**Cubbington Neighbourhood Development Plan**

**Consultation Statement**

**Cubbington Parish Council**

With assistance from

****

**Contents**

**1 Introduction and Background page 4**

**2 Pre-Regulation 14 Consultation page 6**

**3 Regulation 14 Consultation 22nd January 2024 - 4th March 2024. page 11**

**Appendices**

**Map 1 Designated Cubbington Neighbourhood Plan Area**(source: Warwick District Council [https://www.warwickdc.gov.uk/info/20444/neighbourhood\_plans/1706/cubbington\_neighbourhood\_](https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans/1706/cubbington_neighbourhood_plan)plan )

**A map with a red line

Description automatically generated**

**1.0 Introduction and Background**

1.1 This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)[[1]](#footnote-2) which defines a “consultation statement” as *a document which –*

*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*

*(b) explains how they were consulted;*

*(c) summarises the main issues and concerns raised by the persons consulted; and*

*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

This Consultation Statement sets out how these requirements have been met and how, particularly, the Parish Council has sought to engage with those who live, work and carry out business in the area.

1.2 The Cubbington Neighbourhood Development Plan (CNDP) has also been prepared by taking into account the advice provided in Paragraph: 107 (Reference ID: 41-107-20200925) of the National Planning Practice (NPPG).

1.3 The CNDP has been prepared in response to the Localism Act 2011, this gives town councils and other relevant bodies, new powers to prepare statutory neighbourhood plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.

1.3 The Parish Council applied to Warwick District Council (WDC) for the parish area to be designated as a neighbourhood area. This was approved by WDC on 2 September 2021[[2]](#footnote-3). The designated area is shown on Map 1.

1.4 All information about the CNDP at each stage has been provided in a separate section devoted to the neighbourhood plan on the Parish Council web site [https://cubbingtonparishcouncil.gov.uk/https-cubbingtonparishcouncil-gov-uk-wp-content-uploads-2023-02-cubbington-draft-plan-30-01-23-final-draft-v-270223-01-pdf](https://cubbingtonparishcouncil.gov.uk/https-cubbingtonparishcouncil-gov-uk-wp-content-uploads-2023-02-cubbington-draft-plan-30-01-23-final-draft-v-270223-01-pdf/)/.

1.5 This Statement provides further information and evidence to demonstrate how the CNDP meets the Neighbourhood Planning Regulations and government guidance.

**2.0 Pre-Regulation 14 Consultation**

**Neighbourhood Plan Steering Group**

2.1 A Neighbourhood Plan Steering Group (NPSG) comprising Parish Councillors and local residents was established to progress work on the plan. They could be contacted through the email address [CubbingtonNP@protonmail.com](mailto:CubbingtonNP@protonmail.com).

**Resident’s Survey**

2.2 To create a platform for the preparation of the CNDP an online questionnaire survey was conducted between January and April 2022. This generated responses from some 300 people and found that:

* The majority of residents like living in Cubbington.
* 84% wanted no new housing but if there was any then the development should be assessed on its impact on village, not in isolation.
* 99% wanted open spaces preserved.
* A significant majority wanted to protect existing nature, environment and open land, and landscape views.
* The majority of respondents were over 59, have lived in Cubbington over 10 years and were working full time or retired.
* The majority of workers were in local employment, Cubbington or neighbouring towns, and predominately used private cars to travel to work, usually within 30 minutes travel time.
* A large percentage of residents were in favour of more youth club/facilities.
* Primarily people live in a privately owned house with 2 vehicles available to many households.
* The population is relatively static, only 5% had moved out as because the area was unaffordable – 7% of respondents have relatives who want to move back to the area.
* 9% have their own business and live in Cubbington.
* The use of community facilities question indicated that an improvement to existing provision was felt to be necessary and this would help community cohesion.

**Key issues, Vision and Objectives**

2.3 Using the survey responses, published technical information and other available evidence the NPSG identified the following key planning issues affecting the future of Cubbington and that could be addressed by the future CNDP. These were:

* Maintain Green Belt protection. Previously landowners previously have offered to sell or develop land within the current Local Plan period, that ends in 2029. Continued engagement with the Charitable Trust and other landowners will be crucial as will be involvement in the preparation of the South Warwickshire Local Plan. This issue and the potential growth of new housing will become clearer as the new South Warwickshire Local Plan 2030-2050 that puts forward a further 35,000 homes and 330 hectares of employment emerges.
* New housing. Should this be limited in number to protect the separate identity of Cubbington?
* Employment growth of neighbouring areas. For example, from south Coventry. This could lead to pressure for housing growth in Cubbington and would, therefore, impact on Cubbington’ s environment infrastructure, utilities, schools, and transport. Any effects from the Warwick District Council’s Master Plan project for south of Coventry need to be addressed.
* HS2. Potential impact on the local environment and pressure for changes to the Green Belt boundary.
* Community facilities. Are they sufficient and of suitable quality to meet the needs of the existing population and possible population growth?
* Local environment. With all these potential pressures there is need to protect the natural environment and built heritage e.g. from increased traffic, noise and pollution.

2.4 To address these key issues the NPSG worked up the following draft Vision and Objectives for the CNDP.

**Cubbington Neighbourhood Development Plan**

**Draft Vision**

**The Cubbington Neighbourhood Development Plan aims to identify the expectations and aspirations of Cubbington residents for the future protection of the parish’s environment, community, housing, employment, transport and leisure facilities.**

**Via research, surveys, and public consultation the Plan will identify how these wishes can be aligned with local and central government policies.**

**The Plan can then help inform both the Parish Council and Warwick District and Warwickshire County Council when considering the future of Cubbington village and surrounding area and in determining planning applications.**

2.5 To achieve this Draft Vision the following draft objectives for the CNDP were identified:

OBJECTIVE 1 – To protect and enhance green spaces.

OBJECTIVE 2 – To ensure any new development creates high quality, beautiful and sustainable buildings and places that reinforce the identity of Cubbington and the surrounding countryside.

OBJECTIVE 3 – To conserve and enhance the natural environment and built heritage assets of the area.

OBJECTIVE 4 – To protect and enhance local community facility provision.

OBJECTIVE 5 – To ensure any new development is of a proportionate scale and supported by sufficient infrastructure so that it minimises impact on Cubbington’s existing communities.

**Informal Consultation (May/June 2023)**

2.6 To gauge resident buy-in to the key issues, vision and objectives identified for the CNDP an informal consultation was held in May/June 2023. This was advertised on the Parish’s noticeboards and through the Parish magazine. Comments were gathered via a dedicated email address ([CubbingtonNP@protonmail.com](mailto:CubbingtonNP@protonmail.com)) and the Parish Council website (<https://cubbingtonparishcouncil.gov.uk/neighbourhood-plan-2/>). Drop-in sessions were arranged at the Village Hall.

2.7 The informal consultation yielded 67 responses. Overall, these were very positive with 55 residents saying they supported the plan. The detailed comments submitted are summarised below:

• Support for local employment should be added to the objectives, unless this is addressed in the SWLP, this will reduce the need to travel and help reduce climate change impacts.

• Paragraph 5.14 on design is ambiguous.

• Figure 12 [of the informal draft plan] showing the significant views should be improved.

• Green Belt land should continue to be protected, including for its agricultural and wildlife value.

• Windmill Hill, Rugby Road and Kenilworth Road have more and more traffic, often speeding way over the speed limit, and always reducing the quality of Cubbington air but increasing the noise pollution for residents, cyclists, and pedestrians, particularly our children, walking to and from school.

• Building houses without providing new available local employment (none of which has been identified yet) will only increase the amount of commuting and increase the dangers outlined above.

