



Examination into the Warwick District Local Plan

Matter 7d - Proposed Housing Site Allocations – Growth Villages Site H51 Land South of Lloyd Close, Hampton Magna

Statement Submitted on Behalf of The Richborough Estates Partnership LLP Acting for Respondent 6740/Representation 69193

Introduction

1. The Richborough Estates Partnership LLP has an agreement with the owner of Site H51 (Respondent 6740) to enable the land to be promoted for residential development both through the emerging Warwick District Local Plan and future planning applications.
2. Richborough Estates has commissioned a range of technical and environmental reports. This work has included consideration of the representations submitted during the consultation on the Warwick District Local Plan Proposed Modifications. These reports include assessments related to transport; sustainability; landscape and visual; heritage; ecology; flooding; drainage and utilities. These assessments supplement the Council's own site selection process.
3. The assessments work has culminated in preparation of an illustrative master plan demonstrating how Site H51 could be developed for housing purposes. The illustrative master plan is annexed to this Statement. A summary of the relevant site assessment reports are also annexed to this Statement.
4. The illustrative master plan confirms that Site H51 can deliver 115 dwellings. The proposed dwellings would be contained within the land allocated in the Local Plan and Green Infrastructure with additional open space between the housing and the field boundaries. A built context plan is also annexed for ease of reference.

What is the current planning status of the site?

5. The site is agricultural land situated on the edge of Hampton Magna and is located within the Green Belt.



How does it fit within the overall spatial strategy?

6. Strategic Policy DS4(b) identifies that where greenfield sites are required for housing, they should generally be located on the edge of built-up areas in sustainable locations close to areas of employment or where community facilities such as a shops, bus services, medical facilities and schools are available or can be made available. This is strategy is echoed in paragraph 2.37 which refers to the allocation of sites adjacent to the main urban areas and the more sustainable villages.
7. Growth Villages were originally identified in the Settlement Hierarchy Report (2014) and were assessed as being the most suitable locations for development based upon a range of sustainability indicators, including the availability of services and facilities as well as accessibility to larger settlements. There is also the opportunity to rebalance the local housing markets in these villages and to provide affordable housing and market homes. Additional occupiers would support and sustain existing local services and facilities.
8. The spatial strategy and the identification of Growth Villages is consistent with the National Planning Policy Framework. The Framework states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.
9. The Settlement Hierarchy Report and the Village Profile and Housing Allocations Report (February 2016) identify Hampton Magna as the top ranking Growth Village based upon the relevant criteria. Hampton Magna has been assessed to possess good public transport links with a regular bus service (Service 68) and in close proximity to Warwick Parkway Railway Station. It has a good range of facilities including shops with a post office, village hall, public house, doctors' surgery and a primary school. There would be ready access to the higher order facilities at Warwick/Leamington, including employment opportunities. The potential to be well connected to the main settlement is highlighted in the Village Profile and Housing Allocations Report.
10. The 2015 Strategic Housing Land Availability Assessment (SHLAA) also comments that there is a good range of facilities and services at Hampton Magana. In principle, Site H51 accords with the overall spatial strategy of the Local Plan by being a site on the edge of the built-up area of the top ranked Growth Village.



11. Detailed assessments confirm that Site H51 performs positively when assessed against the criteria identified in Strategic Policy DS4:
- Housing development on Site H51 would not lead to coalescence of settlements.
 - The Desk-Based Archaeological Assessment undertaken by CgMs (summarised in the Technical Note) identifies that there would be no significant or detrimental harm caused either directly to a heritage asset or its setting. Views towards the Church of St Mary's would be respected as part of the master planning process.
 - Although assessed to be in a larger Parcel of Medium/High landscape sensitivity, the SHLAA refers to the site as being suitable for housing development subject to landscape mitigation. Landscape matters are addressed below.
 - The Ecological Appraisal of the site by Just Ecology identifies only the hedges and mature trees on the field boundaries as possessing any particular merit and these would be substantially retained save for a need to provide access from Daly Avenue.
 - Green Belt matters is addressed later in this Statement but Site H51 does not cause unacceptable harm to the purposes, openness and visual amenity of the Green Belt.

In addition to housing provision, are there any other benefits that the proposed development would bring?

12. Site H51 would deliver a range of market and affordable housing to reflect the Strategic Housing Market Assessment.
13. Suitable Green Infrastructure to meet the need of future residents, including open space and sustainable urban drainage would be provided which would also promote biodiversity. This Green Infrastructure with its footways would formalise the current informal use by existing residents for dog walking, including linking the public rights of way.

What are the potential adverse impacts of developing the site? How could they be mitigated?

14. The 2013 Landscape Sensitivity and Ecological/Geological Study (2013) has assessed the landscape sensitivity around Hampton Magna. The Study looked at 8 parcels around the village and Parcel HM_07 includes Site H51. This Parcel has been assessed to be of



Medium/High sensitivity whereas other Parcels at Hampton Magna were assessed to be of High sensitivity (i.e. the site is less sensitive).

15. Although part of the larger Parcel is of Medium/High landscape sensitivity, the SHLAA recognises Site H51 has potential for some development within a landscape framework of native tree planting to tie in with the adjacent rural zones. The approach in the SHLAA is fully reflected in the annexed Landscape and Visual Technical Note and the indicative landscape strategy which is illustrated on the Preliminary Landscape Opportunities drawing.
16. The general approach of landscape specialists Tyler Grange has been adopted in preparing the illustrative master plan with the housing development being a natural extension (or rounding-off) of the existing built form of Hampton Magna. Housing development would not extend any further south or east than the current extent of built development. The housing area proposed reflects the extent of the Site H51 allocation in the Local Plan.
17. The land between the proposed housing and the existing field boundaries would be used for Green Infrastructure purposes to provide and areas native planting, wildlife corridors and a buffer between the open countryside and built development. The existing public right of way which mainly parallels the site's northern boundary and links to Site H27 would be retained. New footpath would be created through the Green Infrastructure replicating the current informal routes.
18. Careful consideration has been given during the preparation of the illustrative master plan to retaining an outlook for the occupiers of the neighbouring residential properties, particularly those occupiers of properties fronting Seymour Avenue, Minster Close, Daly Avenue and Lloyd Close which have views towards the site and some beyond towards the Church of St Mary's.
19. Considerations about access and the wider effect of traffic on the local road network have been considered by PTB and a Technical Note is annexed to this Statement. This Note considers the accessibility of Site H51 and reviews the potential effects of traffic generated by new housing on the railway bridge. On average, there would be less than 1 vehicle every 2 minutes added to the traffic travelling northbound under the railway bridge and towards the traffic lights on the A4177 Birmingham Road.



20. Access to the site would be from Daly Avenue. However, during the construction period, lorries and other plant would be able to access the site via a 'haul road' across the adjacent fields (within the same ownership) thereby avoiding the need for construction vehicles to use the residential roads. An aerial image of the potential haul road routes is annexed to this Statement with the preference being for the eastern route (i.e. from the A1489 Hampton Road).

Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

21. Hampton Magna is an example of a planned village. The settlement is characterised by a formal layout comprising mainly residential properties erected in the mid-20th century with a centre containing a range of local facilities. The urban design and architecture of the buildings is not particularly distinguished. Unlike other Growth Villages, Hampton Magna lacks a historic core which is worthy of preservation. Further growth would not prejudice the existing undistinguished character and appearance of Hampton Magna.
22. Consideration has already been given to the status of Hampton Magna as a Growth Village and the existing range of local facilities. As with any housing proposal, Site H51 would be required to contribute towards enhancements to local facilities and services, including schools. The additional population would assist with supporting the facilities within Hampton Magna.
23. Concerns about the scale of growth have been raised by local residents. However, Hampton Magna has been ranked first in terms of the criteria adopted to assess the suitability and sustainability credentials of the Growth Villages. Therefore, it is not surprising that some 245 dwellings are proposed to be accommodated during the plan period.
24. The capacity of the highway network has already been addressed. Utility services area addressed below.



