

Cubbington

Neighbourhood Development Plan

Regulation 16 Consultation Draft



Produced by the Neighbourhood Plan Steering Group on behalf of Cubbington Parish Council

April 2024

Foreword

This is the Regulation 16 draft of the Cubbington Neighbourhood Development Plan. A plan being prepared by the Parish Council that will help local people to shape the future of the parish. Cubbington faces many challenges in the coming years, for parts of the parish this means maintaining its separate identity as a distinct village and for all areas conserving and enhancing the quality of the local environment and keeping key facilities, such as open spaces. As we develop the plan, we aim to take on board and turn the ideas of residents, local business and other stakeholders into planning policies that meet the many needs placed upon the parish.

The Cubbington Neighbourhood Development Plan is now published for formal consultation for 6 weeks commencing 31 October 2024 to 12 December 2024. This consultation offers residents, businesses and other interested parties the opportunity to comment formally on the content of the plan. We hope you can take some time to consider the plan's policies and proposals and, where necessary, make a formal response to Warwick District Council.

Paul Watkins

Parish Councillor and Chair of the Neighbourhood Plan Steering Group

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1.0 Background

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare neighbourhood development plans (NDPs). Plans to help guide development in a community's local area. Through this NDP, local people in Cubbington parish now have the opportunity to help shape future development in the area. The Cubbington NDP (CNDP) will, when approved, become part of the development plan. This is very important because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.2 When complete the CNDP will sit alongside the Warwick District Local Plan 2011-2029 (WDLP) that was adopted in September 2017. The CNDP must be in general conformity with the strategic planning policies contained in the WDLP. In addition the CNDP will also provide a timely and valuable input into the South Warwickshire Local Plan 2030-2050 that represents all residents' views. The SWLP is currently being prepared and has already requested a 'call for sites' from landowners and developers. See Section 4 of this document for more details.

Neighbourhood Plan Process and Preparation

- 1.3 Cubbington Parish Council, as a qualifying body, believe neighbourhood planning is an important power for local people to exercise and decided to prepare an NDP for the area. The Parish Council applied to Warwick District Council (WDC) for the parish council area to be designated as a neighbourhood area, this was approved in September 2021¹. The designated Neighbourhood Area covers the full parish council area and is shown on Figure 1.

¹ https://www.warwickdc.gov.uk/downloads/download/1464/cubbington_neighbourhood_plan

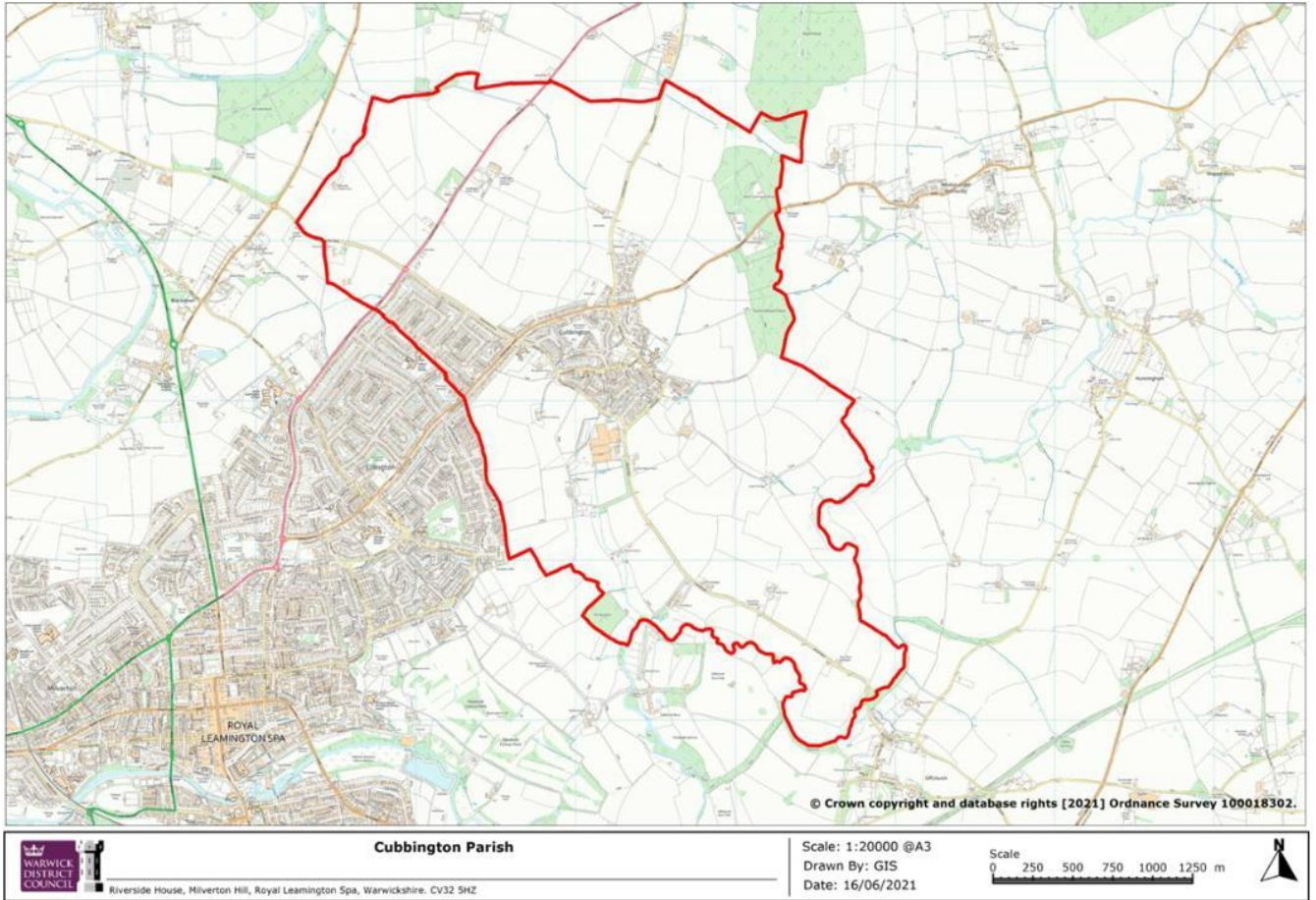


Figure 1 Designated Cubbington Neighbourhood Area

- 1.4 A Neighbourhood Plan Steering Group (NPSG) comprising Parish Councillors and local residents was established to progress work on the plan. If you would like more information, please contact us at CubbingtonNP@protonmail.com.
- 1.5 Further information on the background and work undertaken so far on the CNDP, including the results of the surveys and information on consultation events can be produced on request. The steps in preparing a Neighbourhood Plan are set out in Figure 2 below. The 'draft' CNDP was published for the period of informal consultation on the parish council website and a limited number paper copies for the 'drop-in' session held in May 2023.

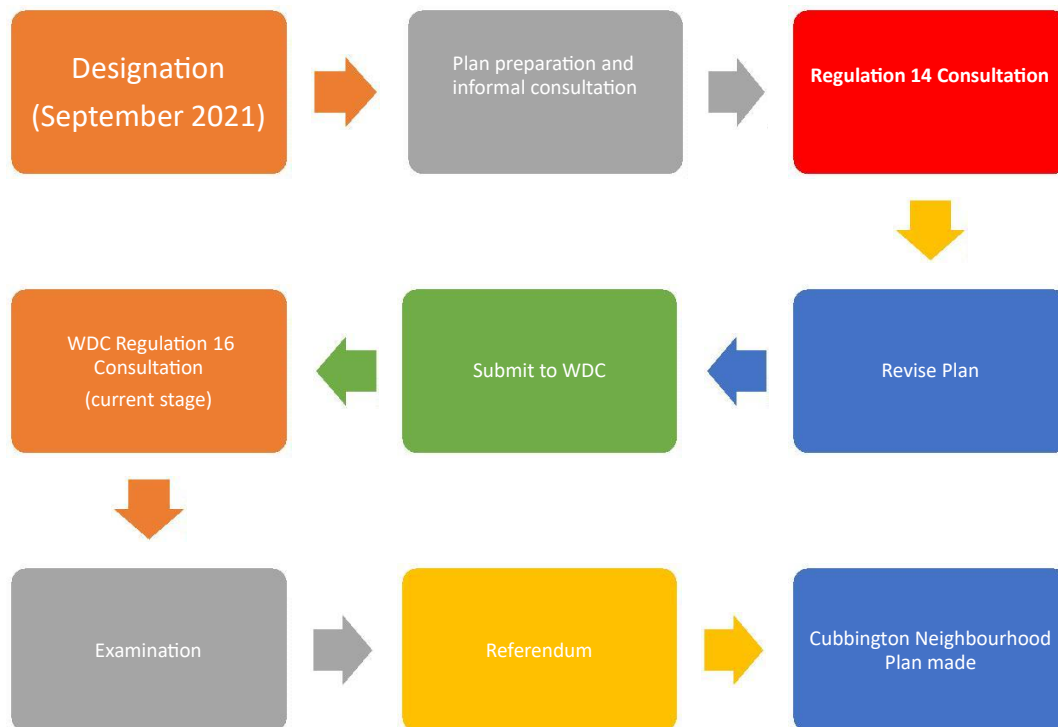


Figure 2 Neighbourhood Planning Process

- 1.6 The informal consultation was advertised on the Parish noticeboards and through the Parish magazine. Comments were gathered via the dedicated email address (CubbingtonNP@protonmail.com) and the Parish Council website (<https://cubbingtonparishcouncil.gov.uk/neighbourhood-plan-2/>). Drop-in sessions were arranged at the Village Hall.
- 1.7 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.
- 1.8 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/>).
- 1.9 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.

2.0 Cubbington Neighbourhood Development Plan Key Issues, Vision and Objectives

Early Consultation and Engagement

2.1 An online questionnaire survey was conducted Between January and April 2022 with a response from some 300 people, this 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

2.2 Using the survey responses, published technical information and other available evidence the following key issues have been identified for the future of Cubbington and the CNDP:

- 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.

Informal Consultation 2023

2.3 The informal consultation held in May/June 2023 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.

Cubbington Neighbourhood Development Plan Draft Vision and Draft Objectives

2.4 To address issues raised in the survey and the key issues identified in this plan the NPSG have worked up the following draft Vision and Objectives.