• The plan could include proposals for the building cycle paths, reducing speed on the roads, providing quieter road surfaces, improving width and quality of footpaths, thereby encouraging people to adopt healthier attitudes to travelling and living.

• Future development will always be a possibility on fringe areas of towns. It would be a great shame to see development around the edges of the village. A further problem is caused by HS2 setting a boundary for future development. This should be avoided by putting in place policies now.

2.8 Following this informal consultation, residents’ views and opinions on the focus and content of the CNDP were considered and incorporated into the Regulation 14 consultation draft of the CNDP. The Regulation 14 consultation ran for six weeks from 22nd January 2024 until 4th March 2024. Responses to this consultation were also considered and amendments made to the plan where it was considered necessary.

**Parish Council Business Plan**

2.9 The extensive consultation undertaken as part of the CNDP’s preparations has also been used to help inform the preparation of the Parish Council’s Business Plan (<https://cubbingtonparishcouncil.gov.uk/documents/cpc-business-plan-june-2023/).>

**Strategic Environmental Assessment**

2.10 The plan has also been screened by WDC for any environmental impacts as part of the Strategic Environmental Assessment (SEA) process. The plan was found to have no significant impact. The SEA is available at <https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans/1706/cubbington_neighbourhood_plan>.

**3.0 Regulation 14 Consultation 22nd January 2024 - 4th March 2024.**

3.1 The public consultation on the Regulation 14 Draft Cubbington Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Regulation 14 Draft CNDP was published for formal consultation from 22nd January 2024 until 4th March 2024.

3.3 Publicity of the CNDP was widespread. This included:

* Parish Noticeboards
* Flyers
* Social Media e.g. Twitter, Facebook (documents summarising the social media campaigns are available separately)
* Parish Council and WDC websites
* Mailing list – businesses and formal consultees (Appendices 1 and 2)

3.4 Copies of the plan and supporting documents were made available on the Parish Council website [https://cubbingtonparishcouncil.gov.uk/https-cubbingtonparishcouncil-gov-uk-wp-content-uploads-2023-02-cubbington-draft-plan-30-01-23-final-draft-v-270223-01-pdf](https://cubbingtonparishcouncil.gov.uk/https-cubbingtonparishcouncil-gov-uk-wp-content-uploads-2023-02-cubbington-draft-plan-30-01-23-final-draft-v-270223-01-pdf/)/

3.5 Hard copies of the plan were also made available from the Parish Council on request

3.6 Responses to the Regulation 14 consultation could be made in the following ways:

* By email: [CubbingtonNP@protonmail.com](mailto:CubbingtonNP@protonmail.com)
* By using the online response that can be found [here](https://cubbingtonparishcouncil.gov.uk/https-cubbingtonparishcouncil-gov-uk-wp-content-uploads-2023-02-cubbington-draft-plan-30-01-23-final-draft-v-270223-01-pdf/)
* By post to: Clerk to the Parish Council, Belby, Common Lane, Corley, CV7 8AQ.

3.7 All consultation materials included the date by which comments must be made and to whom.

3.8 A copy of the plan and supporting documentation was sent to Warwick District Council.

3.9 A list of the consultation bodies' contact details was compiled and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments (Appendices 3 and 4). This list included:

* + - Individuals and businesses (including landowners and developers)
    - Local groups and interest bodies
    - Adjoining parishes.
    - Environment Agency and other statutory bodies
    - Local ward and county councillors
    - Emails were also sent to local individuals and groups on the Town Council mailing list.

3.11 Appendices 1 and 2 of this Statement set out the responses received to the Regulation 14 Consultation. Appendices 1 and 2 also include a column setting out the Parish Council’s consideration of the response and the agreed action. These agreed actions were used to make amendments to the Regulation 14 Draft prior to submission. In this way, the CNDP has been a collaborative effort lead by the Parish Council and NPSG, but supported by responses and feedback from local residents, business and others.

**Appendix 1. Cubbington Regulation 14 Consultation – Response from Warwick District Council**

**Policy CNDP1 – Protecting Local Green Space**

• It is noted that some of the spaces proposed are designated as Local Wildlife sites, so their ecological significance is already acknowledged. These are South Cubbington Wood (CNDP1/4 on the policies map), North Cubbington Wood (CNDP1/3 on the policies map), and The Runghills (CNDP1/5 on the policies map).

Comment noted. Add info to the CNDP on LWS to the Local Green Spaces mentioned.

**Policy CNDP2 - Protecting Other Green Spaces**

* It is noted that a small number of open spaces in the neighbourhood area have been assessed to see if they meet the designation criteria set out in national planning policy (P27, Table 2). Some of the sites in Table 2 have been submitted as part of the South

Warwickshire Local Plan (SWLP) call for sites. The SWLP call for sites submissions have not yet been assessed and will need to go through a Housing and Economic Land Availability Assessment (HELAA) process to understand whether the site will be a suitable location for development. We feel that adding a level of protection to those call for sites in Table 2, by designating it as an 'other green space' could be prejudicial to the SWLP process and therefore cannot currently support their inclusion until that process is further progressed.

Comment noted. No change. The CNDP and SWLP follow separate preparation processes. Through the CNDP process these sites are assessed as being suitable for protection as open space.

P26, Figure 15 – Green Belt and Ancient Woodland

* The map showing the areas of Green Belt and Ancient Woodland should be made clearer by adding a colour key.

Add key.

**Policy CNDP3 – Sustainable Design and Construction**

* This policy expands upon the Warwick District Local Plan (WDLP) climate change policies (CC1, CC2, CC3).

Noted. No change.

* The policy generally reads as being applicable to development proposals perhaps comprising more than one dwelling - yet the way the policy is drafted there is no threshold and therefore the policy would apply to householder extensions and other small-scale development. The requirements seem disproportionate.

The policy is intended to apply to all development. This is not considered disproportionate. Only relevant criteria will be applied and all development should be encouraged to be of the highest possible standard/. No change.

* This policy contains too many criteria (A-W) to expect an applicant to consider. Important details might be overlooked, and so the policy should be short and succinct.

Comment noted. No change.

* Criteria w) ‘where relevant…’ – This is too vague and needs to be made clearer.

Amend criterion w.

* Policy CNDP3 is encouraging developers to go beyond the minimum standards in the Building Regulations. However, the recent Written Ministerial Statement ‘*Planning - Local Energy Efficiency Standards Update*’ made on 13 December 2023 seemingly seeks to limit the ability to go beyond Building Regulations when setting local energy efficiency standards for buildings and it is strongly worded.

Comment noted. The policy does not demand but encourages – no change.

It is important to consider the outcome of the Warwick District Net Zero Carbon Development Plan Document (DPD) as that seeks to go beyond Building Regulations. We would expect all development in the District to comply with that. The Net Zero Carbon DPD has gone through Examination and various rounds of consultations during last year and early this year. We have been advised that we will be receiving the Inspector’s Report very shortly.

Add reference to the DPD.

**Policy CNDP4 - Conserving and Enhancing the Landscape**

* Policies regarding protecting views are often challenging and have been resisted by WDC in other neighbourhood plans across the district. They have the potential to raise local expectations of preventing development, and often extend beyond the parish boundary, where the neighbourhood plan has no jurisdiction.

No change, Views policies have been successfully included in other NDPs.

* Criteria b), c) and d) refer to protecting existing features - these should be shown on a map.

No change. These can be identified as and when development is proposed and may change over time – once mapped such features would be set in stone.

* Criteria f) ‘where necessary…’ – This is too vague and needs to be made clearer.

No change.

* Criteria h) ‘appropriate transitions…’- This needs to be made clearer.