What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 25. Assessment of the local utility infrastructure has been undertaken by MEC and no issues have been identified. A technical note to confirm this position is annexed to this Statement.
- 26. There would be a need to divert an existing foul water sewer but this can be done as part of the wider drainage works associated with the housing development and would not be a significant cost. There are no physical or other constraints to the development of Site H51 for 115 dwellings.
- 27. The historic mapping identifies that Budbrooke Barracks did not include the site and concerns about buried armaments should not be a factor limiting development.

Is the site realistically viable and developable?

- 28. The site assessment work has confirmed the development of the site for the 115 dwellings as proposed in the Local Plan would be deliverable. A scheme of the type identified on the illustrative master plan is also financially viable.
- 29. To confirm the deliverability of the site, the relevant assessments are annexed to this Statement but can be summarised as:

Sustainable Location - PTB	A plan identifying local facilities is includes in the Transport Technical Note attached as an annex to this Statement. Distances to local facilities are: 340m to bus stops 485m to primary school 490m to shops 500m to public house 520m to medical centre 600m to community centre 1.5km to railway station
Transport And Access Matters - PTB	The work has already been summarised earlier in this Statement.



Services and Utilities - MEC	The work has already been summarised earlier in this Statement.
Flooding and Surface Water Drainage - MEC	<p>Flood Zone 1.</p> <p>Surface water drainage would be addressed by sustainable drainage techniques, including the ability for attenuation features to be within the Green Infrastructure.</p>
Ecology – Just Ecology	<p>No national or local designations.</p> <p>Hedgerows and mature trees are the most ecologically important habitats on the site. These should be retained/left unmodified and protected during development.</p> <p>Although the main part of the site has low value for foraging of bats, the hedgerows may provide commuting routes and some opportunities for roosting and foraging. Retention would address any potential issues.</p> <p>No badger setts were observed and the limited badger activity associated with the hedgerows. Retention would address any potential issues.</p> <p>The Green Infrastructure provides biodiversity improvement opportunities, including native planting, sustainable drainage features and the erection of bat and bird boxes.</p>
Landscape – Tyler Grange	The work has already been summarised earlier in this Statement.
Heritage – CGMS	The work has already been summarised earlier in this Statement.

30. All the assessments undertaken focused upon Site H51 demonstrate that a sustainable form of development could be delivered. The concerns expressed by local residents have also been considered as part of the assessments and have influenced the content of the indicative illustrative master plan, including the retention of a satisfactory outlook for occupiers of neighbouring properties. Construction traffic would not need to use the local residential road.



What is the expected timescale for development and is this realistic?

31. Subject to confirmation that the site is to be released from the Green Belt as a housing allocation, an outline planning application could be submitted within about 3 months to enable the detailed supporting documentation to be produced. The content of these documents would build upon the assessment work already undertaken.
32. Assuming planning permission is forthcoming in about 6 months from the date of submission and allowing for reserved matters approvals, the first dwelling would be available for occupation about 18 months from the submission of the application. From commencement of construction, would take about 2-3 years to complete the development.
33. An important advantage to Site H51 when compared to some of the larger Green Belt allocations is that it is of a scale able to quickly deliver new homes in a phased manner because it is a relatively self-contained scheme which is not dependent on complex land interests being resolved or the need for long-lead times to deliver new services and infrastructure.

What would be the effect of the proposal on the purposes of including land within the Green Belt?

34. It is noted that The Joint Green Belt Study (June 2015) undertook an assessment of a significantly larger area of search (WA2) rather than being focused upon Site H51. This Statement focuses on just Site H51 and, adopting the five purposes identified in the Framework, the effects of the proposed housing development would be:
 - The development of the site would not result in unrestricted urban sprawl but would be a natural extension and rounding-off of the existing settlement pattern contained by strong boundaries.
 - Neighbouring towns would not merge. The sense of a gap being reduced would not arise because there would remain a significant tract of land between Hampton Magna and Warwick.
 - It is acknowledged that, as with other Green Belt sites, there would be an encroachment into the countryside. However, by reason of scale and the relationship to existing built forms of development, the degree of encroachment would be both contained and limited in extent.



- There is no particular special or historic character associated with Hampton Magna.
- Hampton Magna is an example of a planned village with a very tight built structure with limited options to accommodate development through infilling or recycling land for residential development. Previously developed land opportunities have already been considered by the District Council before determining that there would be a need to release Green Belt land to meet the objectively assessed housing need.

35. The physical boundaries that would be created by the proposed housing would be readily recognisable to clearly define the Green Belt boundary. There are no reasons to suggest that these boundaries would be anything other than permanent.

What would be the effect on the openness of the Green Belt?

36. Built development in the Green Belt would, inevitably, have an effect on openness because there would be the loss of an open agricultural field. However, any proposed housing would be viewed against the context of the existing built forms of development and would not extend the settlement pattern further south or east. By reason of the further Green Infrastructure buffer there would be an effective transition between built development and the adjacent countryside.

Are there exceptional circumstance which justify altering the Green Belt boundary? If so, what are they?

37. The exceptional circumstances are based upon the need for residential allocations to be identified to meet the objectively assessed housing need. This need cannot be met within the existing built-up areas and the submission version of the Local Plan sought to maximise the allocation of non-Green Belt sites. The position which has been reached is that there is a need for Green Belt releases on the edge of urban areas and Growth Villages to deliver housing. The Framework recognises that, subject to considering their consequences, development can be channelled toward towns and villages inset within the Green Belt such as Hampton Magna.



Conclusion

38. Releasing Site H51 from the Green Belt for housing purposes would be consistent with the spatial strategy for accommodating growth at Growth Villages; would not cause unacceptable harm to the purposes and openness of the Green Belt; would not cause harm to other interests of acknowledged importance and would deliver a viable and sustainable form of development informed by a robust assessment of relevant technical and environmental matters.

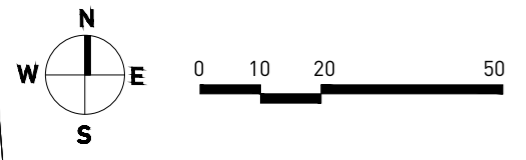
29 August 2016

Version Final

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EXTENT OF SITE
H27



KEY DESIGN PRINCIPLES

1. Proposed vehicular access off Daly Avenue;
2. Continuation of existing urban edge, mirroring residential patterns;
3. Pedestrian connections to existing streets;
4. Bungalows and buildings distanced to address residential amenity;
5. Longer rear gardens to address levels and achieve lower building heights;
6. Street with landscape theme positioned towards St Mary's Church in Warwick;
7. Streets orientated towards public open space;
8. Soft development edge;
9. Higher density development core;
10. Proposed new pumping station;
11. Retention of existing boundary vegetation with additional tree planting;
12. Coppice and tree planting to reinforce Green belt boundary;
13. Potential route for temporary construction access;
14. Existing ditch;
15. Natural play trail; and
16. Dual aspect buildings to address existing public footpath.

Revision A: 25.08.16 Masterplan amended to DB email comments.

LEGEND

Site location 23.8 Ac/ 9.63 Ha	Proposed residential development	Public open space	Existing landscape	Sustainable drainage
Site H27	Site H51	Public footpath	Key pedestrian link	Proposed landscape

**LAND OFF DALY AVENUE, HAMPTON MAGNA
PROPOSED ILLUSTRATIVE MASTERPLAN**



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13. Potential route for temporary construction access;
14. Existing ditch;
15. Natural play trail with link to site H27; and
16. Dual aspect dwellings to overlook existing public footpath.

