampton Magna.

I made a Freedom of Information request to Warwick District Council in relation to any assessments made of this land and received the following reply:

'There are no reports or documents concerning the assessment of this site. It has not been promoted to the Council through the Call for Sites as being available for housing development and it has therefore not been assessed in the Strategic Housing Land Availability Assessment (SHLAA). As an aside, whilst this site has not been assessed I would have concerns about its suitability given its lack

of relationship to existing settlements and its proximity to the motorway with its associated noise issues.’ - Dave Barber 7th April 2016

Many sites around growth villages will be strongly contested from the modification though to any future planning processes. The land off Hampton Road is of low landscape value and would have less impact on established growth village communities. In terms of any noise issues, the land is parallel to the existing Chase Meadow development which was granted planning permission in recent years being the same distance from the M40 and A46.

Bering close to an arterial route is no barrier to development; suitable landscaping and screening can be adopted. An example is a development currently under construction near Banbury which is directly adjacent to the M40.

Any services could be handled by Chase Meadow/Hampton Magna which are both within easy reach of the site via the A4189 and a bridge could be reinstated that used to lead directly from the location into the centre of Chase Meadow.



RED – LAND FOR SALE

BLUE – CHASE MEADOW DEVELOPMENT

GREEN – POTENTIAL NORTHBOUND ACCESS TO/FROM A46

BLACK – FORMER BRIDGE BETWEEN SITES

Date: 31st August 2016