Amend criterion h.

* Criteria i) ‘In appropriate locations…’ – What are the appropriate locations? This should be made clearer.

Amend criterion i).

**Policy CNDP5 - Cubbington Conservation Area**

* There is a typo at beginning. Remove word ‘Area’.

Remove typo.

**Policy CNDP6 – Protection and Enhancement of Community Facilities**

• This policy expands upon policy HS8 of the WDLP. It is unclear what happens if new community facilities are developed within the plan period – would these be afforded protection under this policy?

Add following to CNDP6:

“New community facilities created during the plan period will also be subject to Policy CNDP6.”

**Appendix 2. Cubbington Regulation 14 Consultation – Responses from residents, business and organisations**

**Cubbington Regulation 14 Comments and Suggested Response (March 2024)**

| Respondent | Summary | Suggested Action |
| --- | --- | --- |
| Kenilworth Town Council | Kenilworth Town Council wishes to recognise the efforts required to prepare and consult on a Neighbourhood Plan. We wish Cubbington Parish Council well as the plan progresses. | Comments noted. No change. |
| Natural England | Thank you for your consultation on the above dated 15 January 2024. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species . Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages. | Comments noted. No change. |
| Environment Agency | We have reviewed the submitted document and offer the following comments for your consideration at this time. It is noted that there are two main rivers within the NDP area, namely the Pingle Brook and River Leam, which have associated Flood Zones 2 and 3 based on our indicative Flood Map for Planning (Rivers and Sea). However, the majority of the NDP area is shown to be predominantly located in Flood Zone 1, and therefore has a low fluvial flood risk potential. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk at this time. You are advised to utilise the Environment Agency guidance and pro-forma (attached) which should assist you moving forward with your Plan. However, it should be noted that the Environment Agency’s Flood Map for Planning (Rivers and Sea) provides an indication of ‘fluvial’ flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the Lead Local Flooding Authority (LLFA). We would not offer detailed bespoke advice on Policy but advise that you ensure conformity with the adopted Core Strategy and, in consideration of the Warwick District Local Plan, during Plan reviews. | Comments noted. No change. |
| National Gas | National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission’s assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below. https://www.nationalgas.com/land-and-assets/network-route-maps. | Comments noted. No change. |
| National Grid | National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid’s core regulated businesses. Please also consult with NGV separately from NGET. Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET’s assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape files/ | Comments noted. No change. |
| Lapworth Parish Council | Thank you for your email. Lapworth Parish Council considered this in their meeting on Monday and agreed that they do not have any comments to make.  All the best with the rest of the process. | Comments noted. No change. |
| Coal Authority | Thank you for your notification of 15 January 2024 seeking the views of the Coal Authority on the above. The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make. | Comments noted, No change. |
| Whitnash Town Council | Whitnash Town Council wishes you all the best in making a successful Neighbourhood Plan for Cubbington.  We hope your new village hall / centre is a great success.  It is hard work, but worth it in the end. | Comments noted. No change. |
| Baginton Parish Council | This plan was discussed at our meeting on 1st February, having been circulated to Councillors for consideration since 16th January.  Although a larger village than Baginton, the issues and solutions the Cubbington Neighbourhood Plan is seeking to address are similar to those for many Warwickshire Rural Villages, including ourselves.  We see many similarities with Baginton and approve of the way forward that has been outlined within the Plan.  Baginton Parish Council resolved to SUPPORT the Cubbington Neighbourhood Plan and we wish them well. | Comments noted. No change. |
| Historic England | Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England is supportive of the content of the document and believes it takes a thoughtful and suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have further no substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful. | Comments noted. No change. |
| National Highways | National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development (‘the Circular’). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. We note that the SRN in closest proximity to the plan area is the A46 trunk road which is approximately 2 miles from Cubbington. We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no further comments to make. | Comments noted. No change. |
| Active Travel England | ATE is not a statutory consultee for Neighbourhood Plans. There is guidance available for neighbourhood groups that are developing a Neighbourhood Plan. This explains which transport matters a neighbourhood plan can address, including planning for active travel (walking, cycling and wheeling). You can access this on Locality’s Neighbourhood Planning website.  We have recently launched a discovery project for planning policy and Local Plans to scope out opportunities for ATE’s involvement in the future. Should there be any changes to the planning system due to this project then we will update planning authorities at that time. | Comments noted. No change. |
| Tim Muggeridge | It is critically important that greenbelt  is maintained given it is used significantly by the local population for walking, dog walking, and exercise such as running and cycling. Any new home building in and around Cubbington should maintain the village's separation from Leamington, be small scale in nature to protect the greenbelt, and be explicitly linked to an increase in the bus services to reduce the impact of car congestion. | Comments noted. Green Belt is a strategic matter and will be addressed in the South Warwickshire Local Plan – no change to the NDP. |
| Jennifer Collett | It is vital that this green belt land is preserved for wildlife and for the residents of the area to enjoy. We have lost so much to HS2 and the harm to wildlife from loss of habitat (bats, birds, mammals) is deeply disturbing. | Comments noted. Green Belt is a strategic matter and will be addressed in the South Warwickshire Local Plan – no change to the NDP. |
| Stephen Haben | There hasn't been any consideration or risk assessment to the effect on the electricity network of low carbon homes. If the capacity of the network is insufficient for heat pumps and/or EVs then there will be further network reinforcements and the corresponding increase in disruption and costs. A discussion with planning engineers from the DNO (that is National Grid Electricity Distribution) will be able to assess viable connections. | Comments noted. No change. |
| Stephen Haben | Further to my other comment. I think there needs to be provision for public chargers for those of us without off-street parking. We will be unable to charge our EVs when standard combustion engine cars are phased out. | This point is addressed in CNDP Policy 3 for new development. No change. |
| Stephen Haben | There appears to be no provision for renewable/Net-Zero projects in the community infrastructure. This could help reduce energy costs (or at least leave us less vulnerable to fluctuating prices), can support the network, and help transition to Net Zero.  Another area would be for public charging infrastructure to enable EVs especially for those with no offstreet parking. | Parish Council to consider adding renewable energy projects to Policy CNDP7?  Ev charging point is addressed in relation to previous comments. |
| Benjamin Kelsey | I don't want any new build properties being built in Cubbington! | Comment noted. No change. |
| Chris Boot | I read with interest the proposed neighbourhood plan for Cubbington. I would make three observations. - In order to reduce the nuisance caused by HS2,we were first told that the line would be put in a deep cutting as it passed the village. I would like confirmation that this will still be done. Or can they just do what they want?  There was no mention in the plan to improve traffic control at the top of Windmill Hill. By this I mean the mini roundabout, which is the most dangerous traffic management device in the village. You will know that there has been many road traffic accidents there over the recent years, and drivers risk collisions every time they use it. There have been roadwork traffic lights there recently, and I do not believe they caused substantial traffic disturbance. Therefore I would say get rid of the roundabout and put permanent traffic lights there. - I note the plans to revamp the village hall, which will improve facilities for all. I would just ask that you consider charging concessionary hire rates for village residents. | Parish Council to provide an update on HS2.  Parish Council to consider adding junction improvements at Windmill Hill to Policy CNDP7.  Charging rates for Village Hall not a planning matter – no change. |
| Damian Dixon | We are on the edge of the designated area and don't really feel any attachment to Cubbington - apart from appreciating the village and its amenities. We aren't really identified as Lillington either - despite the road signs! | Comment noted. No change. |
| Dave Neal | [CNDP3] Should be split into 2 policies with the first being principles of development to present an overarching strategy for when development would be acceptable and a separate policy to cover design. | Comment noted. Policies to help determine when and where development will be acceptable are largely of a strategic nature and are covered by the Local Plan. Policy CNDP3 is non-strategic policy that works within this framework to deal with non-strategic matters of design. No change to Policy CNDP3. |
| Neil Butcher | I am disappointed that the Plan is again dominated by consideration of the needs of Cubbington Village. I suspect that almost half of the residents of Cubbington Parish live in the New Cubbington estate, yet there is very little in the Plan that is directly related to its future nor the improvement of facilities for these residents. I have lived in Cubbington for over 35 years, yet have never stepped inside the village hall and rarely visit the village. I was hoping for a more proactive approach to integrating the New Cubbington residents into the Cubbington Parish community. | The plan is for the whole neighbourhood area and includes area wide policies and site specific policies. No change. |