LEGEND

Site location 23.8 Ac/ 9.63 Ha	Proposed residential development	Public open space	Existing landscape	Sustainable drainage
Site H27	Site H51	Public footpath	Key pedestrian link	Proposed landscape

**LAND OFF DALY AVENUE, HAMPTON MAGNA
PROPOSED ILLUSTRATIVE MASTERPLAN IN CONTEXT**





**ARCHAEOLOGICAL
TECHNICAL NOTE**

**LAND AT HAMPTON MAGNA
BUDBROOKE
WARWICKSHIRE**

AUGUST 2016

Planning • Heritage

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**Local Planning Authority:
Warwick District Council**

**Site centred at:
SP 258 646**

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1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 An archaeological desk-based assessment of land at Hampton Magna, Budbrooke, Warwickshire has been researched and prepared by CgMs Consulting on behalf of Richborough Estates. This technical note provides a summary of the results of the assessment and confirms that there are no heritage constraints to development within the site.
- 1.2 The site, also referred to as the study site, is located on the southern edge of Hampton Magna. It comprises approximately 9.8 hectares of land centred at National Grid Reference SP 258 646 (Figure 1).

2.0 DESIGNATED HERITAGE ASSETS

- 2.1 There are no designated heritage assets within the site. The only Designated Heritage asset intervisible with the site is the 'Church of St Mary' (Grade I Listed Building Reference 1035500) which is located c.2.1km east of the site (Figure 2). The Church is located within the Conservation Area of Warwick, c.1.7km east of the site at its closest point; however, the tower is the only aspect of the Conservation Area that is intervisible with the site. Owing to the distance between the site and the Church and the intervening built development, it is clear that development within the site will have no impact on the heritage significance of the Church or the Conservation Area.

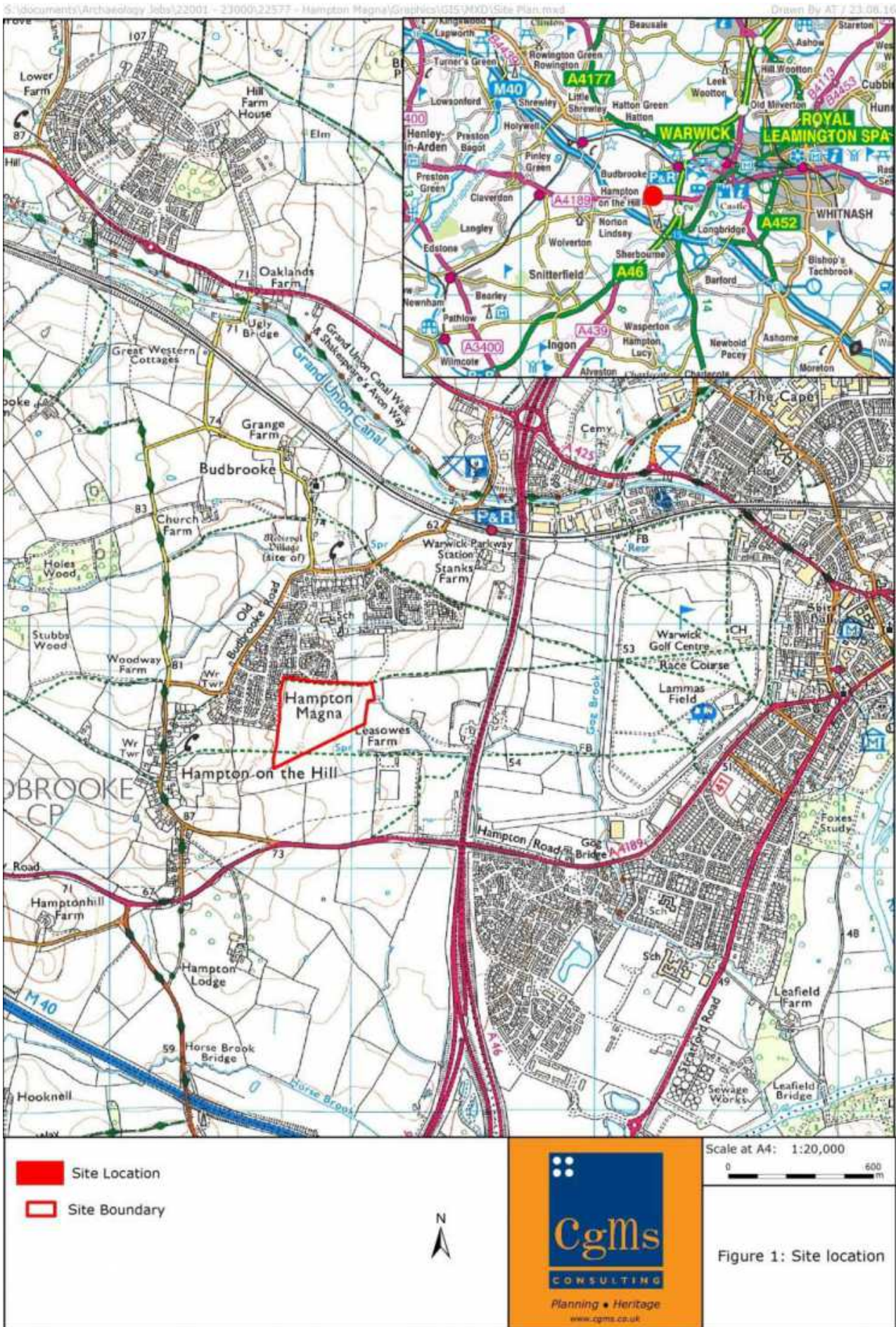
3.0 NON-DESIGNATED HERITAGE ASSETS

- 3.1 There are no non-designated heritage assets recorded in the HER on the study site (Figure 3).
- 3.2 The desk-based assessment considered the potential for as-yet to be discovered archaeological assets within the site. The general paucity of recorded archaeological evidence in the vicinity of the study site and lack of archaeological features identified on the LiDAR data, combined with the study site's topographic location, suggests the site has a low/negligible potential for significant archaeological remains of all periods.