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 we have identified the following draft objectives for the CNDP:

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.

3.0 Cubbington Neighbourhood Area

Introduction

- 3.1 Cubbington neighbourhood area is in southeast Warwickshire approximately 2 miles northeast of Royal Leamington Spa and 6 miles south of Coventry. The designated neighbourhood area covers approximately 2,112 acres (850 hectares). At the neighbourhood area's heart is Cubbington village, to the northwest of which is New Cubbington an estate of houses built largely in the 1950's and directly adjoining Lillington, a suburb of Royal Leamington Spa (Figure 3).

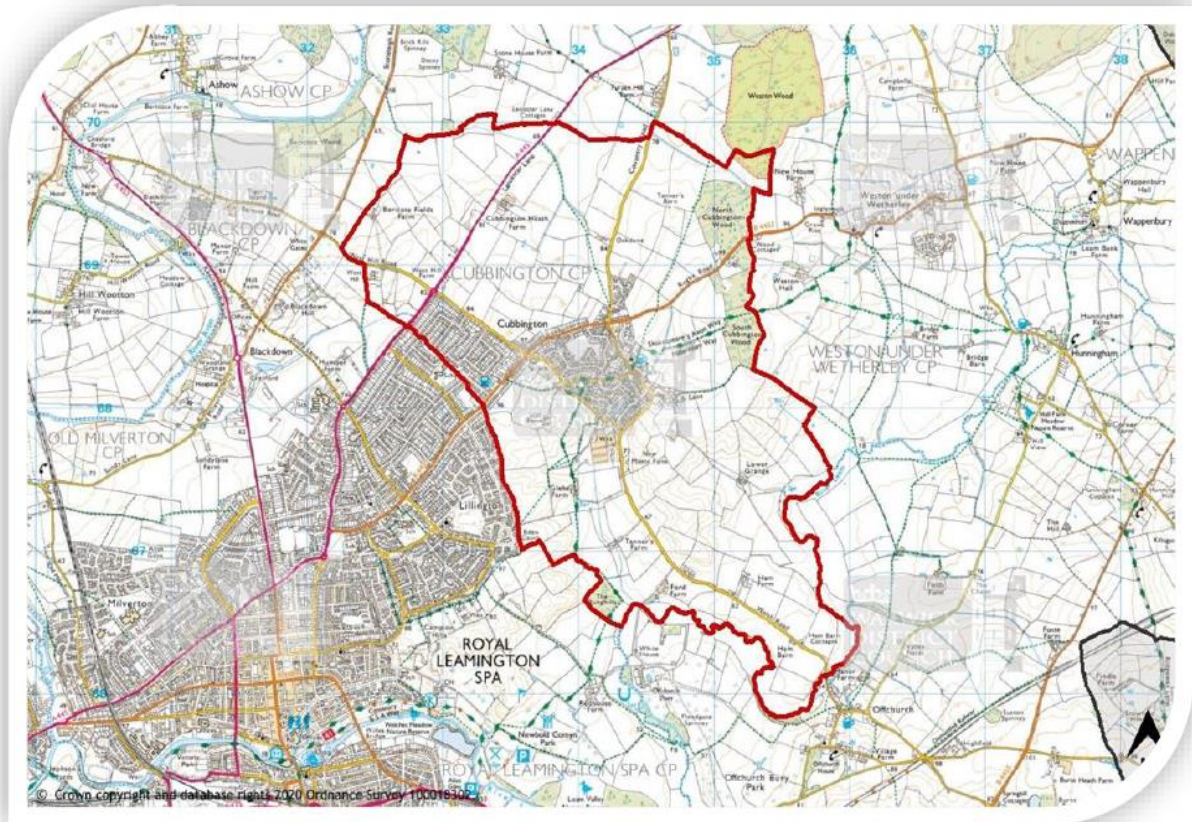


Figure 3 Designated Cubbington Neighbourhood Area and Surroundings

The area today

- 3.2 Cubbington village is reasonably compact, and occupies a central location in the parish (the parish boundary and neighbourhood area boundary are the same) The village is situated in a shallow valley on a tributary stream (Pingle Brook) to the River Leam, which, in turn, forms the boundary with Offchurch parish to the south east (Figure 4).
- 3.3 The last Census figures available from 2011 (the 2021 Census figures are still to be published at parish level) show that Cubbington had a population of 3,929 usual residents. Of these, 99.2% lived in households and 0.8% lived in communal establishments. The average (mean) age of residents was 45.2 years, significantly higher than in Warwick District where the mean age is 39 years. In total, there were

1,688 household spaces. Of these, 1,660 (98.3%) had at least one usual resident and 28 (1.7%) had no usual residents.



Figure 4 Cubbington and surrounding countryside.

- 3.4 The type of housing in Cubbington is very different from that in the rest of Warwick District or in England. Whilst the proportion of detached homes are relatively similar, Cubbington has almost twice the number of semi-detached homes (56.7%), but significantly fewer terraced and flat type homes. This reflects the different historic and economic development of the area, from nucleated village based on agriculture to more latterly a mix of village and suburban development at New Cubbington (Figure 5)

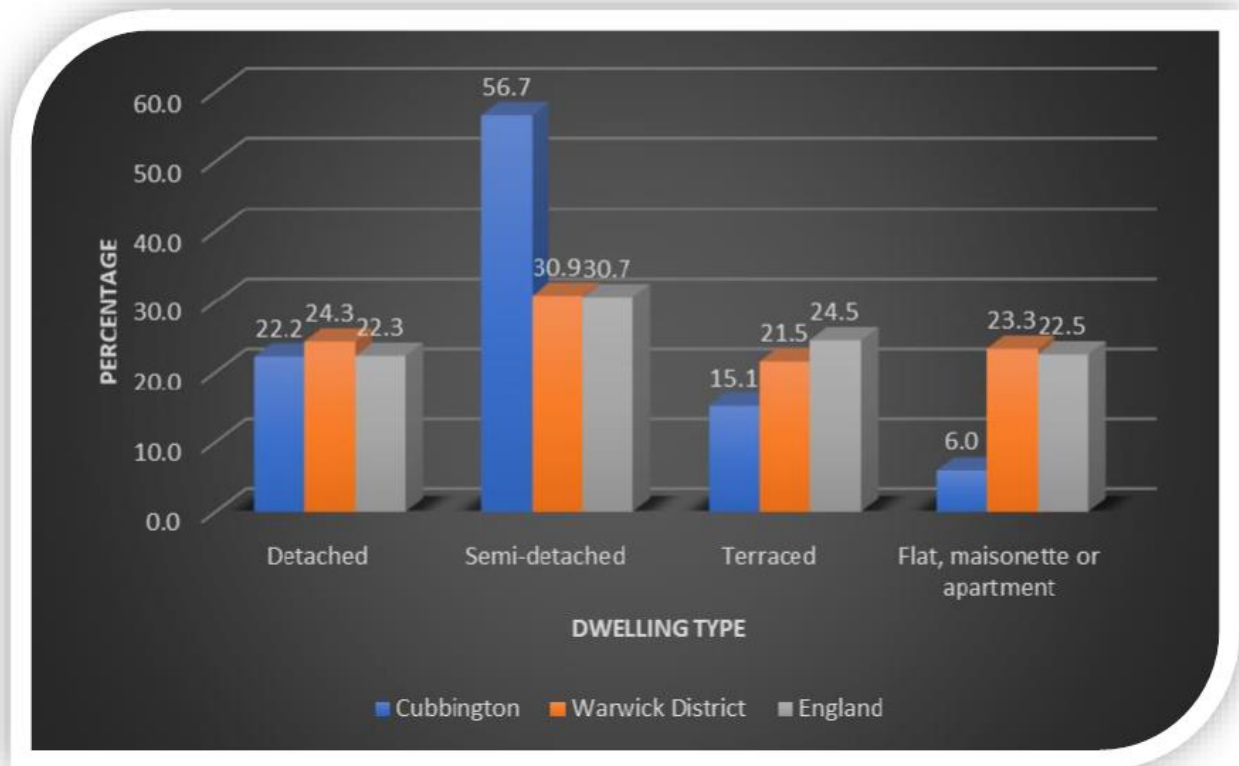


Figure 5 Dwelling Type (Source: 2011 Census)

- 3.5 Cubbington whilst benefitting from close links with Royal Leamington Spa also has several local facilities and services. These include a recreation ground and play area, village hall, local shops, Post Office, two schools, three pubs, the parish church of St Mary's and a Methodist Church.
- 3.6 Employment levels in the area are in line with local and national figures 71.6% of residents being economically active in 2011 (Warwick District 71.3%, England 69.9%). In terms of occupations Cubbington residents are employed in higher level occupations, such as technical, professional and managerial, similar to the wider District, but significantly higher levels than found in England (Figure 6). Most people either work from home or within a relatively short distance to their place of employment: (77% of residents working from home or 20 kilometres (12.4 miles) or less from their place of work (Figure 7).)