| Jo Corbett | There are not enough facilities in Cubbington to accommodate any more houses. Cubbington school is in financial difficulties, the shops are poor we have already had a car accident from someone pulling out of Bellway. We already have people speeding on the Coventry Road and dumping rubbish and fly tipping and we need to protect our green belt and not merge us into Weston. If plans go ahead to build at the back of Cotton Mill and Thorn Stile, after living here for nearly 50 years I would move house as this will massively impact my family and quality of life. | Comments noted. The CNDP seeks to introduce new planning policy to help address some of these issues. The plan does not allocate any sites for housing. No change. |
| Jo Corbett | Support. | Support noted. |
| Robert Corbett | Support. | Support noted. |
| Rhys Corbett | Support. | Support noted. |
| Chelsea Corbett | Support. | Support noted. |
| Rev S. Davies? | The call for sites on p22 seems to identify an area described as #198 (to the west of the over-developed Hazlewood estate and to the north of the Rugby Road)as a possible site for housing development. We wish to object on 5 fronts. 1. Along with 99% of our fellow Cubbington residents, we seek to preserve existing open spaces.  2. We seek to maintain the existing nature of the village, environment and open land.  3. We wish to maintain the green belt with restrictions on new housing developments.  4. We endorse the negative impact of increased traffic on Rugby Road with attending noise and air pollution.  5. The impact of the over-developed Hazlewood estate has already damaged the area - any further development, alongside the impact of HS2, is unthinkable. | The map on page 22 referred to in the response is from the SWLP consultation – these are not proposed through the CNDP. The CNDP seeks to introduce new planning policy to help address some of these issues. The plan does not allocate any sites for housing. No change. |
| Mike Young | This is a comprehensive document putting the current status of the community in the context of historical evolution and future requirements. There is a lot to consider but I would like to acknowledge the efforts of the team to put this together. | Support noted. |
| Ngai Wang | New house should not be isolated and should be connected with the existing housing area. | Comments noted. No change. |
| Ngai Wang | Community facilities :  1) A supermarket with wet food such  as fresh fish and butlers  2) Sports Centre with indoor gym, courts & swimming pool.  3) More frequent bus route at least once per half an hour for travelling to Leamington Spa town centre.  4) New bus route connects to  Kenilworth & Warwick if possible  5) Some more local shops area like Lillington such as pub, restaurants, take away, charity store and post office around the housing area. | The CNDP seeks to protect existing community facilities and secure enhancements when possible. Comments noted, no change. |
| Claire Evans | I believe it is extremely important to protect the greenbelt land surrounding Cubbington and  particularly support the CNDP policy 2 to maintain the character of the village. Site 97 in particular is heavily used by dog walker s and other people for recreational walks towards the rung hills woods with access over to Newbold Comyn. The area would be considerably impacted if development took place on that site | Supporting comments noted. |
| N and D Sellwood | The proposal for new housing on green belt between Cubbington & Weston under Wetherley elongates the village and takes people and houses further away from the village centre. If Cubbington is to host new housing developments it should be focussed on adding depth rather than length to the village. | The site referred to in the response is from the SWLP consultation – these are not proposed through the CNDP. The CNDP seeks to introduce new planning policy to help address some of these issues. The plan does not allocate any sites for housing. No change. |
| N and D Sellwood | Regarding future development being linked to the HS2 line becoming a boundary for the village. There are numerous examples of where train lines have not led to expansion of areas of housing and most occasions when they have been linked are related to the creation of a station. In this case, Cubbington will not be hosting a station, so expansion of the village to HS2 is inappropriate | This comment refers to the summary of the 2023 informal consultation. This concludes that “This should be avoided by putting in place policies now.” No change. |
| N and D Sellwood | Saying Cubbington could be affected by "rail corridors" is ridiculous. As there is NO existing railway station and there is NO prospect of a station being opened in Cubbington, as it’s a non-stop service to Birmingham International. Adding more housing to Cubbington actively works against sustainable travel, as there is a poor bus service and no rail service.  Saying people will be living close to employment opportunities seems inaccurate, as the only significant employer is thwaites and unless they dramatically expand or another major employer decides to build a factory in the village. This element is irrelevant. | This comment relates to the SWLP Options and is not relevant to the CNDP– no change. |
| N and D Sellwood | Site 202 Land east of Cubbington. There are serious issues with building on this site, due to the increased risk of flooding parts of Cubbington village. Since HS2 works have began and the removal of hedgerows, mature large trees, etc the road between Cubbington and Weston has regularly flooded. Additional to this, the fields identified for potential development have flooded and the water from these fields drains towards the village. The Warwick District Council 2013 report by Mouchel Consulting stated "future development in Cubbington should be avoided", due to flood risks in this area. If Warwick District Council decides to approve any development on site 202, then in the event of future flooding to properties would leave it liable for a group court  action for compensation and additional costs for mitigation. Additionally, Severn Trent Water have acknowledged that the drainage system in Cubbington requires upgrading and the existing network already has insufficient capacity without any new development. | This comment relates to site 202 part of the SWLP Options and is not relevant to the CNDP– no change. |
| N and D Sellwood | HS2 Route. We agree that it should be left as open green space and used for agriculture. | Supporting comment noted – no change. |
| Colin Eccles | In general it is important that the  Neighbourhood Plan, reports on the risks of flooding to the village by any additional developments, particularly on green spaces, including Site 202, land east of Cubbington. The removal of hedgerows and large trees in this area because of HS2 has only increased this risk. After prolonged heavy rain Site 202 and adjacent fields get waterlogged and the normal brook is overwhelmed, which subsequently drains towards the village. As someone who regularly uses the walking routes which start on Site 202, I have firsthand experience of how wet and muddy the area can get.  As mentioned in the appendix of the NDPC Document, a WDC report from 2013 by Mouchel Consulting clearly highlighted this stating that  "future development in Cubbington should be avoided", due to the flood risks in this area. If development is approved on Site 202 by WDC, then they must also accept that in the event of future flooding to properties, then they will be liable for any group court actions for compensation, plus the mitigation costs.  Further any new developments on Site 202 and others in the area must also consider that Severn Trent Water have acknowledged that the drainage system in Cubbington requires upgrading, as the existing network has insufficient capacity without any new developments. This becomes particularly important when considering the recent publicity around water companies having to dump raw sewage into waterways as they are currently unable to handle the current volume of waste under certain circumstances, which sadly are occurring more frequently. Additional developments will only compound this.  I am also interested that any future  NP, addresses how the two local  Schools in Cubbington, along with Doctor Surgery will manage an increase in population in the Cubbington and surrounding area. As covered in the NDPC, it mentions that the average age of residents is above the WDC average. An older population of residents, will almost certainly mean an increased reliance on local medical facilities and it is of critical importance that any future NP addresses these points. Before starting any new developments WDC, must address the issues with the current infrastructure; roads, hospital, schools, surgeries, waste treatment, which are all currently overburdened and struggling to cope with the current population. | This comment relates to site 202 part of the SWLP Options and is not relevant to the CNDP– no change. |
| Anne-Marie Cawsey | We moved to a sleepy village 25 years ago and are fast becoming a suburb of Coventry not even considering the impact of HS2. With no infrastructure to support the influx of new citizens. | Comments noted. No change. |
| Klevin Gordon Shaw | Maintain green belt protection, so as not to lose productive farmland and the wider country’s food security.    Retain the network of fields and hedgerows also protecting woodland so the countryside does not lose its natural biodiversity – red kites and sparrow hawks have been seen over the fields at Leicester Lane.    Open land between Lillington and Cubbington should remain agricultural so as to stop the two areas being conjoined and then losing the village character.    Measures are needed to improve road safety and reduce traffic impacts of increasing noise pollution and poor air quality, especially in Leicester Lane, which is caused by congestion and excessive speed. | Comments noted. No change. |
| Jonathan Rawlings | I particularly support the sites mentioned in Table 2, pages 27 and 28.  My house backs onto land East of Cubbington (ref site 202). Flooding here has got progressively worse since the HS2 work was started. Twice this year run-off from the field has saturated the planted border on my boundary and caused water to rise up and overflow onto the path at the side of my house. Some planted bulbs floated to the surface. I am very concerned that any further development of this site will make flooding on my property very much worse. | Support for Local Green Spaces noted. |