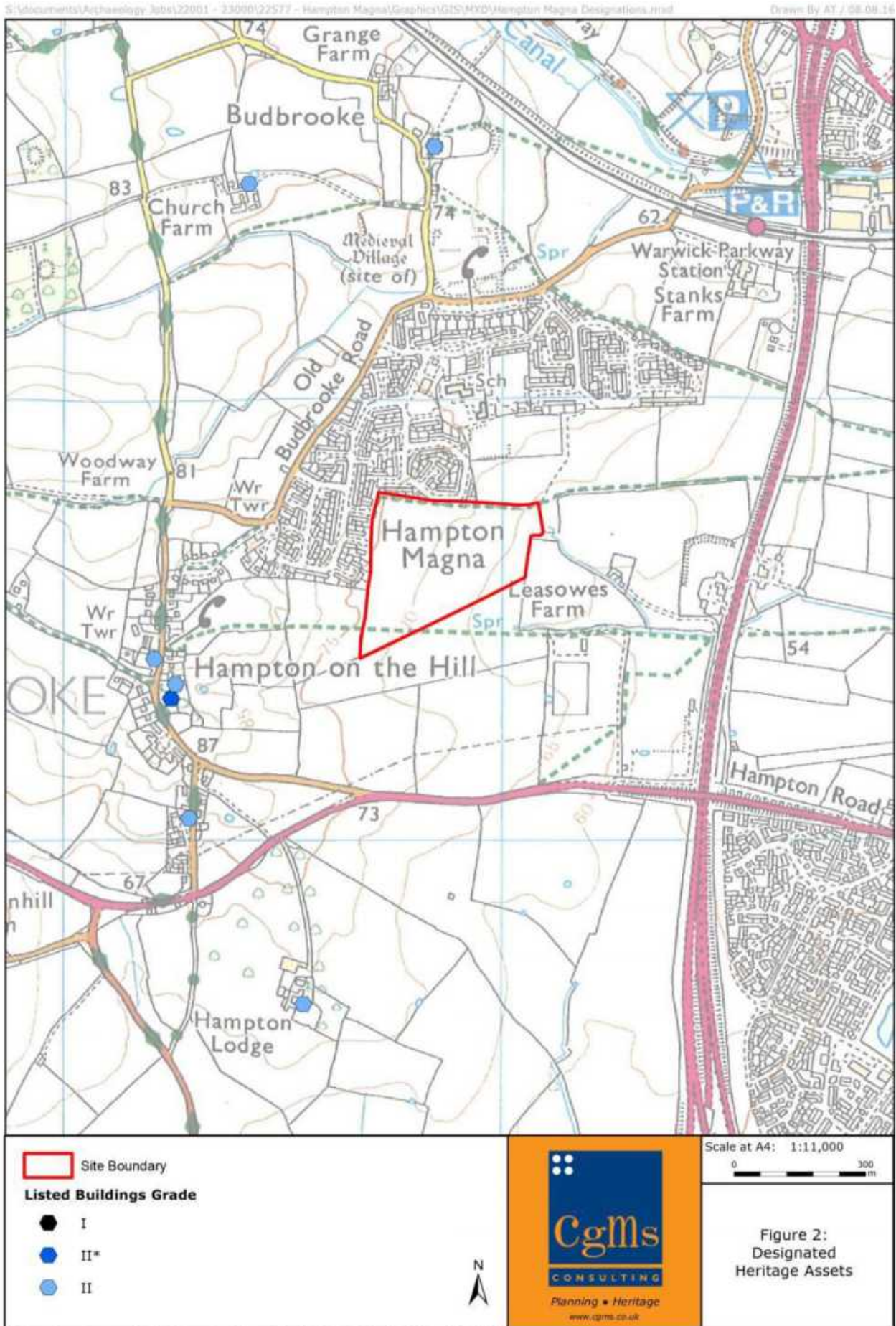
4.0 CONCLUSIONS

- 4.1 The desk-based assessment of Land at Hampton Magna, Budbrooke, Warwickshire has established that there are no designated or non-designated heritage assets within the proposed development site and that there will be no direct or indirect impact upon the heritage significance of any designated heritage assets within the wider area, as per Policy DAP4 of Warwick District Council's Local Plan and draft Policy HE1 of the New Local Plan.

- 4.2 Based on the evidence obtained from the HER and LiDAR data for the site, the desk-based assessment has established that the study site has a low/negligible potential for significant remains of all periods.
- 4.3 There is no suggestion that the study site is likely to contain archaeological remains that are nationally important, that would prohibit development or require to be designed around. There are no heritage constraints to development of the site or that would need to be resolved in advance of allocation. Any future planning application would be supported by the existing desk-based assessment and it is likely that the LPA would recommend the need for a geophysical survey.

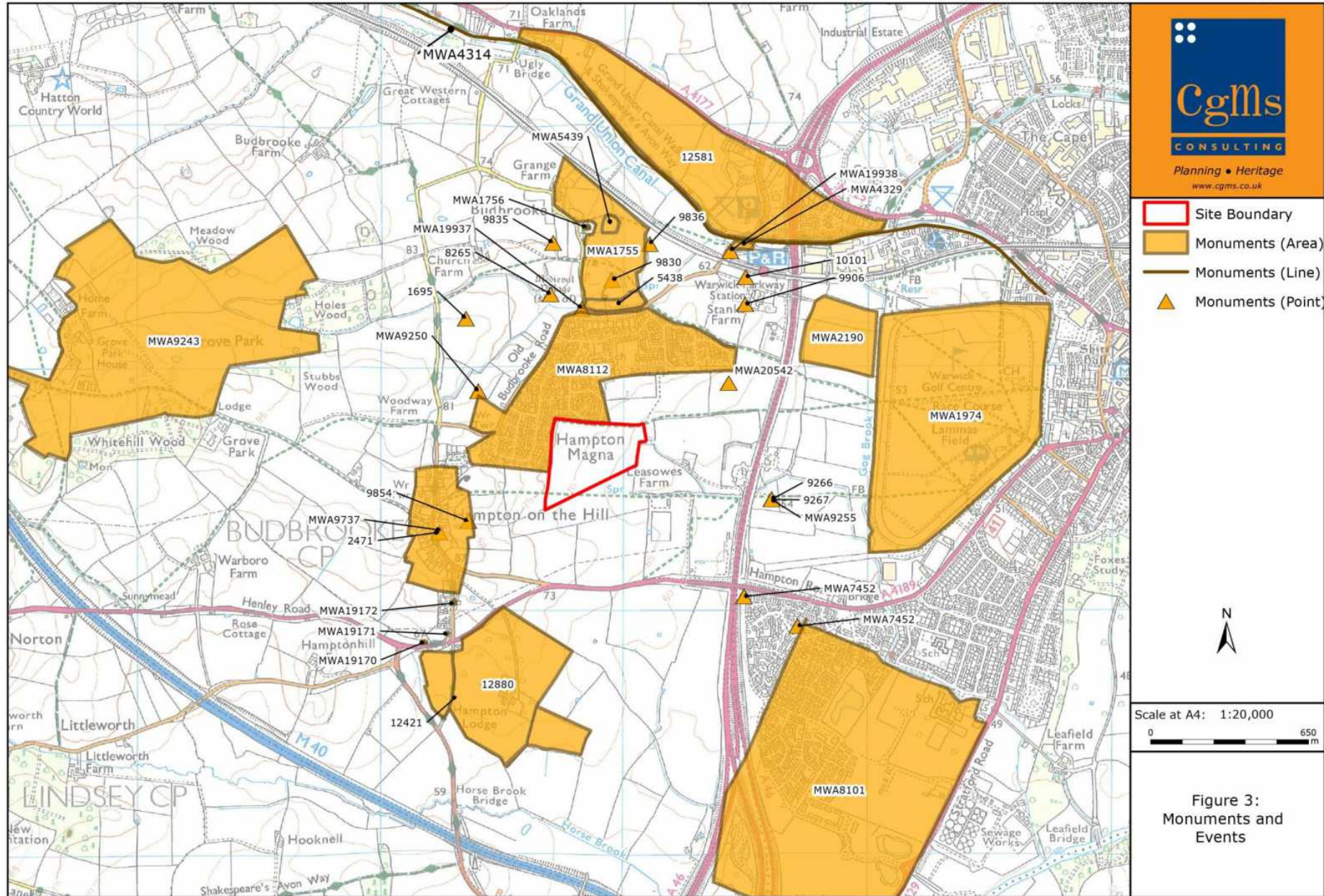


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Drawn By / 08.08.16



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Land Off Daly Avenue, Hampton Magna

10542_R01_Landscape & Visual Technical Note

1.0 Introduction

- 1.1 This technical note has been prepared by Tyler Grange LLP (TG) on behalf of Richborough Estates Ltd, in response to desktop analysis and preliminary fieldwork undertaken in June 2016. The note provides advice on the feasibility of the future development of the Land off Daly Avenue, Hampton Magna (the site) in terms of landscape character and visual context. Consideration is also given to the contribution that the land makes to the Green Belt. The note is to be read alongside the following plan:
- Preliminary Landscape Opportunities (Drawing No. 10542/01a)
- 1.2 The work does not constitute either a full Landscape and Visual Appraisal (LVA) or Landscape and Visual Impact Assessment (LVIA).