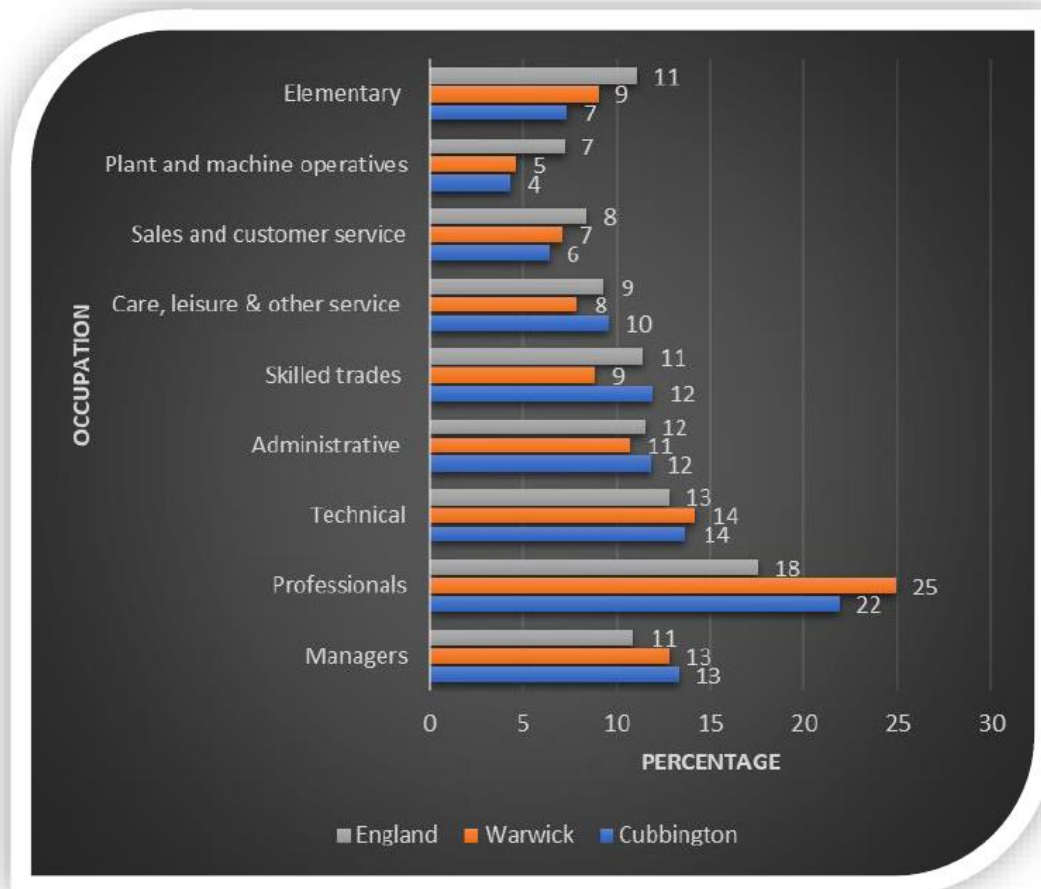


Figure 6 Occupation (Source: 2011 Census)

- 3.7 Thwaites established in 1937 remains the largest employer in the parish and covers a significant area to the southeast of Cubbington village. Thwaites builds and distributes lifting and handling equipment and is classed as a large employer with over 250 employees. The parish also includes a number of smaller employers many of which, but not all, are listed in Appendix 1.
- 3.8 The centre of Cubbington village is a Conservation Area (Figure 10), the parish also has 16 listed buildings (Appendix 2). There are no designated nature conservation sites within the neighbourhood area.
- 3.9 The neighbourhood area is served by the following principal transport links and services:

Road

M40 – North/South access at Longbridge (Jct.15, approx. 10 miles) or Bishops Tachbrook (Jct. 13, approx.6 miles).

Rail

West Coast Mainline Services from Coventry to Euston Station, London, or destinations north to Glasgow.

Access to Chiltern Railways, Cross Country and West Midlands Trains services is available at Royal Leamington Spa (approx. 3 miles) including a service to Marylebone Station, London.

Bus Service

One Stagecoach bus route 67A, running between Royal Leamington Spa and Cubbington Village. The frequency of service was reduced in January 2019 and remains under constant review.

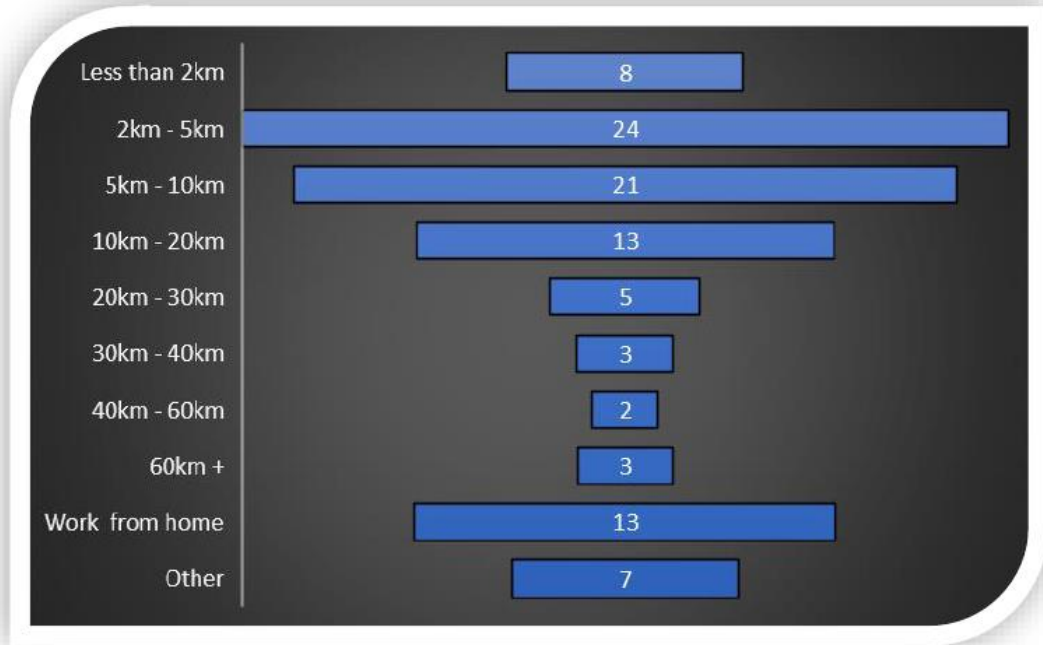


Figure 7 Cubbington Residents Travel to Work (Source: 2011 Census)

History and Development of Cubbington

- 3.10 The placename 'Cubbington' is first mentioned in the Domesday Book of 1086, where it appears as Cobintone and Cubintone. The name means 'the town or settlement of Cubba's people.'

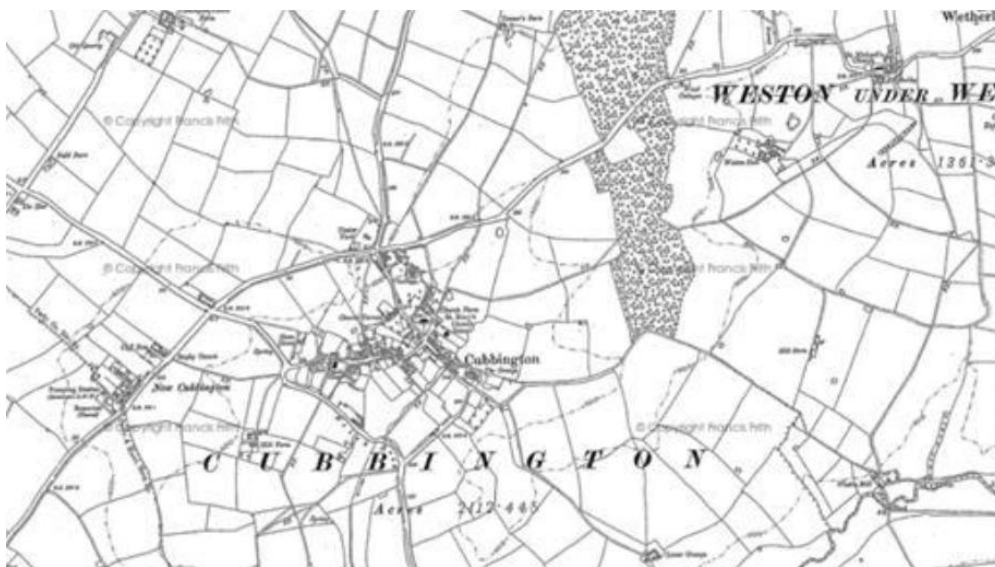


Figure 8 Cubbington 1886

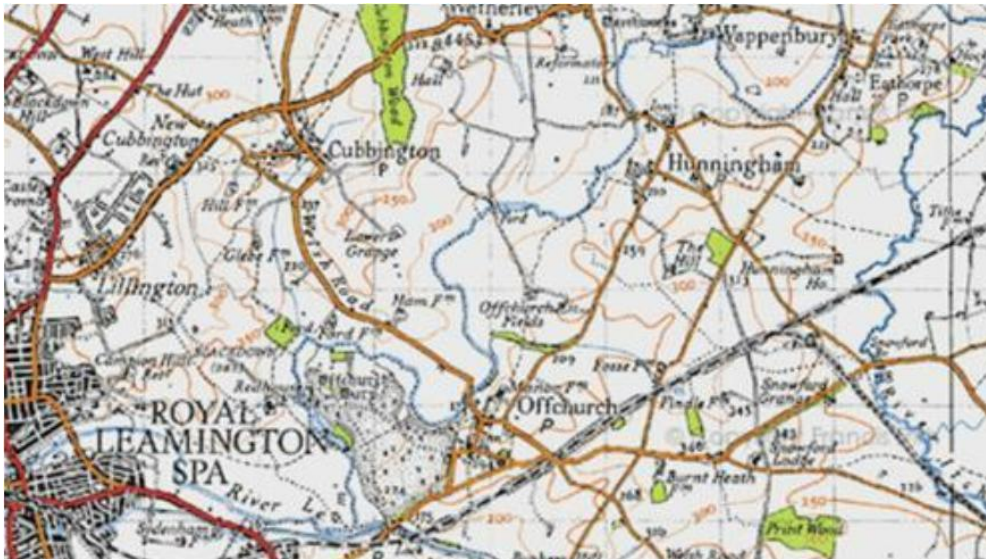


Figure 9 1948 map and the earliest signs of New Cubbington

- 3.11 Incremental development and growth took place from the 1800s up to the early 20th century then there was significant residential development from the 1950s onwards when development of New Cubbington commenced (Figure 9). The most recent developments along the Rugby Road have expanded the village footprint and further sites have been identified at Coventry Road (WDLP site H25) and “Cubbington East” (WDLP site H50) (Figure 11 in section 4 the Planning Policy Context section of this document).
- 3.12 The number of buildings and structures that are listed as being of historical interest or importance provide evidence of the development of the parish over the centuries. There are 16 in total distributed throughout the neighbourhood area. They include a wide variety of structures from St Mary’s church to Offchurch Bridge (Appendix 2).