| C. Jones. | Whilst I appreciate that there will be a 'template' which these kinds of documents must follow, my main comment is that it isn't at all clear to me what the remit and purpose of the document is and what has already been agreed and what is up for discussion. Are you asking residents to support the objectives, or have these already been agreed? Are you putting forward the sites identified in 4.10 (pg 22) and are asking for comment on them of have | The sites referred to are part of the SWLP consultation. The purpose of the NDP is clearly set out within the document. No change. |
| Nick and Ros Lambert | We are writing to express our strong objection to the inclusion  in the Neighbourhood Development Plan of the land to the east of the Coventry Rd (adjacent to Cotton Mill Spinney and Thorn Stile Close).  The reasons for our objection are as follows;  - this is a clear encroachment of green belt land on the edge of Cubbington village  - whilst we agreed to the development of the old Waverley Equestrian site on the basis that this was a small site for 17 homes, this site is much larger and would therefore lead to a significant increase in the volume of traffic adjacent to our property  - this increase in traffic would make an already dangerous road even more dangerous, with a much greater volume of traffic trying to join it on the bend  - this development would lead to a significant increase in light pollution and loss of natural environment.  We trust these objections will be fully considered | The CNDP does not allocate any sites for housing. No change. |
| Jane and Peter Shipton | As long term residents in Cubbington my wife and we would like to comment on the Neighbourhood Plan. Whilst there is a lot of logic to the main thrust of the plan which we support we would like to add our concerns about the effects of any major housing developments around the village and in particular about the proposal to build on Site 202 - land east of Cubbington. As well as the importance of maintaining the current outlook over the green belt fields toward Cubbington woods with the footpaths used regularly by many walkers from the village despite the presence of HS2, I am very concerned about the risk of flooding in the village. Many will remember the Cubbington floods in 2007 when the Pingle Brook caused major flooding along its length in the village and this despite flood prevention work carried out in 2002. I know that a further expensive flood alleviation scheme was put in place in 2014 but since then the building of HS2 has resulted in removal of mature trees and hedgerows in the catchment area of Pringle brook. This, plus the increased risk of heavy rain with climate change, means I am concerned that any housing in Site 202 will result in more surface water rapidly ending up in the brook. It is of note that since the work on HS2 the road to Weston is regularly getting flooded which I do not recall happening before. In addition I am aware that Severn Trent have admitted that the drainage system in Cubbington is struggling to cope with current demand and that the network requires upgrading before there is any further increase in demand from further housing development. I am not aware of any mention of this happening as part of improving the local infrastructure prior to further major housebuilding projects such as that suggested for Site 202. | This comment relates to site 202 part of the SWLP Options and is not relevant to the CNDP– no change. |
| Carl and Rowena Barlow | We wish to put forward a response to the new building development plan around the Cubbington Area. We have lived within Cubbington for some 25 years and within the last 5 years we have witnessed many changes within the boundaries of the village. Our village has suffered at the hands of greedy developers for some years now, these developers have only one ambition on their mind and that is money. Their developments pay absolutely no regard for the surrounding areas or to wildlife. They care not for the impact upon the village or the transportation requirements of the village. Bellway developments have recently completed a huge plot along the Cubbington Road. There seems to have been no consideration to the impact on village amenities, future car parking or how this effects the water table. This site has natural springs and has always been waterlogged in the winter. We are very concerned as to just how this site will have an effect on the water system in a much larger area. The ditches around the farms can barely cope as it is. Given this development and other developments around the village we feel that a large scale expansion plan will only have a detrimental, large scale impact on the water table. We also have HS2 passing literally through the village to contend with. This has already taken its toll on the area. The effects are already blindingly obvious given the flooding of roads that never previously were flooded. Our village is in danger of sinking below the water with development after development. This expansion plan serves only to create more money for the development companies and to allow our beautiful village to become an urban sprawl of new build properties with absolutely no character. This village is hundreds of years old and a huge chunk of its charm will be taken away along with the beautiful countryside that surrounds it. We wish that there be no further development until an up to date survey on the impact to water drainage is commenced. We wish that there is no further development to expand the Bellway development given an already over developed site. > We wish that consideration be given to the impact of such grand developments on a small village. Leamington Spa has been subject to huge housing development sites with thousands of new homes being built along the Europa Way Road. Surely Cubbington and Leamington do not require a continued development plan to almost connect the two areas. Cubbington will no longer be a village but will be swallowed up within Leamington. Given the proximity of a new major railway track we demand that these proposals are re thought. We disagree with these development plans, we find them detrimentally ambitious and they create so many negative impacts on our village. | The CNDP does not allocate any sites for housing. No change. |
| Gary and Sarah Morgan | 1. NO housing or water capture from more roofing or tarmacing should be allowed south of Rugby Road running east-west along the ridgeline of the original hill, to stop adding any more water capture down the valley than we have today that is at its limit at worst times.  2. In certain areas rainwater off roofs should be diverted into the road drainage system which is entering Pingle Brook and away from the shared sewer, to avoid a pressure build up in the shared sewer due to old pipework not having the capacity in diameter to take the volume at peak rainfall periods, which is now becoming more prevalent as the years go by. Option is to increase the Sewer pipe diameter. The shared sewer at times is backing up and flooding low level ground raising the water table and coming through concrete floors in some properties including ours.  3. Limit the Water entering the very start of the Pingle Brook at Rugby Road by the HS2 construction site, as this compounds the issue at peak rainfall periods to raise the level in Pingle Brook to dangerously high levels.  4. Create a cycleway/footpath along Welsh Road from Cross Lane junction at Thwaites to the Long Itchington road junction in Offchurch to link to the Offchurch Greenway for safe access and complete what is then a large circular Cycleway/Walk/Running route between Leamington, Lillington, Cubbington, Offchurch back to Newbold Comyn.  5. Ensure hedges from gardens are not encroaching onto the public footpath hindering the right of way for bi-directional foot traffic/wheelchairs/pushchairs. We have too many instances of overgrown hedges originally planted very close to or on the council boundary line.  6. Widen footpaths such as Kenilworth Road between Beaufort Avenue and Balmoral way and outside No 81/83 Kenilworth Road. Also widen/repair footpath as a shared Cycle way along Westhill Road and build a Cycle way/footpath also along Bericote Road to link with the upcoming K2L cycleway. Bericote Road for cyclists is very dangerous at 60Mph speed limit and needs a safe cycleway built taking off 3M of the Field behind the hedge.  7. Fix the footbridge over the River Avon at the edge of the Cubbington boundary, perhaps even making it a shared Cycleway going up Mill Lane and over HS2 line linking to Hunningham Road as an option to Welsh Road Cycleway to Offchurch. | Comments 1-3 are detailed development management matters – and would be dealt with at the time of any planning application.  No change to the CNDP.  Comments 4-7 are matters that could be considered for action by the Parish Council outside of the CNDP and in a future update of the Parish Council’s Business Plan. |
| Michael Anderson | Thank you for your recent notification about the New Development Plan and for the Development Plan itself... much appreciated!  I fully support the plan, but just wanted to raise one area of concern. There is a lot of discussion around the issue of new housing development in the document. I am not opposed to new housing in principle, but (maybe I have missed it), I'm wondering if the potential for localised flooding as a consequence has also been taken into consideration along with the other aspects of risk.  A few years ago parts of the village were affected by excessive rainfall which flooded certain areas. Excessive building could likely exacerbate this and cause increased water 'run off'. Together with increasing rainfall generally (highly likely to occur as a result of rising temperatures), these could put the village under pressure and requiring better water management.  So, my only concern is that this has been factored into the thinking on the plan. I'm not making a criticism here, just an observation. I think local flooding and water management will become major concerns for the village in years to come and I just want some reassurance that this is being factored in and what if any the outcome of that discussion is. | The CNDP does not allocate any sites for housing. No change. |