2.0 Site Context

- 2.1. The majority of the site is currently a draft allocation within the Proposed Modification Warwick Local Plan (site H51) for circa 115 dwellings and removal from the Green Belt. The draft allocation falls within the site, forming a squared-off area that lies within the building line to the southern edge of Hampton Magna.
- 2.2. The site is located adjacent to the southern edge of Hampton Magna. The village was created in the late 1960s and early 1970s by the re-development of Budbrooke barracks into the "20th Century Village" of Hampton Magna. The village is situated within the West Midlands Green Belt, lying approximately 450m from the Green Belt's eastern edge which lies adjacent to the A46 Warwick Bypass. Beyond the A46 lies further agricultural fields, Warwick race course and the town of Warwick, the centre of which is approximately 2.33km (1.45 miles) to the east. The site is centred on OS grid reference 425872,264651.
- 2.3. The site adjoins the built edge that is formed by properties on Daly Avenue, Lloyd Close and Chichester Lane, and comprises approximately 10.48 hectares of gently sloping arable land. A mature block of trees defines the eastern boundary, with the existing Public Right of Way W85 defining the majority of the southern boundary. A native hedgerow to the west beyond which lies residential development. Properties on Daly Avenue lie adjacent to the western section of the northern boundary with the eastern section defined by Allocation Site H27 which is allocated for further residential development. The land slopes from a height of approximately 75m AOD to the western boundary to 60 - 65m AOD along the eastern boundary.
- 2.4. The site boundaries and immediate surroundings comprise:
- **To the north** – Public Right of Way W84 lies adjacent to the northern boundary linking the western edge of Hampton Magna to the wider countryside to the east. The site is defined by the existing 20th century housing at the settlement edge along Daly Avenue to include a substation and road side vegetation. Vegetation along this northern boundary comprise hedgerows and scattered tree planting;



- **To the east** – the boundary consists of a clipped native hedgerow with mature hedgerow trees beyond which lies further agricultural fields.
- **To the south** – the site is defined for the most part by Public Right of Way W85 which runs west to east across large agricultural fields bound by mature hedgerow and hedgerow trees; and
- **To the west** – Public Right of Way W84 lies adjacent to the north western section of the boundary linking the western edge of Hampton Magna to the wider countryside to the east. The site is bound by residential properties off Mayne Close, Minster Close and Seymour Close with mature native hedgerow with mature hedgerow trees.

3.0 Planning Context & SPD

- 3.1. This section provides a brief summary overview of the Warwick Local Plan WDC Evidence Base that considers landscape and Green Belt matters and how these relate to the proposed Allocation H51 at Hampton Magna that lies within the site area.

West Midlands Joint Green Belt Study, June 2015 (Stage 1)

- 3.2. The Green Belt Review has assessed an area of land to the east and south of Hampton Magna which extends south to the A4189 - Hampton Road and east to the A46, covering a large area of land to the south and east of the village.
- 3.3. The area has been scored as making a high contribution to the Green Belt Purposes. However, the area of land assessed by the Green Belt Review is considerably larger than the site area.
- 3.4. The findings of the Council's Green Belt Study and an overview of the contribution that the site and proposed allocation H51 make to the Green Belt is considered further in **Section 6**.

Landscape Sensitivity and Ecological & Geological Study, 2013

- 3.5. The Site is identified as Zone HM_07, and has been assessed as having a "High" landscape sensitivity to housing development. However, the Study identifies a smaller area within the site boundary that is of a "High-Medium" sensitivity, stating that:

"The zone could accommodate some small scale development adjacent to the existing settlement edge. This should be set within a landscape framework of native tree planting to tie in with the adjacent rural zones. No development should take place adjacent to zones HM_01 and HM_02 in order to preserve their character and views."

- 3.6. The area assessed as being of a lower sensitivity within Zone HM_07 does not follow a field boundary, forming a rounded edge that connects with the built edge at Daly Avenue and Chichester Lane. The zone falls within the proposed Allocation Site (see **Appendix 1**).



4.0 Landscape Character

- 4.1. The Warwickshire Landscape Guidelines identifies the site as lying within the 'Arden Wooded Estates Landscape' Character Type. Key characteristics of this area include:
- *Large scale rolling topography;*
 - *Large woodland associated with rising land; and*
 - *Varied settlement pattern of small villages and scattered farmsteads*
- 4.2. The management strategy for the area is to “*conserve and enhance the overall structure and well-wooded character of the landscape*”.
- 4.3. It is evident from the fieldwork that the site is clearly influenced by the proximity to the residential edge of Hampton Magna where properties are overlooking the site. On-site features within the site that are characteristic of the wider LCAs include the gently undulating topography, and the small to medium sized field pattern defined by hedgerow and trees. These are characteristics that are also present within both the immediate and wider landscape to the west and south.
- 4.4. The broad character area reflects the situation of the site, with the management guidelines indicating the potential for the planting-up of the site / allocation boundary as being acceptable in landscape terms. This would help to soften the built edge, screen new development and form a robust Green Belt boundary.

5.0 Visual Circumstances

- 5.1. Visually, the site is contained to the north and west by the established residential of Hampton Magna edge which occupies higher ground. The site is further contained by the existing mature vegetation which defines the eastern boundary, heavily screening the majority of the site from the surrounding landscape. To the south of the site lies arable fields bound by hedgerow and trees in undulating landform. The tree cover and landform to the east and south provide a substantial level of screening from the surrounding landscape.
- 5.2. Mid to long distant views of the site are restricted by the nature of the local topography and the vegetation cover to the east and south. The well treed landscape to the east of the site with further agricultural field boundaries create a layered screening effect typical of the wider Arden landscape. Within the immediate context the landform to the south of the site limits views towards the site to Public Rights of Way W85 adjacent to the southern boundary. Therefore, potential views of the site are limited to the higher ground to the north western corner of the site (**Photoviewpoints 1 and 2**).
- 5.3. The approximate extent of the visual envelope (VE) is set out below:
- **To the north** – views are limited by the existing residential edge of Hampton Magna upon higher ground. The size and scale of the existing properties along with the mature boundary vegetation results in these properties having a varying scale of views of the site. The rising topography to the north coupled with intervening residential built form heavily restricts further views;
 - **To the east** – the mature site boundary hedgerow heavily restricts views of the site from the wider landscape. However, views of the higher ground to the north west of the site maybe possible from the surrounding Public Rights of Way;



- **To the south** – views are possible from Public Rights of Way 85 which runs adjacent to the southern site boundary with the landform beyond restricting further views; and
- **To the west** – views are limited by the mature boundary vegetation and further residential dwellings; and

Visual receptors are limited and localised, associated with the existing residential built form along Daly Avenue to the north; residents at the western edge of the site off Mayne close, Minster Close and Seymour Close; the transient users of the public rights of way within and adjacent to the site.

6.0 Green Belt Context

West Midlands Joint Green Belt Study, June 2015 (Stage 1)

- 6.1 The Green Belt Review has assessed an area of land to the east and south of Hampton Magna which extends south to the A4189 - Hampton Road and to the east to the A46 (Land parcel W2). The extent of the land parcel is illustrated on the extract from the Study at **Appendix 2**.
- 6.2 The site is located to the north west of the Parcel, lying adjacent to and within the extents of the existing built edge to the south of Hampton Magna that forms the western and northern site boundary.
- 6.3 The Joint Green Belt Study scores the wider area of Land Parcel W2 site as scoring 15 out of 20, and therefore making a High contribution to the Green Belt. This overall assessment results from two of the five Green Belt purposes scoring highly (4 out of 4). These are Purpose 2 - *To prevent neighbouring towns merging into one another* and Purpose 5 – *To assist in urban regeneration by encouraging the recycling of derelict and other urban land*. The review also scores Purpose 1 – *To check the unrestricted sprawl of large built up areas* as 3 out of 4.
- 6.4 The assessment of Purpose 1 states that:
- “The parcel plays a role in preventing ribbon development eastwards along the northern edge of Hampton Road to the south and the along the southern edge of Old Budbrooke Road to the north.”*
- 6.5 The allocation site doesn't extend development along or adjacent to any roads into the wider landscape. Development is contained within the existing limits of built development to the south of the village.
- 6.6 When considering the openness of the Green Belt within the wider area of Parcel W2 (under Purpose 1), the study considers that the development along the edge of the A46 compromise the openness of the Green Belt, although the wider area within the parcel remains relatively open.
- 6.7 The allocation site boundaries are defined by the existing development edge of Hampton Magna, therefore reducing the sense of openness, placing the land within the defined limits of existing development and within an urban edge context.
- 6.8 The assessment of Purpose 2 states that:



“The parcel sits between the village of Hampton Manga to the west and the town of Warwick to the east. Measured from the easternmost extent of the village, the distance between the two settlements is less than 1km.”

6.9 The allocation site doesn't extend the existing settlement edge towards Warwick which lies to the east, being situated to the southwest of the village. Therefore, development of the allocation site would not serve to reduce the gap between developments.