Figure 10 Cubbington Conservation Area and Listed Buildings

- 3.13 Listed Buildings within and clustered around Cubbington village are identified on the map in Figure 10. A significant number of these structures help to define the boundary. The Conservation Area in Cubbington was designated in 1969 and extended in 2001. The current boundary of the Conservation Area is also shown on Figure 10. This represents the historic core of Cubbington village and is an incredibly important environmental and social characteristic to be protected and enhanced for the future.
- 3.14 The accelerating pace of growth in the built environment of Cubbington is illustrated in Table 1. This shows the dates and scale of significant residential development (including planning permissions granted) between 2011 and 2021. At 2011 there were 1,688 properties in Cubbington parish, by 2021 1,852 an increase of 10%

Table 1. Housing Development in Cubbington 2011-2021

	2011-2014	2015-2019	2020-2022	Total
Planning permissions	118	155	92	365
Completions	10	125	29	164

Source: WDC planning database

4.0 Planning Policy Context

Introduction

- 4.1 Neighbourhood Development Plans must be consistent with national planning policies and advice; and be in general conformity with the strategic planning policies for the area. It is therefore important that as the CNDP is prepared, that its emerging draft policies reflect this higher-level planning framework.

National planning policy and guidance

- 4.2 National planning policy is set out in the National Planning Policy Framework (NPPF)² published in revised form in December 2023. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role and an environmental role.
- 4.3 The benefit of neighbourhood planning is set out in paragraph 29 of NPPF:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies¹⁶.”

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

Warwick District Local Plan (adopted September 2017)

- 4.4 The Warwick District Local Plan WDLP seeks to achieve a Vision “to **make Warwick District a Great Place to Live, Work and Visit**”. The WDLP will achieve this by focussing on 3 strategic priorities:
- a) Supporting Prosperity
 - b) Providing the homes the district needs
 - c) Supporting sustainable communities

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

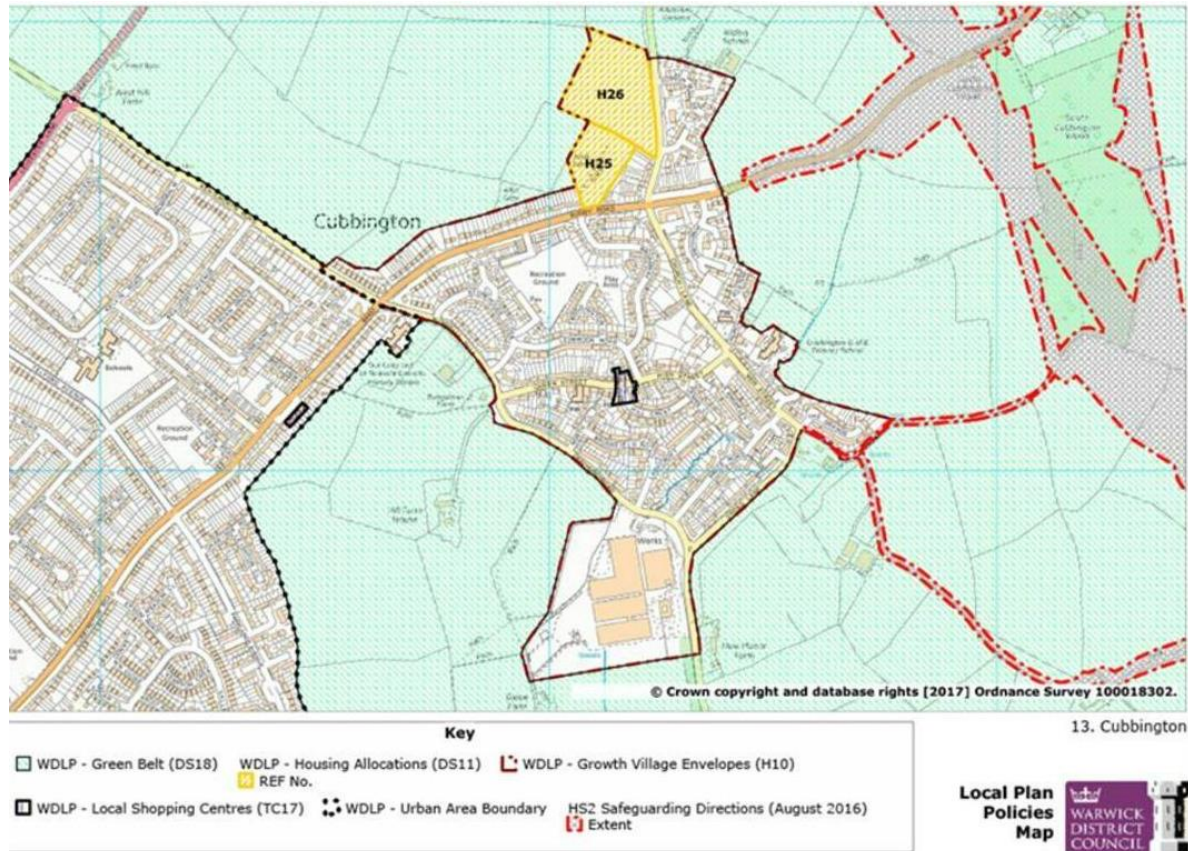


Figure 11 Warwick District Local Plan - Cubbington extract

4.5 In the Local Plan's development strategy Cubbington is identified as a growth village in accordance with Policy H1. Policy DS6 Level of Housing Growth a district target for a minimum of **16,776** new homes between 2011 and 2029. This is to be focussed on the main urban areas but with sites within Growth Villages and the rural area providing for a minimum target of 968 new homes. Policy DS11 identifies the allocated sites – this includes 2 sites in Cubbington (Figure 11):

- H25 Cubbington – Allotment land, Rugby Road, 35 homes
- H26 Cubbington – Opposite Willow Sheet Meadow, 85 homes
- Waverley Riding School, Coventry Road. 13 homes

4.6 Policy DS18 of the WDLP sets out that the District will maintain Green Belt boundaries.

Emerging Planning Policy: South Warwickshire Local Plan

4.7 Warwick District Council and Stratford-on-Avon District Council are working together to prepare a new Local Plan for South Warwickshire. The Plan is [expected to replace the strategic policies of the existing WDLP and Stratford-on-Avon Core Strategy. The South Warwickshire Local Plan will set out a long-term spatial strategy for housing, jobs, infrastructure and climate change for both Districts.

4.8 The South Warwickshire Local Plan (SWLP) is an emerging plan. A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan, National Planning Practice Guidance advises that the reasoning and evidence

informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

- 4.9 Further information on the SWLP can be found at the dedicated [website for the South Warwickshire Local Plan](#). So far work has been undertaken on a Scoping and Call for Sites Consultation that closed in June 2021. This has been followed by a consultation on Issues and Options (<https://www.southwarwickshire.org.uk/swlp/issues-and-options-consultation.cfm>). Cubbington could be affected by all 5 of the Growth Options being considered:

Option 1 – Rail corridors

Option 1 is brought forward from the Scoping Consultation. This focusses growth in rail corridors, particularly around existing railway stations, but also anticipating the possibility of new or re-opened stations on existing lines, or re-opening closed lines. Focussing housing and employment growth around railway stations can contribute to sustainable development, by giving residents and employees sustainable travel options, reducing dependence on road transport.

Option 2 – Sustainable Travel

Option 2 is a hybrid of the rail corridor and main bus corridor options presented in the Scoping Consultation. It aims to build on the strengths of Option 1, while recognising that in many parts of South Warwickshire, bus travel is the only viable public transport option. Utilising the main bus corridors relieves some of the pressure on Green Belt land, shifting the balance of growth away from the North and West of the South Warwickshire area.

Option 3 – Economy

Option 3 is a hybrid of the socio-economic and enterprise hubs growth options presented in the Scoping Consultation. This option aims to locate homes close to existing jobs and potential new job locations; and to tackle socio-economic disadvantage through the benefits development can bring. These benefits could be in the form of Developer Contributions towards infrastructure, and providing affordable housing.

Option 4 – Sustainable Travel and Economy

Option 4 is a hybrid of options 2 and 3. It aims to take the best aspects of each, to address the main aims of each individual option. The broader focus of this option allows the selection of the most suitable locations that fall within each individual option, while avoiding many of the 'second choice' locations that inevitably arise when working within a highly constrained growth option.

Option 5 – Dispersed

Option 5 is brought forward from the Scoping Consultation. Dispersal of growth to a wider range of locations can mean that the amount of growth in individual settlements is reduced, but with a higher number of settlements taking some growth.

4.10 The SWLP Call for Sites resulted in the following sites being put forward in Cubbington (Figure 12):

- Site 97 Glebe Farm, Offchurch Road, Cubbington, CV32 7UB
- Site 176 Land east of Coventry Road, Cubbington
- Site 191 Land at Bungalow Farm, Cubbington, Offchurch Road, Cubbington, CV32 7UB
- Site 198 Land adjacent Hazelwood, Rugby Road, Cubbington
- Site 202 Land east of Cubbington, Rugby Road, Cubbington, CV32 7JL
- There is also land adjacent to Leicester Lane adjoining Blackdown indicated.
- All 6 sites are currently in the Green Belt. Green Belt boundaries should only be changed in exceptional circumstances. The sites can be viewed on the SWLP interactive map.