| Warwickshire County Council Public Health | **[[3]](#endnote-2)Cubbington Neighbourhood Development Plan Warwickshire County Council (WCC) public health response**  Public Health at Warwickshire County Council (WCC) have reviewed the Cubbington Neighbourhood Development Plan. Public Health Warwickshire support the consideration of health and wellbeing specific to the local area within the neighbourhood plan, particularly highlighting key wider determinants of health for example; affordable and good quality housing, good transport links, promotion of active travel, and access to green spaces. (1)  (1) Public Health England (2018). Health Profile for England 2018: [Chapter 6 – Wider Determinants of Health](https://www.gov.uk/government/publications/health-profile-for-england-2018/chapter-6-wider-determinants-of-health) .  **Green Spaces**  Public Health encourage policies supporting green spaces and creating a local green network (e.g., CNDP1 and 2). Evidence shows that more frequent exposure to green infrastructure has a positive influence on mortality rates, certain types of morbidity, quality of life, and is associated with less stark inequalities in health. Ensuring places are well connected to green spaces provides opportunities for people to exercise outside and walk or cycle to key services and facilities. There is strong and growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. People have been shown to report less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more green space compared with less green space (2)  (2) Source: A rapid review of health and wellbeing evidence for the Green Infrastructure Standards (2020)  **Transport and Active Travel**  Public Health Warwickshire supports CNDP 3 specifically highlighting criteria (i) against which new developments are assessed ‘*It includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible*’; Prioritising walking and cycling routes can encourage active travel and reduce car dependency. Given Cubbington’s higher concentration of older adults compared to the Warwickshire average as you have identified in your report, coupled with a significant proportion of the population working from home or living within 20km of their workplaces, Public Health recognises the opportunity to promote physical activity. The relationship between physical activity and good mental health is well understood, amongst other advantages it is known to reduce stress, anxiety, and depression. Conversely, physical inactivity increases the risk of long-term conditions such as cardiovascular disease, stroke, type 2 diabetes and cancers and ultimately reduces life expectancy (3) . One way of doing this is ensuring that local amenities, such as community/health centres, schools, and food stores are within a 15-minute walkable distance, reducing the need for car use, promote physical activity and integrate facilities and services into the heart of the community where they can be well used by all. Having facilities within a reasonable distance to travel to will also help to reduce loneliness and social isolation of residents in the neighbourhood. Public Health Warwickshire welcome planning initiatives which encourage active travel to/ from work and school and promotion of physical activity particularly for those working from home.  Transport is a key wider determinant of health and important for reducing health inequalities and improving the health of the population. Transport can affect the health of the neighbourhood in both positive and negative ways. Developments should support access to public transport schemes, in turn reducing car dependency whilst benefiting health and wellbeing as a by-product of increased physical activity. Any public developments should be designed for good public transport access. Public Health encourage prioritising safe active travel alongside facilities and infrastructure to encourage public transport e.g., bus shelter with safe bicycle parking. Where possible, bus stops should be accessible to the surrounding residential areas and close to footpaths and cycle routes. Waiting areas should have good quality seating and timetable displays. They should also be clearly lit with a 10-metre surrounding visibility to encourage community safety and improve the image of public transport.  (3) Warburton et al. (2017) Health benefits of physical activity: a systematic review of current systematic reviews. *Current Opinion Cardiology* 32, 541–556  **Housing**  Public Health Warwickshire encourage policies surrounding affordable housing and designs which support accessibility. Health is affected by many aspects of housing including availability, affordability, accessibility, quality and safety. Housing conditions can impact on both physical and mental health, for example poor housing conditions can impact on respiratory and cardiovascular health (4). Variety of housing design will maximise the independence of vulnerable residents including young people, people with disabilities, older people, homeless people, and other vulnerable adults. Affordable housing should be equally dispersed throughout the community, rather than concentrated in one area or on the fringes of sites. In addition, it is important to ensure housing is built to meet the Lifetime Homes Standards, so they are flexible and allow people to grow in their homes. Public Health recognises from your report that Cubbington has been identified as a growth village, with planned sites for housing developments. We recommend any new developments to take account of the needs and requirements of all people in the community, including people with disabilities, special needs, the elderly, people with mental health and wellbeing problems and young people. Specifically, Public Health encourage all developers to complete a Health Impact Assessment (HIA) for any new development. HIAs are conducted where there is a potential impact on health and wellbeing to identify and mitigate risk. HIAs consider the proposed change and assess what the likely positive and negative consequences for health and wellbeing will be. Recommendations are then made on how to enhance the positive consequences and reduce the negative. HIAs are endorsed by the Health and Wellbeing Board, the statutory body for monitoring health and wellbeing. Key workstreams focus on improving outcomes for the wider determinants of health, i.e., transport, as this can significantly impact health and wellbeing.  (4) BRE, ‘New BRE Trust report shows poor quality homes in England cost the NHS £1.4bn per year, and wider society £18.6bn’, [<https://files.bregroup.com/research/BRE_Report_the_cost_of_poor_housing_2021.pdf> ] accessed 29 February 2024.  Please find the **Neighbourhood Development Planning** for Health for guidance and please feel free to include any additional information to strengthen community health and wellbeing through the neighbourhood plan:  <https://api.warwickshire.gov.uk/documents/WCCC-630-656>  Relevant health related themes can also be found within the **Promoting Health and Wellbeing Through Spatial Planning document**: <https://democracy.warwickshire.gov.uk/documents/s2123/04%20Appendix%20A.pdf>.  The **Healthy Ageing JSNA** can be found here:  [Joint Strategic Needs Assessment Template v4.1 (warwickshire.gov.uk)](https://api.warwickshire.gov.uk/documents/WCCC-1350011118-3305)  The **Cubbington,Lillington and Warwick District East JSNA** can be found here  [WCC Public Health - Cubbington Lillington and Warwick District East JSNA Report FINAL.pdf - All Documents (sharepoint.com)](https://warwickshiregovuk.sharepoint.com/sites/WCCPublicHealth/Shared%20Documents/Forms/AllItems.aspx?csf=1&web=1&e=Eu308a&OR=Teams%2DHL&CT=1709221682393&clickparams=eyJBcHBOYW1lIjoiVGVhbXMtRGVza3RvcCIsIkFwcFZlcnNpb24iOiIyNy8yNDAxMDQxNzUwNCIsIkhhc0ZlZGVyYXRlZFVzZXIiOmZhbHNlfQ%3D%3D&cid=5f3c054f%2D5af3%2D4b15%2D85c8%2Df0f29cc9752f&FolderCTID=0x012000F782443DA4C6CE4783B0123A1FFFDD65&id=%2Fsites%2FWCCPublicHealth%2FShared%20Documents%2FGeneral%2F12%2E%20Wider%20Determinants%2FPlanning%20and%20the%20Built%20Enviornment%2FConsultation%20Responses%2FCubbington%20Neighbourhood%20Plan%202024%2FReferences%2FCubbington%20Lillington%20and%20Warwick%20District%20East%20JSNA%20Report%20FINAL%2Epdf&parent=%2Fsites%2FWCCPublicHealth%2FShared%20Documents%2FGeneral%2F12%2E%20Wider%20Determinants%2FPlanning%20and%20the%20Built%20Enviornment%2FConsultation%20Responses%2FCubbington%20Neighbourhood%20Plan%202024%2FReferences) | Comments and references cited noted – no change. |
| Warwickshire County Council Flood Risk Management | We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces. | Support noted. Add reference to flood risk management under green spaces. |
| Warwickshire County Council Flood Risk Management | The policy states that all new developments uses existing watercourses and ditches, surface, sustainable drainage systems (SUDS) to hold rainwater in storms. SuDS should be planted with native vegetation to support wildlife. All paving should be semi-permeable to allow run-off to drain away.    If a site is over 1ha or for 10 or more dwellings, it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment and Surface Water Drainage Strategy must be submitted to the Lead Local Flood Authority for review.    You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below:    https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-system    You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length. | Comments noted. No change. |
| Warwickshire County Council Flood Risk Management | The document mentions new developments having appropriate car parking. Depending on the size and type of drainage, there is an opportunity to introduce SuDS and adequate treatment for flows, to ensure that discharge/run off flows leaving the car park site do not degrade the quality of accepting water bodies, providing greater amenity. | Add following to CNDP3r - Car parking surfaces should be permeable to minimise run-off. |
| Warwickshire County Council Flood Risk Management | Appendix 5  We note that this policy lacks specific reference to surface water flood risk and development drainage apart from Appendix 5. We strongly recommend consideration of the below points:    You could develop this point to include the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.    In this section it would be good to mention that all above ground attenuation features should be designed to be multifunctional and consider the four pillars of SuDS which are water quality, water quantity, amenity and biodiversity.    A comment could be included to say all developments will be expected to include sustainable drainage systems and that new developments need to consider their flood risk when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below:    <https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems>    You have included references to the NPPF and Core Strategy Policies. WCC FRM have their own Local Guidance for Developers which may be worth including in the reference documents. A link has been detailed below:    <https://api.warwickshire.gov.uk/documents/WCCC-1039-95> | Comments noted – this is not a policy but a resident’s comments. No change. |
| Warwickshire County Council Flood Risk Management | You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites. | Comment noted. No change. |