6.10 In relation to Purpose 5, the Study consider that:

“All Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.”

6.11 As this is true of all Green Belt land, the assessment scoring for Purpose 5 cannot therefore be used to score one parcel over and above another.

6.12 As considered above, the location of the site on land adjacent to the built edge, lying within the extent of existing development limits the contribution that the land makes to the purposes of the Green Belt. The Council's Green Belt Study has assessed land parcels at too large a scale to provide an accurate assessment of smaller discreet parcels of land and allocation sites that may make a lesser contribution to the Green Belt.

6.13 In summary, the proposed allocation site H51 makes a limited contribution to the purposes of the Green Belt. This is due to it lying within the extents of development on the built edge, thereby limiting encroachment into the countryside, sprawl, merging of settlements and impacting on the openness and function of the Green Belt.

7.0 Conclusion and Recommendations

7.1 The majority of the site is currently a draft allocation within the Proposed Modification Warwick Local Plan (site H51) for 115 dwellings for removal from the Green Belt. The draft allocation falls within the field forming a squared-off area that lies within the building line to the southern edge of Hampton Magna.

7.2 In response to the desktop and fieldwork undertaken, a number of landscape constraints and opportunities have been identified that have informed an indicative landscape strategy for the appropriate development of the allocation site and wider site area. This is illustrated on the **Preliminary Landscape Opportunities (Drawing No. 10542/01)**.

7.3 As part of the proposals, the allocation boundary is shown planted as a native hedgerow incorporating hedgerow trees. This will form a defensible boundary to the Green Belt that is both recognisable and permanent, whilst reflecting the characteristic field boundary planting within the local area. The boundary may also be supplemented with groups of trees and copses to further strengthen the landscape structure and bolster the Green Belt boundary. This would reflect the requirements of paragraph 85 of the NPPF for new Green Belt Boundaries to be defined clearly, using physical features that are readily recognisable and likely to be permanent.

7.4 Beyond the allocation site, there is the potential for an area of informal open space incorporating SuDS and new footpaths connecting with the existing Public Right of Way



network and Green Infrastructure to be retained within the Green Belt. The improved access, management and planting of this land would be in accordance with paragraph 81 of the NPPF which seeks to enhance the beneficial use of the Green Belt.

7.5 The landscape principles to be used to shape emerging masterplan proposals include:

- Opportunity for properties to front onto open space to the south and east of the site;
- Provide a buffer to the north and western boundary to accommodate Public Right of Way WS4 adjacent to the existing residential edge, incorporating the existing hedge and supplement with additional tree planting;
- Retain and enhance boundary hedgerows and supplement with additional native tree planting;
- Provide new native tree planting in scattered clumps to enhance and strengthen the site boundaries, creating a more naturalistic wooded edge to the south;
- Opportunity to vary density of tree planting along eastern boundary to create a soft edge offering glimpses into the development from the east from users of the public right of way network in the surrounding landscape; and
- Opportunity to connect the site with the wider public rights of way network and permissive footpaths.
- The potential for connection to Allocation Site H27 to the north east of the site to create a coherent landscape with the cross allocation of the proposed public open space.

7.6 A Landscape and Visual Impact Assessment (LVIA) will be required to accompany a planning application for the proposed development. This will follow preparation of the masterplan and detailed proposals.

7.7 The strategy for the site demonstrates that there is the opportunity to provide a residential development that would fit within the existing residential edge of Hampton Magna, whilst also offering the potential to fulfil other SPD and character requirements through good design, as well as the reinforcement of green infrastructure, including additional tree planting and the incorporation of public open space. An LVIA will include a full assessment of the impacts of the proposed development from all landscape and visual receptors.



Photoviewpoint 1: Taken from the higher ground at the north western corner of the site, on Public Right of Way W84. The view looks from east to south over the site towards the A46 and edge of Warwick beyond the well treed landscape to the east. The higher ground to the south is visible beyond the site boundary.



Photoviewpoint 2: Taken from the south eastern corner of the site looking west towards the existing development edge of Hampton Magna on higher ground which defines the western and northern boundaries.



Appendices

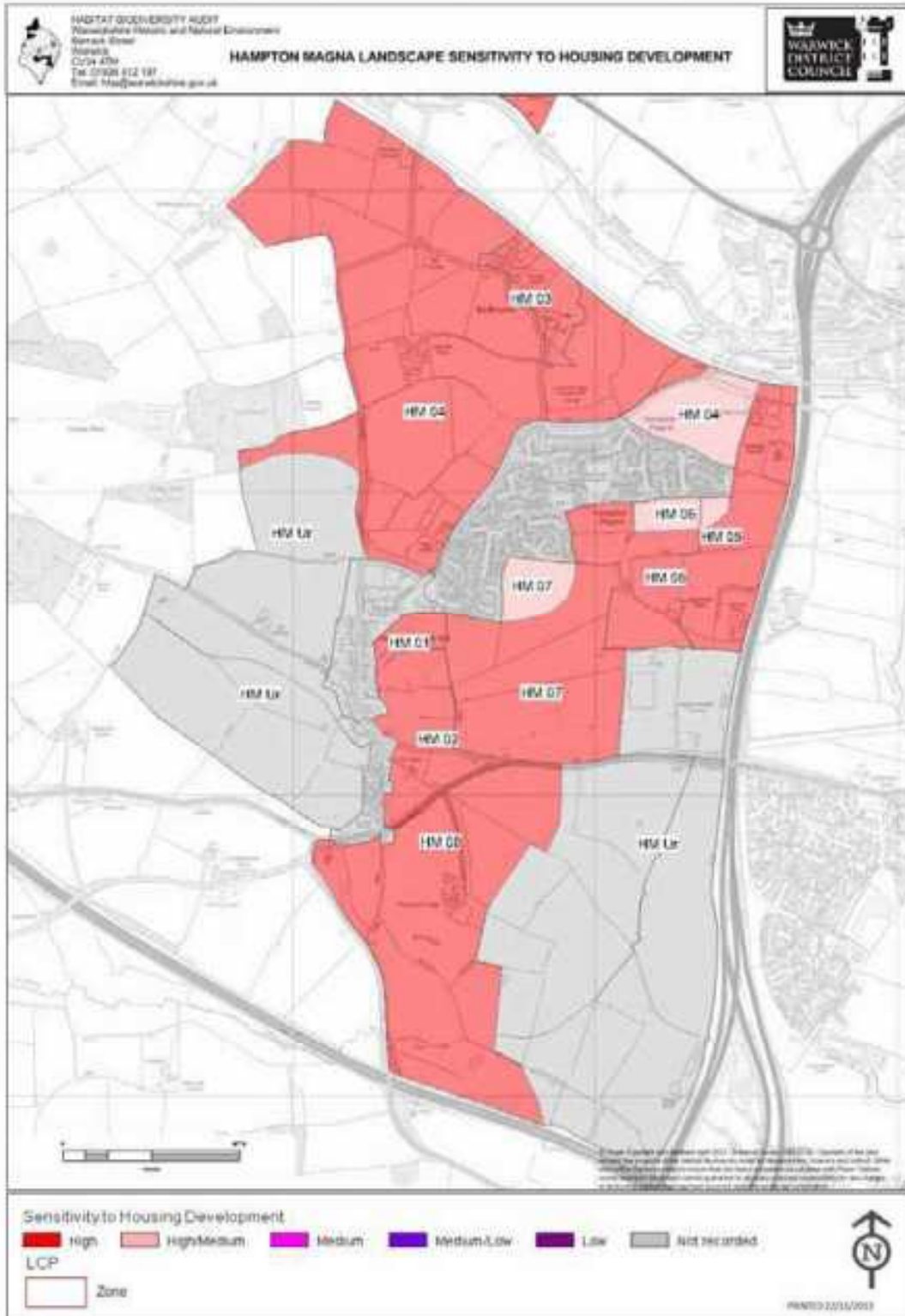
Appendix 1 – Extract from the Warwick District Council Landscape Sensitivity and Ecological & Geological Study, November 2013: Hampton Magna- Landscape Sensitivity to Housing development