(<https://soadc.maps.arcgis.com/apps/webappviewer/index.html?id=c9f9579706974081a054de1b14a66130>)

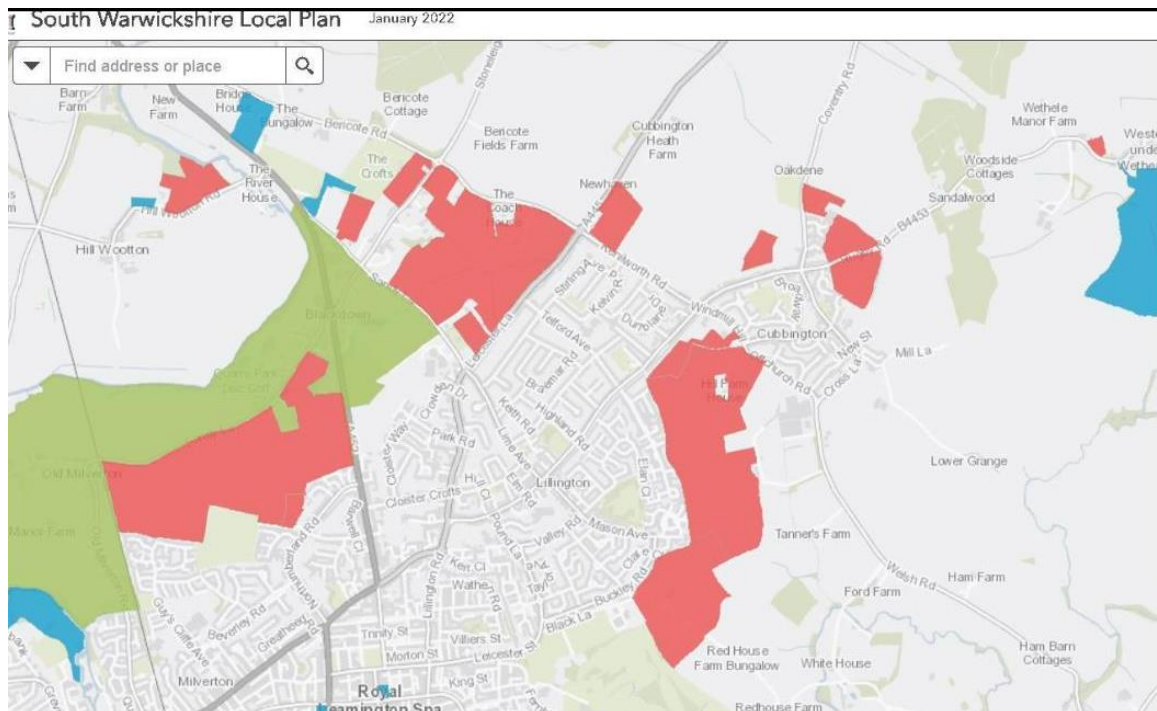


Figure 12 Housing Sites put forward as part of SWLP consultation

4.11 For details on the previous history of these site suggestions see Appendix 3 of the CNDP.

5.0 Neighbourhood Plan Policies

- 5.1 This section of the CNDP sets out the planning policies (text in blue boxes) to manage development in Cubbington up to 2029. The policies are defined below each CNDP draft objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole.

CNDP OBJECTIVE 1 - To protect and enhance green spaces.



Figure 13 Cubbington Playing Fields

Introduction

- 5.2 It is clear from the questionnaire survey that residents want to see Cubbington's green spaces protected – 99% of respondents agreeing with this. Residents do not wish to see development take place that would have the effect of “joining” the village to neighbouring settlements and wish for the areas currently used for walking and enjoying the countryside to be protected. The CNDP will seek to do so by designating Local Green Spaces, a national planning policy protection, that protects, once designated, such spaces in the same way as Green Belt; and by identifying other green spaces to be protected with a less restrictive CNDP protection. The CNDP also seeks to encourage enhancements to these green spaces when suitable opportunities and funding arise.
- 5.3 In terms of the areas of Green Belt that separate Cubbington from other areas and protect the local countryside this is a strategic planning matter and will be dealt with through the SWLP. But the Parish Council will engage fully in the preparation of the SWLP and use evidence and views collected in the CNDP's own preparation process to seek to ensure that Green belt boundaries remain unchanged. An objective supported during informal consultation on the CNDP.

Policy CNDP1 – Protecting Local Green Space

The areas listed below and shown on the Policies Map are designated Local Green Spaces in accordance with paragraphs 101 and 102 of the NPPF:

CNDP1/1 - Cubbington Playing Fields

CNDP1/2 - Austen Court play area

CNDP1/3 - North Cubbington Wood

CNDP1/4 - South Cubbington Wood

CNDp1/5 - The Runghills

Development, including enhancements, of the designated Local Green Spaces will only be permitted when consistent with national planning policy for Green Belt.



Figure 14 Austen Court Park and Village Hall Park

Background/Justification

- 5.4 Paragraph 105 of the National Planning Policy Framework (NPPF) allows local communities, through neighbourhood plans, to protect green areas of particular importance to them by designating Local Green Space.
- 5.5 Paragraph 106 of the NPPF goes on to advise that *“the Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.”*
- 5.6 Policy HS3 of the WLP states that:
- “The Council supports the principle of designating land as Local Green Space.*
- Local communities, through Neighbourhood Plans, may designate Local Green Spaces that are demonstrably special to their local community and of particular local significance in accordance with national planning policy.”*
- 5.7 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 (Table 2).

Policy CNDP2 - Protecting Other Green Spaces

Development that would result in the loss of other green spaces within the neighbourhood area will be only supported when:

- a) Equivalent or better provision is provided elsewhere within the Cubbington neighbourhood area; or**
- b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use.**

Background/Justification

- 5.8 As well as the key green spaces that are suggested for the highest level of protection as designated local green spaces under Policy CNDP1, the neighbourhood area also has several other important green spaces that perform a variety of useful functions (Table 2). These can sometimes be smaller, often quite incidental green spaces that help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors. It is proposed that these spaces are also protected, but not with the high degree of protection offered to designated local green spaces (protection that is consistent with national Green Belt planning policy) that precludes most built development. The green spaces identified in Policy CNDP2, that are not considered to meet the national planning policy tests for being designated as Local

Green Spaces, could be developed in certain circumstances and these are set out in Policy CNDP2.

- 5.9 In addition to protecting the two spaces identified under Policy CNDP1 and other smaller spaces residents and parish council are also concerned about any future loss of Green Belt land. Not only the impact that this has on maintaining Cubbington's separation from Leamington, but also the impact of any house building on the Green Belt and what this will mean for future generations, in particular when it comes to the loss of productive farmland and the wider country's food security, and the loss of countryside with its natural biodiversity.

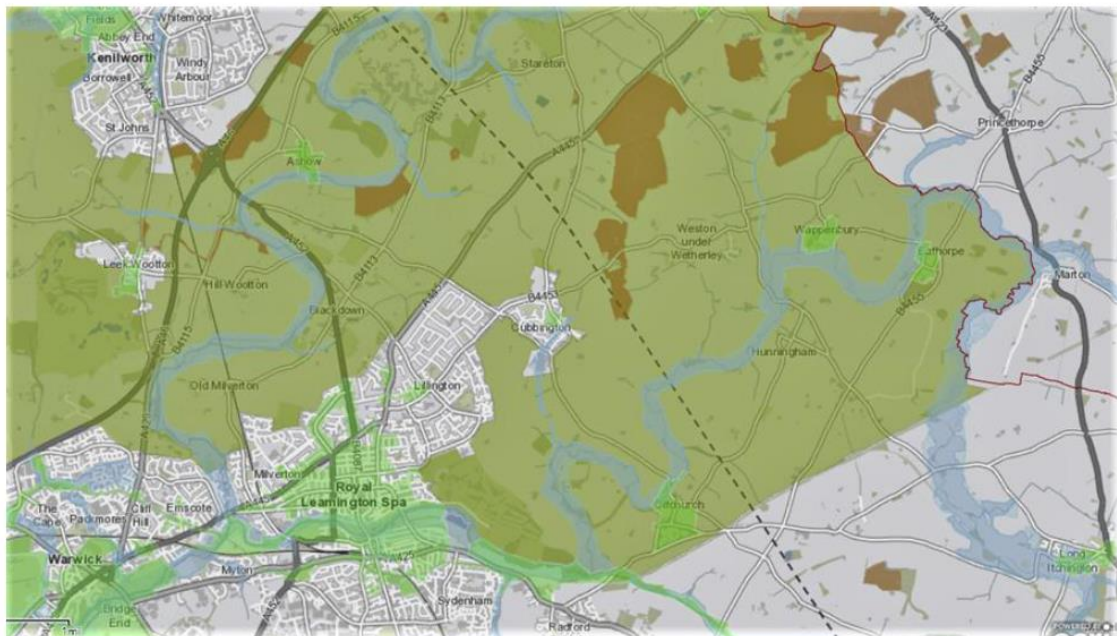


Figure 15 Green Belt and Ancient Woodland

- 5.10 As a possible way to utilise the groundwork already in place at the HS2 compound on Rugby Road, we suggest a sympathetic development in a naturalistic style which might also include light refreshment facilities, potential cycle paths, improved access to existing public footpaths and green spaces. This would act as a hub for walkers wishing to take advantage of the local countryside and the adjacent footpaths. It could include electric car charging points which would also be within reasonable distance for residents in Cubbington and Weston under Wetherley.

Table 2. Local Green Space Assessment

Site Name	Proximity to the community it serves	Demonstrably special?	Local in character?	Any other comments?
HS2 route	Adjacent.	Yes.	Yes.	Villagers use the land between Cubbington woods and the village for walking and recreation. They would wish all land between the village and the HS2 line to be maintained as open green space within the Parish boundary <u>Including sites ref 202 as shown on the South Warwickshire Local Plan</u>
Site 97 South Warwickshire local plan	Adjacent	Yes	Yes	Residents wish the open land between Lillington and Cubbington to remain agricultural and oppose the prospect of the two being conjoined and thus lose the village character.
Mill Lane (The Nob)	Adjacent	Blackberry picking area, used by dog walkers, families, cyclists, used by local Brownies so recreational. Also tranquil - space away from houses and rich in wildlife.	Yes	Blackberry picking area, used by dog walkers, families, cyclists, used by local Brownies so recreational. Also tranquil - space away from houses and rich in wildlife.
Austen Court Play Area	Central, next to a primary school.	Well used especially after school.	Views to South Cubbington Wood and across field.	Used by children
Cubbington Playing Fields	Central	Community Garden – children’s gardening club, sensory garden, busy play area.	Yes	Recently updated and now a well-used and loved facility.

Site Name	Proximity to the community it serves	Demonstrably special?	Local in character?	Any other comments?
		Football. Very popular with dog walkers. Used by children in the adjacent childcare facility. Adult gym. Fruit orchard. Fun Day.		
North and South Cubbington Woods	Yes. North Cubbington Woods can be accessed on foot from Cubbington using Public Right of Way (PROW) 130b and South Cubbington Woods using PROWs 129d and 130.	Used by walkers and families as a quiet relaxing area. The Millenium Way/Shakespeare's Avon Way crosses the through the centre of South Cubbington Wood.	Yes. Woodland sites with clear boundaries from adjoining field systems.	Both woods are classified as Ancient Woodland and Local Wildlife Sites.
Runghill Wood	Yes. Runghill Woods can be accessed on foot from Cubbington using PROW 131 and 132.	Used by walkers and families as a quiet relaxing area. The southern and eastern boundaries of the wood are sections of the Millenium Way/Shakespeare's Avon Way.	Yes. Small, enclosed woodland.	PROW network provides access to Newbold Comyn Park. Local Wildlife Site.