-

[This page is left intentionally blank]

**Appendix 1. Businesses Consulted**

Rovertherapy – Ledbrook Hall, 1 High Street

Hyam Construction Limited – 2 The Grange

Barchester – Cubbington Mill, Church Lane

MC Hadley Upholstery – 39 Offchurch Road

D J O’Donnel Builder – 5 Brookfield Road

Balti Vhjon Takeaway Food – 50A Queen Street

Best One – Grocers, Convenience – 44 Queen Street

Hollies Tearoom – 53 Queen Street

Branching Out Garden Services – Price Road

The Queens Head –PH - 20 Queen Street

The Warwickshire Beer Co. Wine, Beer, Spirit suppliers – Queen Street

Norris Studios – sound recording – 29 Ladycroft

Element Tree Care – tree surgeons – Price Road

J Arthurton – Foot health – 28 Price Road

Sophie’s Beauty - Beauty Salon – 17 Cross Lane

JM Electrical – electrician – 30 Price Road

A List Hair Extensions mobile – 30 Price Road

Domestic Gas Services – 9 Queen Street

Ultimate Nails – 21 High Street

JEH Plastering – 21 High Street

4Seasons Mowers – gardening equipment – 37 Price Road

SPG Fitted Bedrooms – 11-13 High Street

Thwaites Ltd – Plant & Machinery – Welsh Road Works

Charles R Andrews – Surveyor & Valuers – 17 Cross Lane

School of Fish –driving school – 19 Cross Lane

RJ Autotrading – Hill Farm, Offchurch Road

OTFM Productions Ltd – 28 Ledbrook Road

Crystal Clear Cleaning Solutions – window cleaning - 75 Broadway

O’Brien Contractors – civil engineers – Church Lane

RM Healy, flooring – Boddington Close

Tom Stanley Carpentry – New Street

W Stacey Plastering- New Street

B2B Cleaning and Carpet Cleaning – Church Terrace

Cubbington Karaoke – Broadway

Bungalow Farm B&B – Windmill Hill

Cubbington CofE School –Church Hill

Cubbington Sports & Social Club – Windmill Hill

Kings Head PH – Church Hill

R&B Heating Services – Stonehouse Close

Gemma King Hypnotherapy – The Grange

Our Lady & St Teresas Primary School – Windmill Hill

Lake Contracts – flooring – The Grange

Andy Veal Plumbing & Heating – Rugby Road

Acupuncture – Kiki Hogg – Rugby Road

Plant Waste Removal – Kinross Road

Limoux Furniture – Stonehouse Close

MC Garden Services – The Grange

IW Plumbing – Broadway

Development Engineering & Enterprise – Glebe Farm, Welsh Road

Motum Simulation UK – Glebe Farm, Welsh Road

Bradley Builders – Broadway

PSL Distribution Ltd – Disco Equipment – Broadway

Dogwashers – Church Lane

SM Easterlow – Plasterers – The Grange

Paws at Pennys Dog Grooming – Pinehurst

Greg Prosser Guitar Tuition- Windmill Croft

CJR Welding and Fabrication – Coventry Road

Metcalfe Timber Merchants – Rugby Road

Claire Harrison-Ray – Chiropodists – Kelvin Road

George Sullivan Painter & Decorators – Pinehurst

Cubbington Mowers – Rugby Road

Shell Service Station & Subway – Rugby Road

Compton Garage Services – Rugby Road

Cubbington Garage Services – Coventry Road

New Blossom Court – Takeaway Food – Rugby Road

Cubbington Plaice – Takeaway Food – Rugby Road

Logan’s Barber Shop – Rugby Road

Pets and Plants – Rugby Road

Evolve Hair Salon – Rugby Road

Winebox – Grocers & Convenience – Rugby Road

A1 Electrical Services – Rugby Road

Rugby Tavern PH – Rugby Road

Town & Country Land rovers – Rugby Road

Rise & Shine Aircraft Valet Services – Willow Sheets Meadow

JP Restoration – Stirling Avenue

Avonvale Veterinary Practice – Rugby Road

Sainsburys’ Local - Rugby Road

Launderette - Rugby Road

Furzen Hill Farm Holiday Cottages – Coventry Road

**Appendix 2. Statutory Bodies and Others Consulted**

|  |  |
| --- | --- |
| **Statutory Consultee** | **Email address** |
| Warwick District Council | [planningpolicy@warwickdc.gov.uk](mailto:planningpolicy@warwickdc.gov.uk)  [aspia.jannat@warwickdc.gov.uk](mailto:aspia.jannat@warwickdc.gov.uk) |
| Warwickshire County Council | [janetneale@warwickshire.gov.uk](mailto:janetneale@warwickshire.gov.uk)  [jasbirkaur@warwickshire.gov.uk](mailto:jasbirkaur@warwickshire.gov.uk) |
| Baddesley Clinton Parish Council | [Baddesleyclinton@aol.com](mailto:Baddesleyclinton@aol.com) |
| Baginton Parish Council | [bagintonpc@gmail.com](mailto:bagintonpc@gmail.com) |
| Barford, Sherbourne & Wasperton Parish Council | [Clerk.bswjpc@gmail.com](mailto:Clerk.bswjpc@gmail.com) |
| Beausale, Haseley, Honiley & Wroxall Parish Council | [clerk@bhhw-pc.co.uk](mailto:clerk@bhhw-pc.co.uk) |
| Bishop's Tachbrook Parish Council | [clerk@bishopstachbrook.com](mailto:clerk@bishopstachbrook.com) |
| Bubbenhall Parish Council | [bubbenhallpclerk@gmail.com](mailto:bubbenhallpclerk@gmail.com) |
| Budbrooke Parish Council | [budbrookepc@gmail.com](mailto:budbrookepc@gmail.com) |
| Burton Green Parish Council | [burtongreen@hotmail.co.uk](mailto:burtongreen@hotmail.co.uk) |
| Cubbington Parish Council | [clerk@cubbington.org.uk](mailto:clerk@cubbington.org.uk) |