Appendix 2 – Extract from the West Midlands Joint Green Belt Study – Part 1: Land Parcel WA2

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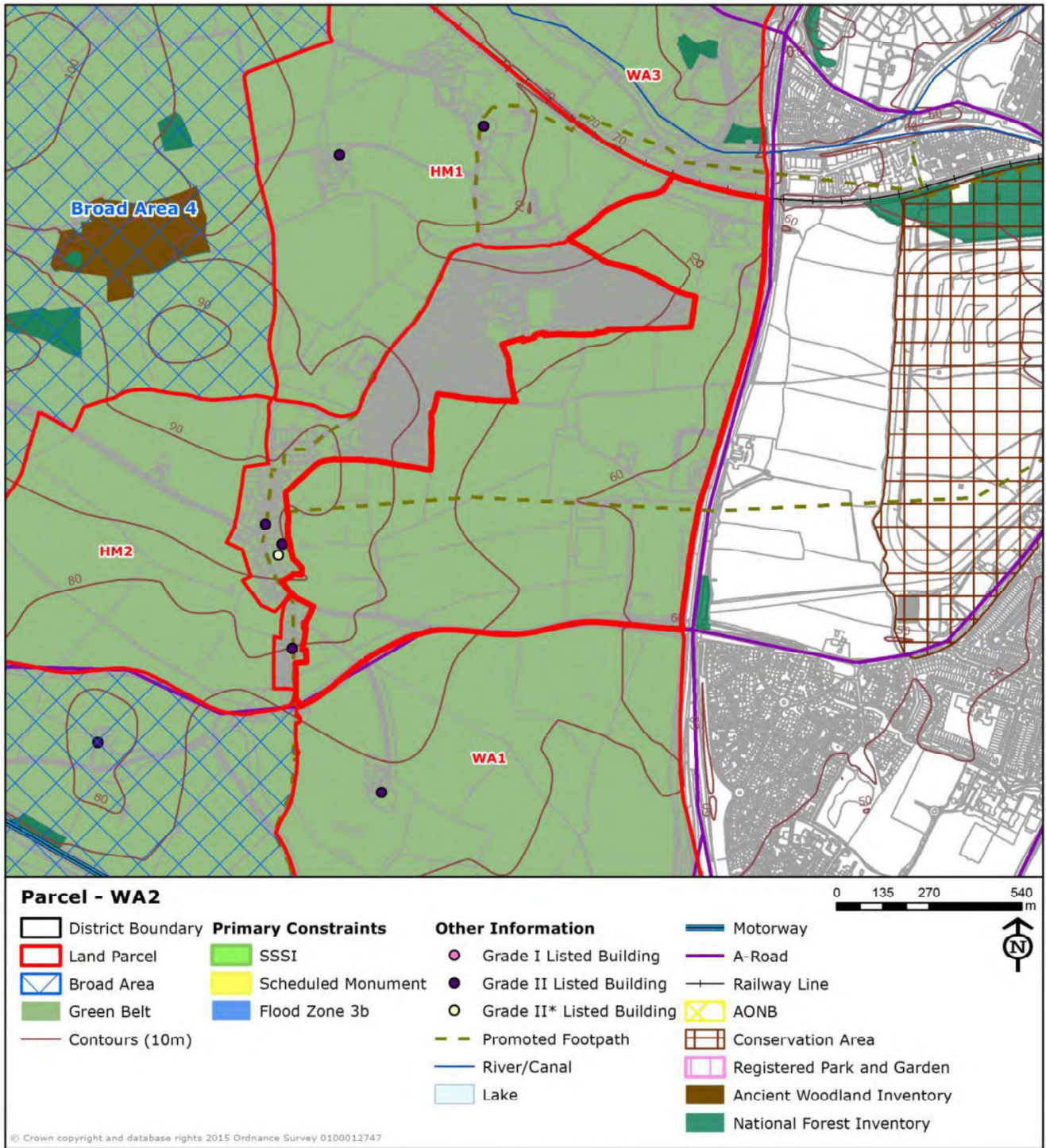
HAMPTON MAGNA



Land Parcel Ref: WA2

Main Authority: Warwick District Council

Parcel Type: Land Parcel



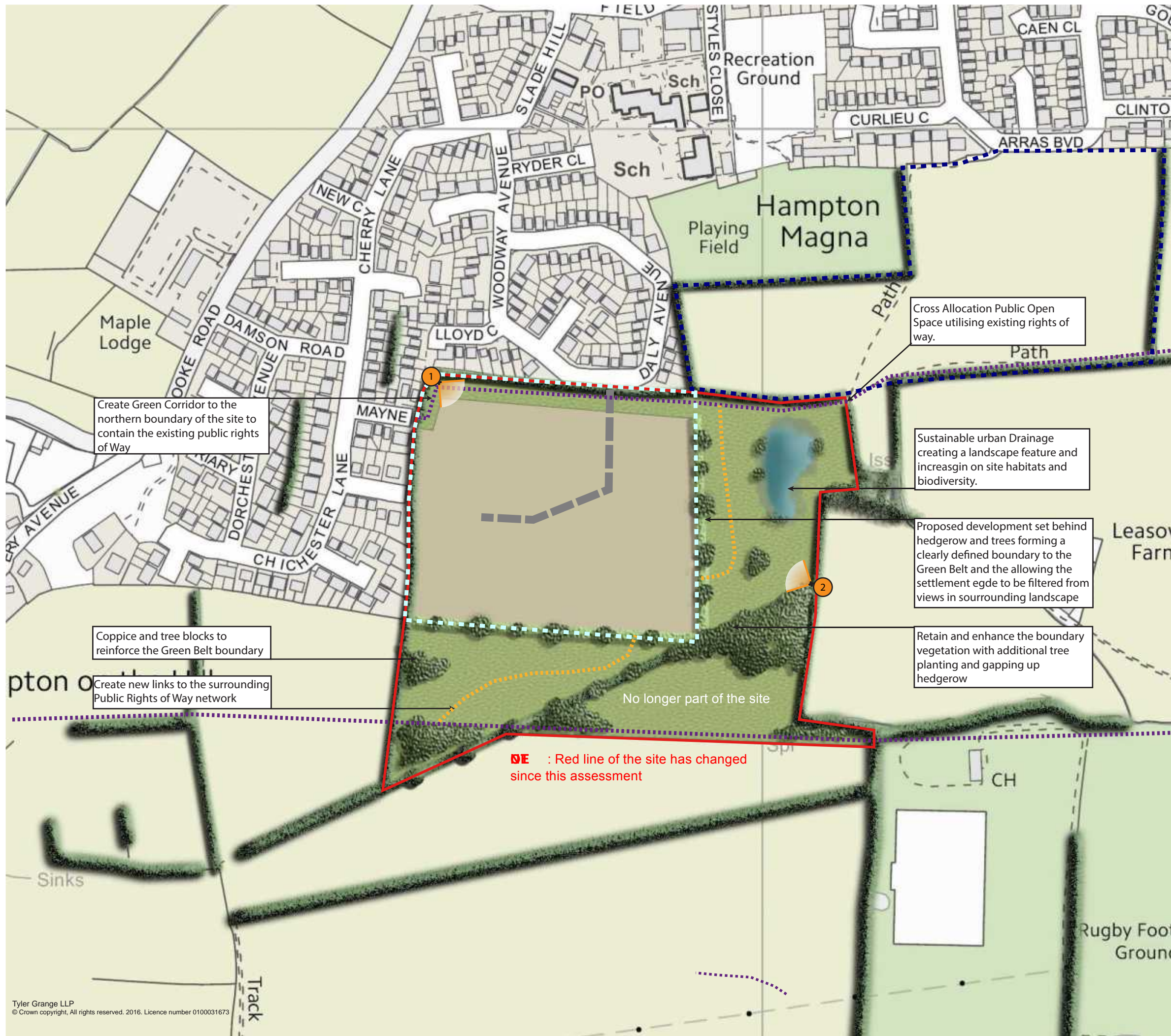
Main Authority: Warwick District Council

Other Authorities: N/A



Plan

10542/P01a Landscape Opportunities and Constraints



- Site Boundary
- Allocated Site H51
- Allocated Site H27
- Existing Development
- Existing Agricultural Fields
- Existing Playing Fields
- Proposed Developable Area
- Existing Vegetation
- Proposed Tree Planting
- Proposed SuDs
- Proposed Public Open Space
- Access Road
- Existing Rights of Way Network
- Proposed Footpath
- 1 Photoviewpoint Locations

N
 0m 20m 40m 60m 80m 100m
 Scale@1:2500
 Project Land Off Daly Avenue, Hampton Magna
 Drawing Title **Landscape Constraints and Opportunities**
 Scale 1:5000@A3
 Drawing No. 10542/P01a
 Date July 2016
 Checked MF/RH



**Land at Hampton Magna, Warwick,
Warwickshire**

Ecological Summary

Client: Richborough Estates

August 2016

Project Ref: 16-025

Version 1

Just Ecology Environmental Consultancy Ltd.