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

Introduction

- 5.11 National planning policy seeks to create high quality, beautiful and sustainable buildings and places. Good design is seen as a key aspect of sustainable development, because it creates better places in which to live and work and helps make development more acceptable to local communities. This section of the CNDP seeks to help to secure good design in the Cubbington neighbourhood area.

Policy CNDP3 – Sustainable Design and Construction

All new development should be of high quality and good design. To ensure that this is achieved new development will be assessed against criteria (a) to (w), where relevant to the development proposed.

Development should seek to exceed minimum standards for energy efficiency and resource use and seek to be carbon neutral, thereby contributing to reducing the effects of climate change. Development will not be supported where it is of poor design that has an adverse impact on the character of the area.

- (a) It promotes or reinforces local distinctiveness of Cubbington by demonstrating that account has been taken of existing good quality examples of street layouts, blocks and plots, building forms and styles, materials, detailing and vernacular of the immediate locality within which the development is to be situated;**
- (b) It is designed in such a way so as to make a positive use of local landform, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;**
- (c) It conserves or enhances existing wildlife habitats and incorporates new native planting (if appropriate to the site and its context) and landscaping that create new habitats, nesting (e.g., for birds and bats), encourages pollinators and provides foraging opportunities. Overall, a net gain in biodiversity should be demonstrated;**
- (d) It uses space and creates new public open spaces that are enclosed, integrated and overlooked by buildings and are in prominent useable locations. Such spaces should use native planting (if appropriate to the site and its context) and planting to encourage pollinators;**
- (e) It includes sufficient amenity space to serve the needs of the development and its users;**
- (f) It includes appropriate boundary treatments that reflect local context and landscaping using predominantly native species to support a net-gain for wildlife. It provides highways for hedgehogs by allowing access through boundary walls and fences;**
- (g) It does not have a detrimental effect on the amenity of occupiers of neighbouring property;**
- (h) It does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;**

- (i) It includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible;**
- (j) It makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should set out how they take account of the locally distinctive character of the area in which they are to be located within any submitted Design and Access Statement;**
- (k) It respects the height of the buildings in the immediate surrounding area. Future housing development will generally be expected to be no more than two storeys;**
- (l) It uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable high quality alternatives that authentically reinforce or positively contribute towards local distinctiveness;**
- (m) It contributes to reducing carbon emissions by incorporating measures to reduce energy consumption (e.g., building orientation, siting, areas for outdoor drying) and, where possible, sources of renewable energy. Where such features are included, they should be appropriate in scale to the building of good design and well sited. Such features should also be sympathetic to the surrounding area;**
- (n) It is designed to be as water efficient as possible e.g., by incorporating water collection measures;**
- (o) It 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;**
- (p) It includes features to minimise light pollution;**
- (q) It includes space for off road/pavement storage of refuse and recycling bins;**
- (r) It has appropriate car parking in accordance with locally adopted standards. Car parking should be sited in such a way that it is unobtrusive, does not dominate the street scene, and minimises the visual impact of car parking. Car parking surfaces should be permeable to minimise run-off;**
- (s) It links to existing rights of way and does not restrict the use and enjoyment of such routes;**
- (t) All new residential development should provide external wall-mounted charging points for plug-in and other ultra-low emission vehicles for each dwelling that is to have a private drive or garage. Where communal car parking is provided this should also contain charging points. Larger homes, such as those with 3 bedrooms or more, should consider providing facilities to charge more than one vehicle at once;**
- (u) It uses Secured by Design principles;**
- (v) It ensures there is no loss of, or damage to, existing trees or woodland. Where trees or woodland cannot be retained, they should be replaced preferably on site, where this cannot be achieved suitable offsetting measures to provide replacement should be provided off-site;**
- (w) When proposals include green infrastructure (GI) applicants will be required to produce a GI plan. This should demonstrate how the development links to the exiting GI network and how any open spaces and garden areas within the development will be permeable to wildlife; and**

- (x) Where development will have an impact on the area’s drainage system applicants must be able to demonstrate that such an impact does not impact negatively on the drainage or flood risk in the area and where this cannot be demonstrated applicants must be able to demonstrate how any negative impacts can be addressed through increased drainage capacity or mitigation measures.**

Background/Justification

- 5.9 Policy CNDP3 sets out a criterion based policy that will be used to encourage development that positively contributes to and enhances the character of the neighbourhood area and its settlements.
- 5.10 Policy CNDP3 will provide a distinct, neighbourhood area specific, set of criteria against which to assess planning proposals and which should be used by applicants and their design teams in the preparation of planning proposals. The aim of the policy is to promote design and construction that make development in the area as sustainable as possible, construction that moves towards zero carbon emission and enables people to live more sustainably and reduce modern life’s impact on the environment.
- 5.11 By setting this local policy the CNDP is helping to meet one of the key aims of national planning policy – “achieving well designed places”, NPPF paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

To this effect there is a National Design Guide and National Model Design Code.

- 5.12 In the future, Design and Access Statements should demonstrate how applicants have had regard to the criteria listed in Policy CNDP3, for smaller proposals not all will be relevant, but applicants should still explain why they have reached this conclusion in their Design and Access Statement.
- 5.13 Policy CNDP3 does not seek to stifle innovation or produce pastiche copies of the past. Innovation and contemporary design are encouraged, but here, as with all new development, applicants and their architects should draw on the past to inform their proposals to ensure that new development is in keeping and harmonises with that of the past.
- 5.14 In seeking to achieve good design it can often be the small details that result in a development achieving or failing to achieve this objective. This can be the result of a single poor choice, for example the wrong brick colour, or use of the wrong window shape. In these days of mass production and standardised house types the temptation to produce a “could be anywhere” solution is strong. But such solutions fail to undertake a proper analysis of local context and should be avoided. Such an

approach is in line with national planning policy which states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design [National Design Guide and Model Design Code], taking into account any local design guidance and supplementary planning documents such as design guides and codes”. Policy CNDP3 provides such local design policy guidance. The Parish Council may, in time, supplement Policy CNDP3 by preparing a Design Code for the area.

- 5.14 Correspondence relating to development at Church Lane has set out Severn Trent’s concerns about the area’s existing sewer network due to extensive growth in the area and increased flood risk (Appendix 5). Severn Trent conclude that the existing network has insufficient capacity. Criterion x) of Policy CNDP3 seeks to ensure that such issues are addressed through the planning process so that there are no negative impacts on the drainage system and a resulting increase in flood risk.
- 5.15 The Building Regulations set standards for energy efficiency and resource use e.g., that of water. Government is committed to zero carbon homes by 2030 to reduce the impact of new build housing on the environment, especially the impact of climate change. The CNDP, through Policy CNDP3 encourages developers to go beyond the minimum standards in the Building Regulations, so that new development in the neighbourhood area makes the move to zero carbon sooner rather than later. Warwick District Council have also produced a Net Zero Carbon Development Plan Document with the same aim - https://www.warwickdc.gov.uk/info/20799/development_plan_documents.

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

Introduction

- 5.16 The neighbourhood area is also valued for the surrounding local countryside. This provides a number of benefits: it can be accessed along the network of footpaths and bridleways that provide opportunities for recreation; it provides valuable separation between Cubbington and larger urban settlements. The Green Belt is the strategic policy that helps retain these settlements' separate identities; and the countryside is valued for the visual and other qualities of the local landscape. Also significant and integral to the identity of the area are the elements of our built heritage, including the Conservation Area and listed buildings.

Policy CNDP4 - Conserving and Enhancing the Landscape

New development should conserve or enhance the area's landscape character to enhance the sense of place and history and to provide recreational opportunities within tranquil settings by:

- a) Protecting the historic character and settlement pattern of the area maintaining the distinct settlement of Cubbington, individual farmsteads and conserving heritage assets;**
- b) Retaining the network of fields and hedgerows;**
- c) Retaining the network of water features including rivers, streams and ponds;**
- d) Protecting woodland (including the ancient woodland of North Cubbington Wood, South Cubbington Wood and Weston Wood), veteran and mature trees and hedgerows;**
- e) Planting new hedgerows and improving existing hedgerows through suitable planting of native plant species;**
- f) Where necessary undertaking a Landscape Visual Impact Assessment (LVIA) to assess the impact of the development on the significant views identified on the Policies Map;**
- g) Retaining, improving and supporting the creation of new Public Rights of Way;**
- h) Screening urban forms of development and including design features that soften the transition from urban development into countryside; and**
- i) Where feasible and suitable, to introduce new planting of coverts and tree belts to restore the Feldon Parklands character.**

Background/Justification

- 5.17 Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Cubbington Parish lies within NCA NCA 96 Dunsmore and Feldon
<http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>.
- 5.18 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.
- 5.19 Dunsmore and Feldon is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term *feld* meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west.
- 5.20 The area is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore. This still retains a character of historic heathland and woodlands such as the Princethorpe Woodlands which are the most important cluster of ancient woodlands in Warwickshire and an outstanding example of a large area of semi-natural habitat. The woods sometimes create a sense of confinement in the generally open landscape. The fringes of the plateaux are all similar in character but have open views framed by low hills and settlements.
- 5.21 Each NCA includes Statements of Environmental Opportunity:
- SEO 1:** Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.
- SEO 2:** Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.
- SEO 3:** Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting

of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.

SEO 4: Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes.

- 5.22 The openness of the land around the village and New Cubbington is protected through strategic Green Belt planning policy, Policy CNDP4 seeks to protect key features within the landscape. These include views, such as that of the Leam valley; fields and hedgerows e.g. those on Kenilworth Road looking north towards Coventry; public rights of way e.g. to Newbold Comyn in Leamington Spa and the route of Shakespeare's Avon Way; and North and South Cubbington Woods (Appendix 4).
- 5.23 The biggest threats to the landscape of the neighbourhood area are from HS2 the line of which will run to the east of Cubbington village (Figure 16) and new housing development. Figure 17 shows how the impact of HS2 could potentially be managed within what is shown in Figure 18 is a landscape that has a high sensitivity to new housing development.