| Eathorpe, Hunningham, Offchurch & Wappenbury Joint Parish Council | [clerk.jpcehow@outlook.com](mailto:clerk.jpcehow@outlook.com) |
| Hatton Parish Council | [hattonpcclerk@btinternet.com](mailto:hattonpcclerk@btinternet.com) |
| Kenilworth Town Council | [townclerk@kenilworth.org](mailto:townclerk@kenilworth.org) |
| Lapworth Parish Council | [clerk@lapworthpc.org.uk](mailto:clerk@lapworthpc.org.uk) |
| Leek Wootton and Guys Cliffe Parish Council | [clerk@leekwootton.org.uk](mailto:clerk@leekwootton.org.uk) |
| Norton Lindsey Parish Council | [nortonlindseypc@outlook.com](mailto:nortonlindseypc@outlook.com) |
| Old Milverton & Blackdown Joint Parish Council | [theclerk@ombparish.org.uk](mailto:theclerk@ombparish.org.uk) |
| Radford Semele Parish Council | [clerk@radfordsemelepc.org.uk](mailto:clerk@radfordsemelepc.org.uk) |
| Rowington Parish Council | [clerk@rowingtonpc.org.uk](mailto:clerk@rowingtonpc.org.uk) |
| Royal Leamington Spa Town Council | [clerk@leamingtonspatowncouncil.gov.uk](mailto:clerk@leamingtonspatowncouncil.gov.uk) |
| Shrewley Parish Council | [shrewleyparish@aol.co.uk](mailto:shrewleyparish@aol.co.uk) |
| Stoneleigh and Ashow Parish Council | [stoneleighashowparishcouncil@gmail.com](mailto:stoneleighashowparishcouncil@gmail.com) |
| Warwick Town Council | [clerk@warwicktowncouncil.org.uk](mailto:clerk@warwicktowncouncil.org.uk) |
| Whitnash Town Council | [Jenny.mason@whitnashtowncouncil.gov.uk](mailto:Jenny.mason@whitnashtowncouncil.gov.uk) |
| Weston Under Wetherley Village and Parish Council | [westonpclerk@gmail.com](mailto:westonpclerk@gmail.com) |
| The Coal Authority | [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk) |
| Homes England  (replaced the Homes and Communities Agency) | [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk) |
| Natural England | [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk) |
| Environment Agency | [WestMidsPlanning@environment-agency.gov.uk](mailto:WestMidsPlanning@environment-agency.gov.uk) |
| Historic England (the Historic Buildings and Monuments Commission for England) | [e-wmids@english-heritage.org.uk](mailto:e-wmids@english-heritage.org.uk) [peter.boland@HistoricEngland.org.uk](mailto:peter.boland@HistoricEngland.org.uk) |
| Network Rail | [townplanninglnw@networkrail.co.uk](mailto:townplanninglnw@networkrail.co.uk) |
| The Highways Agency (now known as Highways England) | [lisa.maric@highwaysengland.co.uk](mailto:lisa.maric@highwaysengland.co.uk) |
| South Warwickshire Clinical Commissioning Group | [Anna.hargrave@southwarwickshireccg.nhs.uk](mailto:Anna.hargrave@southwarwickshireccg.nhs.uk) |
| Warwickshire Public Health | [emilyfernandez@warwickshire.gov.uk](mailto:emilyfernandez@warwickshire.gov.uk) |
| NHS Property Services | [Localplans.midlandsandeast@property.nhs.uk](mailto:Localplans.midlandsandeast@property.nhs.uk) |
| National Grid c/o Wood Plc | [ngrid@woodplc.com](mailto:ngrid@woodplc.com) |
| Western Power | [contactus@westernpower.co.uk](mailto:contactus@westernpower.co.uk) |
| Centro | [townplanning@centro.org.uk](mailto:townplanning@centro.org.uk) |
| Severn Trent | [growth.development@severntrent.co.uk](mailto:growth.development@severntrent.co.uk) |
| Vodafone and O2 | [emf.enquiries@ctil.co.uk](mailto:emf.enquiries@ctil.co.uk) |
| EE | [Public.affairs@ee.co.uk](mailto:Public.affairs@ee.co.uk) |
| Three | [jane.evans@three.co.uk](mailto:jane.evans@three.co.uk) |
| Health & Safety Executive | [local.plans.cemhd.5@hse.gsi.gov.uk](mailto:local.plans.cemhd.5@hse.gsi.gov.uk) |
| HS2 | [laura.williams2@hs2.org.uk](mailto:laura.williams2@hs2.org.uk) |
| Canal and River Trust | [Ian.dickinson@canalrivertrust.org.uk](mailto:Ian.dickinson@canalrivertrust.org.uk) |
| Midlands Connect | [mcadmin@midlandsconnect.uk](mailto:mcadmin@midlandsconnect.uk) |
| Warwickshire Wildlife Trust | [jennie.johnson@wkwt.org.uk](mailto:jennie.johnson@wkwt.org.uk) |
| Defence Infrastructure Organisation | [christopher.waldron861@mod.gov.uk](mailto:christopher.waldron861@mod.gov.uk) |
| Warwickshire Fire & Rescue Service | [firesafety@warwickshire.gov.uk](mailto:firesafety@warwickshire.gov.uk) |
| National Grid | [box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com) |
| Police and Crime Commissioner Warwickshire | [opcc@warwickshire.pnn.police.uk](mailto:opcc@warwickshire.pnn.police.uk) |
| Sport England | [bob.sharples@sportengland.org](mailto:bob.sharples@sportengland.org) |
| Active Travel England | [contact@activetravelengland.gov.uk](mailto:contact@activetravelengland.gov.uk) |

****

1. <http://www.legislation.gov.uk/uksi/2012/637/contents/made> [↑](#footnote-ref-2)
2. <https://www.warwickdc.gov.uk/downloads/download/1464/cubbington_neighbourhood_plan> [↑](#footnote-ref-3)
3. [↑](#endnote-ref-2)