The Pines Courtyard, Stone, Berkeley, Gloucestershire, GL13 9LE

Pilot House, 19 Ranscombe Road, Brixham, Devon, TQ5 9UU

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Summary

The majority of the site comprised arable crop, with species-rich hedgerows and occasional broad-leaved standard trees along all boundaries. A perimeter strip of neutral semi-improved grassland was present along most boundaries. A small area of broad-leaved woodland, containing a wet ditch, was located adjacent to the eastern boundary. The wider landscape comprises a mixture of arable and pasture farmland. Refer to the attached Phase 1 map (Figure 1).

On-site habitats, approximate area/extent and evaluation of constraints

Habitat Type	Priority habitat?	Area/Extent	Potential or confirmed constraint?
Arable	No	8.8ha	Potential - habitat for protected species (great crested newt)
Neutral semi-improved grassland	No	0.8ha	Potential - habitat for protected species (great crested newt)
Native species-rich hedges and trees	Yes	1.3km	Confirmed - priority habitat Potential - habitat for protected species (great crested newt and bats)

Summary of protected sites constraints and recommended mitigation

Statutory designations	Constraint?	Recommended mitigation
Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site	None	None required.
Sites of Special Scientific Interest (SSSIs)	None	None required.
Local Nature Reserve (LNR)	None	None required.
Non-statutory designations		
Local Wildlife Site (LWS)	None	None required. One potential LWS (pLWS) is located in the north-east of the site; this now comprises arable crop of negligible biodiversity value.
Ancient woodland	None	None required.
Priority habitat of Principal Importance	Confirmed - hedges	Avoid incorporation into back gardens where possible. Retain hedges where possible and protect hedges during works by maintaining a buffer area from hedges where no works take place.
	Confirmed - Small broad-leaved woodland located adjacent to the eastern site boundary.	Maintain a buffer area from the woodland, and avoid artificial illumination/light spill of the woodland edge.
Non-statutory geological designation		
County Geological Site	None	None

Summary of field results for key protected and notable species

Key Species	Survey results
Breeding birds	Hedgerows, trees and semi-improved grassland field margins on site provide habitat suitable for roosting, foraging and nesting by common and widespread species.
Bats (roosts)	Several trees located within boundary hedges had features with potential for roosting bats.
Bats (commuting/ foraging)	The arable crop and semi-improved grassland field margins provide negligible quality foraging/ commuting habitat. Hedgerows provide moderately suitable foraging/ commuting habitat.
Badger	No setts were present on or within 30m of the site, but there were field signs showing that badger forage/ commute on the site.
Other mammals	Field margin grassland and hedges provide potential habitat for foraging, dispersal and refuge by hedgehog, polecat and harvest mouse.
Great crested newt	There are no on-site ponds, but five ponds and a ditch are located within 500m of the site. The site provides terrestrial habitat (e.g. hedgerows and semi-improved grassland) with opportunities for foraging, dispersal, refuge, and hibernation. The arable crop may be used for dispersal and foraging. Presence/likely absence surveys of ponds within 500m of the site will need to be carried out to determine if a European Protected Species licence will need to be obtained from Natural England, and what mitigation may be necessary (e.g. creation of ponds, good quality terrestrial habitat).

With reference to the Illustrative Masterplan (Figure 2) the development would entail the removal of a section of the northern boundary hedgerow to create access on to the site. All other hedgerows would be retained. The southern, eastern and part of the western hedges would be buffered by Public Open Spaces. Key recommended mitigation measures are also shown on Figure 2.







Summary of recommended mitigation

Key Habitat/ Species	Recommended Mitigation
Hedgerows	<ul style="list-style-type: none"> • Retain and protect hedgerows. • Where possible, design development so that house fronts face existing hedgerows or a buffer at least 5m is present between hedgerows and back gardens to prevent impacts from tipping of garden waste.
Breeding birds	<ul style="list-style-type: none"> • Retain and protect trees and hedges. Remove vegetation only outside of the bird breeding season (generally March - August inclusive). If vegetation clearance takes place during the bird breeding season and active nests are found, these nests must be fenced off until an ecologist confirms that the young have fledged. • Compensate for any loss of hedgerow and trees by replacing with new native planting, and provide new habitat to enhance value of site for birds (e.g. wildlife ponds/SuDS designed to benefit wildlife). • Provide nest boxes on retained trees and new buildings to provide additional breeding opportunities.
Bats (roosts)	<ul style="list-style-type: none"> • Retain and protect trees and implement a bat sensitive lighting strategy to avoid/minimise artificial illumination of trees, hedges and grassland. • Provide bat roost boxes on retained trees or new buildings close to boundary vegetation.

Key Habitat/ Species	Recommended Mitigation
Bats (commuting/ foraging)	<ul style="list-style-type: none"> • Retain and protect hedges and implement a bat sensitive lighting strategy to avoid/minimise artificial illumination of hedges, trees and grassland. • Maintain a buffer area from hedgerows where possible. <p>Plant native trees and shrubs (e.g. along hedgerows and in Public Open Spaces) to provide foraging habitat to compensate for the loss of any hedge or trees.</p>
Badger	<ul style="list-style-type: none"> • Create a fenced off wildlife corridor (minimum 10m width) comprising scrub and rough grassland along the southern and eastern hedgerows to permit badgers to more through the site, and provide potential foraging habitat.
Other mammals	<ul style="list-style-type: none"> • Retain and protect hedges. Provide new native planting along hedges, in public open spaces and within wildlife corridors/buffer areas.
Great crested newt	<ul style="list-style-type: none"> • Design SuDS to benefit amphibians, and create a dedicated wildlife pond within public open spaces or within wildlife corridors. • Create a fenced off wildlife corridor (minimum 10m width) comprising scrub and rough grassland along the southern and eastern hedgerows to maintain landscape connectivity between surrounding waterbodies and provide additional shelter to minimise predation. • Install wildlife kerbs around gully pots. • Create a hibernaculum and log and leaf piles within public open spaces or wildlife corridors/buffer areas to increase refuge and hibernation opportunities.

**Figure 1:
Phase 1 Habitat Map**

**Land at Hampton Magna,
Warwick,
Warwickshire**

-  Native species-rich hedge and trees
-  Broad-leaved tree
-  Neutral semi-improved grassland
-  Arable
-  Broad-leaved woodland
-  Site boundary

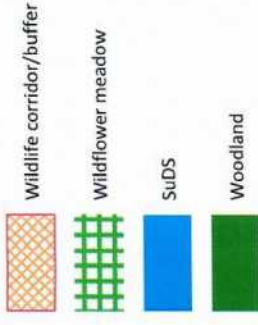


Date: 24/08/2016
Not to scale

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**Figure 2:
Mitigation Plan**

**Land at Hampton Magna,
Warwick,
Warwickshire**



Date: 24/08/2016
Not to scale

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Richborough Estates

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Hampton Magna

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