Figure 16 HS2 Route

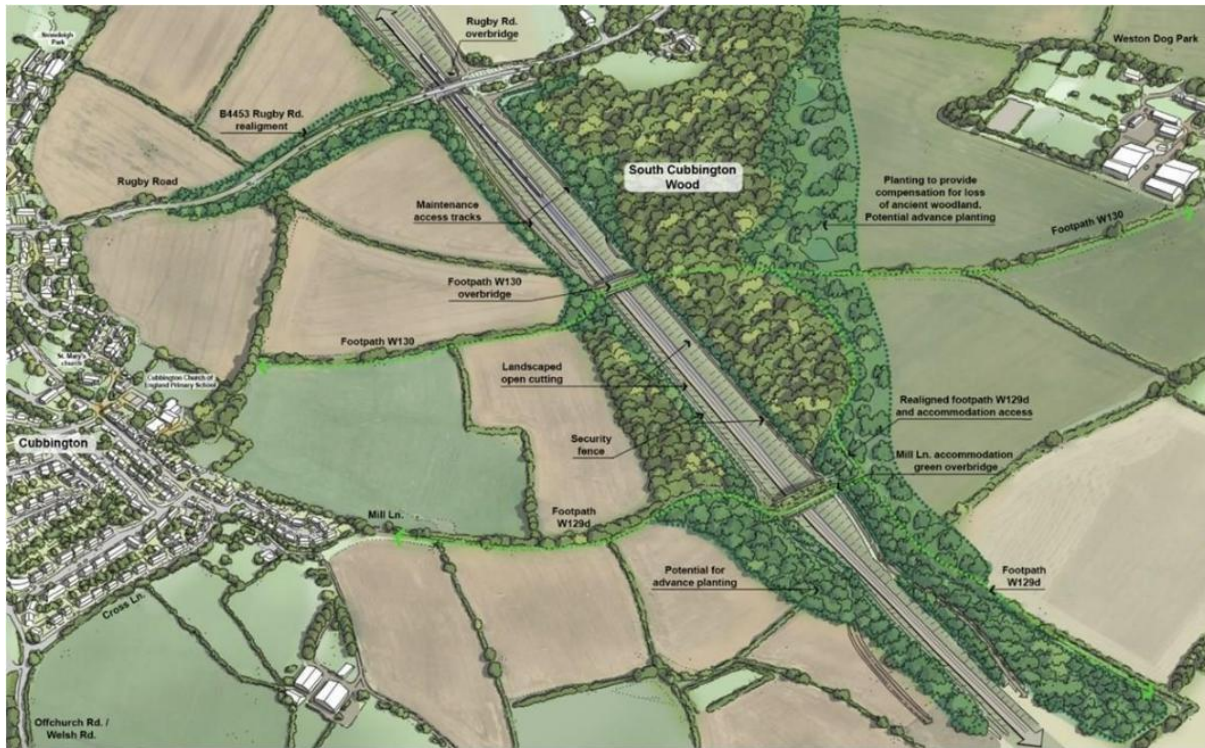


Figure 17 HS2 Potential Landscaping Treatment

- 5.24 Policy CNDP4 will be used in the development management process (i.e. when planning applications are being prepared and considered by decision makers) to help identify the key features of the local landscape and where these features need to be protected and enhanced.

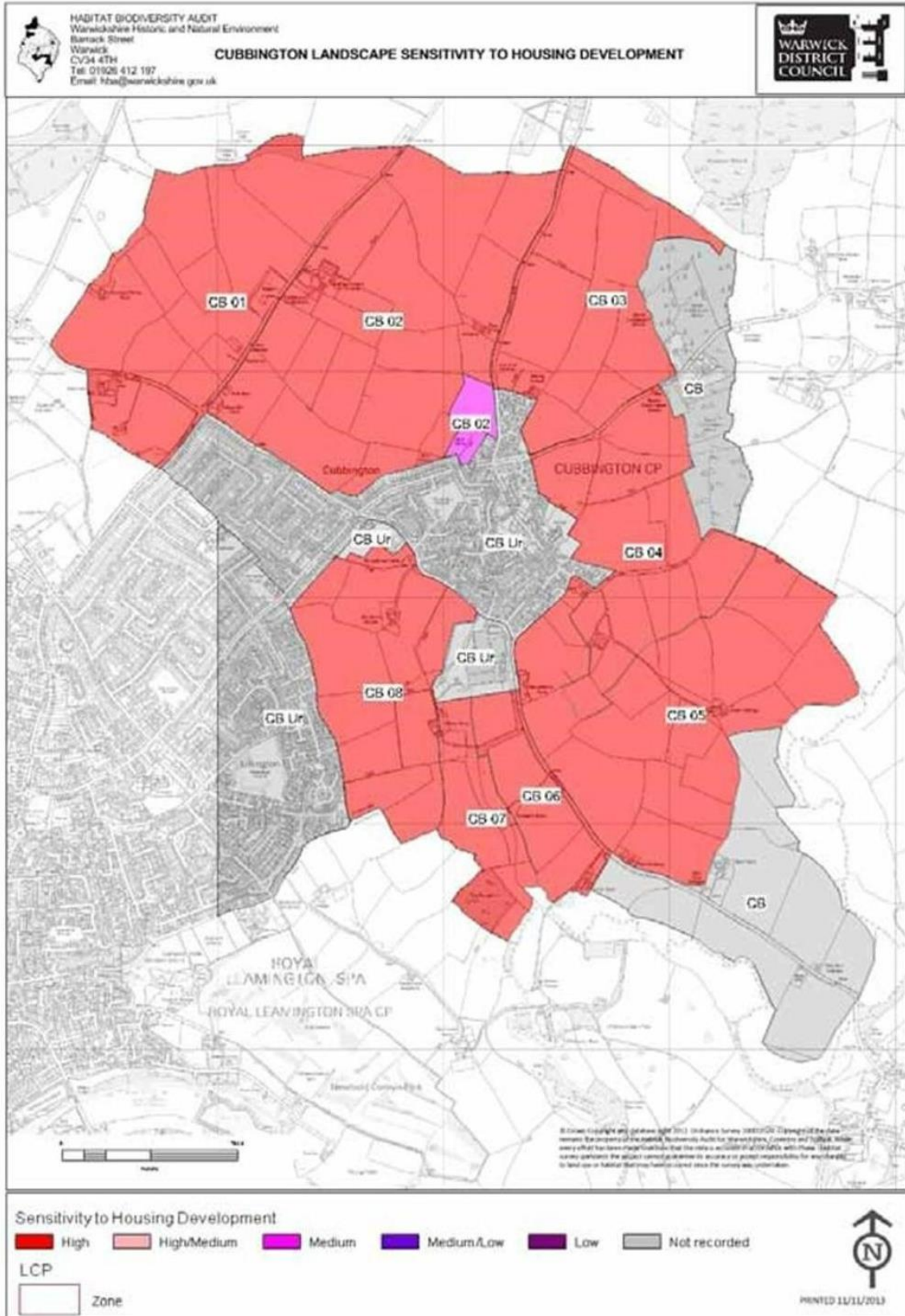


Figure 18 Landscape Sensitivity to Housing Development

Policy CNDP5 – Cubbington Conservation Area

All new development within and affecting the setting of the Cubbington Conservation Area (Figure 10) will be expected to maintain and, where possible, enhance the positive attributes of the Conservation Area and its setting. In particular development proposals should:

- a) Maintain the historic pattern of development by respecting the form of settlement and the historic street pattern;**
- b) Retain and enhance any non-designated heritage assets;**
- c) Use correct historic detailing for windows, doors and roof coverings;**
- d) Ensure that any development on key entrances (e.g. Church Lane) are designed to a high quality;**
- e) Retain trees, banks and open spaces;**
- f) Retain and enhance traditional shopfronts;**
- g) Ensure that any development on key road junctions respects the character of the area and is suitable to this sensitive setting, avoiding clutter, overengineered traffic management solutions and inappropriate signage; and that the following important views are protected:**
 - i. Views across the slope of the churchyard;**
 - ii. Views across the greensward of the field and churchyard from Church Terrace;**
 - iii. Views along Church Lane, particularly north to St Marys Church;**
 - iv. Views from Church Terrace across the field adjacent to Manor Cottage; and**
 - v. The view up the High Street to the junction with Queen Street.**

Background/Justification

- 5.25 Cubbington Conservation Area (Figure 10) centred around the Church of St Mary (Figure 19) and its churchyard was designated in 1969 and extended in 2001. An important entrance to the Conservation Area is Church Lane, this is bounded by a series of small cottages, which are Grade II listed, with leafy banks rising on either side of the road. There are then important views across the slope of the churchyard and the field adjacent to Manor Cottage on the opposite side of the Lane. The northern side of the field is bounded by Church Terrace, which is an interesting collection of nineteenth century cottages with only pedestrian access. There are important views across the greensward of the field and churchyard from Church Terrace. Adjacent to Church Terrace is an important open space.
- 5.26 At the junction with High Street and Church Lane is an important group of buildings, including the Manor House, The Old Manor House, and the Public House, this area is also characterised by the high retaining wall of the Manor House garden signifying the change in level along the length of Church Lane. This character is maintained along the south front of the churchyard.

- 5.27 The character of the Conservation Area changes as the High Street curves away from the Manor House. Here the character is defined by a variety of small scale late eighteenth century buildings.



Figure 19 St Mary's Church

- 5.28 The character of small scale buildings is maintained via High Street and past the junction with Queen Street and also includes the nineteenth century Ledbrooke Hall, a key building in the street scene, now a house.
- 5.29 There are a number of traditional retail premises which open onto the square which was redeveloped in the 1970's and is not included in the Conservation Area.
- 5.30 Policy CNDP5 identifies these key features and will be used to help ensure, along with statutory provisions, that the character and setting of the Conservation Area are conserved.

CNDP OBJECTIVE 4 - To protect and enhance local community facility provision

Introduction

- 5.31 One of the key themes identified from the survey was that local residents wanted to protect and see local community facility provision improved. The CNDP will seek to do this through planning policy (Policy CNDP6). In terms of improvements many of these require the buy-in of service providers and, of course, financial resources.

Policy CNDP6 – Protection and Enhancement of Community Facilities

The community facilities listed below and identified on the Policies Map will be protected in accordance with Local Plan Policy HS8.

**CNDP6/1 - Cubbington Village Hall
 CNDP6/2 - St Mary's Church
 CNDP6/3 - King's Head
 CNDP6/4 - Cubbington Post Office
 CNDP6/5 - The Queen's Head
 CNDP6/6 - Cubbington Sports and Social Club
 CNDP6/7 - Our Lady of St Teresa's Catholic Primary School
 CNDP6/8 - Cubbington Church of England Primary School
 CNDP6/9 - Rugby Tavern
 CNDP6/10 - Cubbington Methodist Church
 CNDP6/11 – Cliff Cleaver Pavilion**

Proposals for new and improved community facilities, including a replacement Village Hall, will be supported where they are in accordance with other neighbourhood and development plan policies. New community facilities created during the plan period will also be subject to Policy CNDP6.

Background/Justification

- 5.32 Community facilities and services are the essential glue that help bind a community together. They not only provide important services, but area places for people to meet and interact contributing to individuals' and the community's health and well-being.
- 5.33 Cubbington's key local community facilities have been identified and shown on the Policies Map. These community facilities will be protected in accordance with Warwick District Local Plan – Policy HS8 Protecting Community Facilities, this states that:

“Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that: a) There are similar facilities accessible to the local community by means other than the car, and either; b) The facility is redundant and no other user is willing to acquire and manage it, or; c) There is an assessment demonstrating a lack of need for the facility within the local community.”

- 5.34 Paragraph 28 of the NPPF sets out the non-strategic planning areas that can be considered in NDPs, one of these is the provision of community facilities. The questionnaire survey has revealed widespread support to seek to retain and improve the area's community facilities. This is one way that cohesion can be enhanced across the parish.
- 5.35 The NPPF also seeks to ensure that planning policies and decisions achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Protecting the town's community facilities will be a key means of helping to achieve these national planning policy aims. NPPF also goes on to stress the need to "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs."

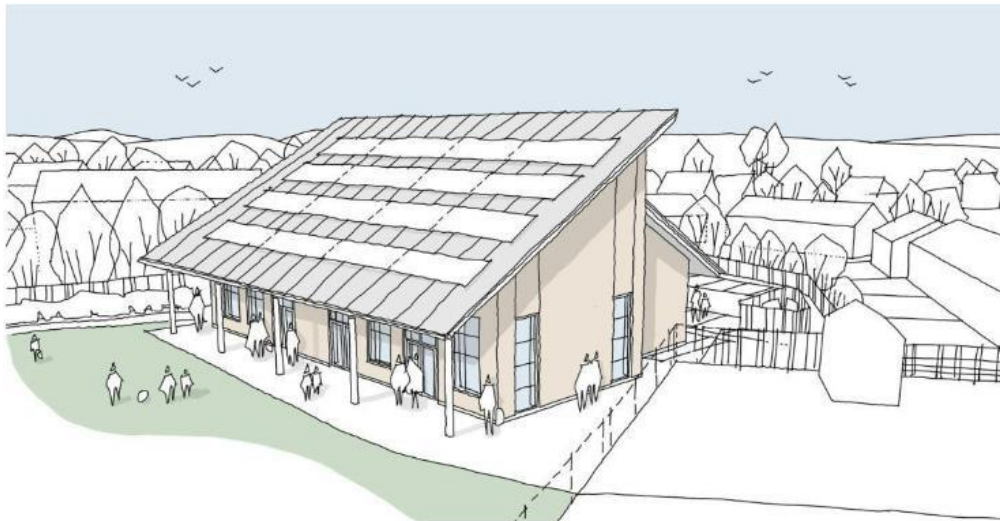


Figure 20 Architect concept drawing for a new Village Hall

- 5.36 Policy CNDP6 also supports improvements to community facilities where they are in line with other neighbourhood development and Local Plan policies. A particular priority is the replacement of the village hall with a building of greater community use. This would have improved insulation and renewable power sources to provide a sustainable, cost effective building and hire rate that has no draw on the parish council precept. The current hall is old, inefficient and ill fitted to present needs, originally built in the 1950s as a temporary facility. The Council would like to replace this with a new energy efficient building suitable for multiple purposes and hire which is more suitable and fit for purposes for a population of almost 4000 residents. Architects have produced sketch schemes for consideration (Figure 20).

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

Introduction

- 5.37 The neighbourhood plan offers an opportunity for the local community to identify future infrastructure needs, particularly those arising from new development. One benefit of a neighbourhood plan is that 25%, rather than 15% of any Community Infrastructure Levy (CIL) collected in the area will be paid directly to the parish council. Warwick District Council have CIL in place.

Policy CNDP7 – Community Infrastructure

The following community infrastructure projects will be supported during the plan period.

- **A new Village Hall.**
- **Measures to improve road safety and reduce traffic impacts through congestion and excessive speed (e.g. Windmill Hill).**
- **Measures to counteract noise and air pollution.**
- **New cycleways to link Cubbington to the Offchurch Greenway and to Royal Leamington Spa.**
- **Upgrades to the drainage and sewerage system.**
- **Community-led renewable energy projects.**

Background/Justification

- 5.38 Community infrastructure are the physical facilities needed to support and sustain a community of people to live and work. This infrastructure can include:
- transport facilities, including public transport
 - facilities to support walking and cycling
 - flood defences
 - educational facilities
 - health facilities
 - sport, recreation and leisure facilities
 - open spaces
 - communications infrastructure (e.g. broadband)
- 5.39 As well as the CNDP being an opportunity for local people to have their say on infrastructure needs, the neighbourhood plan will follow the advice in National Planning Practice Guidance (NPPG) and allows service providers than opportunity to dovetail the CNDP with their investment plans. The Parish Council's existing aspirations are set out in the Council's Business Plan (July 2023) (<https://cubbingtonparishcouncil.gov.uk/wp-content/uploads/2023/06/CPC-Business-Plan-July-23-Final.pdf>).

- 5.40 CIL does not replace other planning obligations such as section 106 agreements relating to individual planning applications. Warwick District enters into Section 106 obligations with developers when specific works are required to make development acceptable in planning terms, for example highway improvements or extra school provision. The Parish Council cannot set the content of Section 106 obligations, but the CNDP can be used to identify infrastructure needs before planning approval is granted on a particular site.
- 5.41 Residents have already expressed a wish for speed limiting measures around local schools including evaluating Average Speed sensors for the Kenilworth, Rugby and Coventry Road arterial routes, cycle ways and safer walking routes. Concern was also expressed at the number of JLR / Aston Martin employees using routes through the village for commuting.
- 5.42 Noise and air pollution is already recognised as an issue on the Leicester Lane, which runs through the western parish boundary. The CNDP would wish to promote further detailed surveys on main roads such as the Kenilworth and Rugby Roads in view of increased traffic volumes and HGV traffic. Concern over the noise pollution from the Thwaites factory has also been expressed by local residents.
- 5.43 New cycle ways from Cubbington to link with the Offchurch Greenway and improved / safer cycle provision into Leamington Spa together with measures to provide safer cycle and pedestrian routes for residents and the many school children using these roads.
- 5.44 Severn Trent Water have acknowledged the drainage system in Cubbington requires upgrading and the existing network has insufficient capacity (Appendix 5). Apart from sewer flooding to properties, this has the potential to pollute the natural water courses, namely the Pingle Brook, a tributary to the River Leam, harming vegetation and wildlife across a valuable green space between Cubbington and Offchurch. The basic infrastructure for handling surface water and sewage in the village has not changed since the mid-1960s when the first of the major developments was built. Since then, any new development has fed both their sewage and surface water into this pre-existing system. Post 2000 new developments have incorporated sustainable drainage systems (SuDS) that are designed to collect excessive rainfall and release it into the system at pre-development greenfield rates. However, with an increase in intensive rainfall events and a changing climate, at times overland flows have been too great for these interventions to cope. Water has been known to enter the existing sewerage system and to flood streets.

6.0 How to comment on this document

6.1 The Regulation 16 Draft CNDP has been published for six-weeks of formal consultation commencing 31 October 2024 to 12 December 2024.

6.2 Responses on the Cubbington NDP consultation must be received by **17:15 on Thursday 12 December 2024**.

They can be submitted in the following ways:

- Via Warwick District Council's online consultation system at: <https://warwickdc.oc2.uk/document/145>
- By email to: planningpolicy@warwickdc.gov.uk
- By post to: Planning Policy, Warwick District Council, Town Hall, Parade, Royal Leamington Spa, CV32 4AT

For more information on this consultation and to view all supporting documentation, please visit: www.warwickdc.gov.uk/cubbingtonneighbourhoodplan

6.3 After this consultation the CNDP will be subject to an independent examination. This will consider if the CNDP meets the legal requirements and basic conditions:

The plan has had regard to national policy, and advice contained in guidance;
The plan contributes to the achievement of sustainable development.
The plan is in general conformity with the strategic policies contained in the development plan for the area.

The plan does not breach, and is otherwise compatible with, EU obligations.
The prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

6.4 In assessing if the CNDP meets the basic conditions, it is likely that the Examiner will recommend further changes. This amended plan will then be the subject of a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before Warwick District "make" the Plan. The made CNDP will then be used to help determine planning decisions in Cubbington neighbourhood area alongside other parts of the development plan for Warwick District and national planning policies.

Appendices

Appendix 1 – Local Businesses

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 Ladycruff

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

Katy's beauty salon – High 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 Teresa's 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 d
CJR Welding and Fabrication – Coventry Road
Metcalf Timber Merchants – Rugby Road
Claire Harrison-Ray – Chiropodists – Kelvin Road
George Sullivan Painter & Decorators – Pinehurst

Cubbington Mowers – Rugby Road
Shell Service Station Budgens & 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
Evolve Hair Salon – Rugby Road
Winebox – Grocers & Convenience – Rugby Road
A1 Electrical Services – Rugby Road
Rugby Tavern PH – Rugby Road
Town & Country Landrovers – 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 – National Heritage List for England

Accessed from <https://historicengland.org.uk/listing/the-list/advanced-search> 18/10/22

[CHURCHYARD WALL AND GATES TO SOUTH AND SOUTH EAST OF CHURCH](#)

List Entry Number: 1035199

Heritage Category: Listing

Grade: II

Location: CHURCHYARD WALL AND GATES TO SOUTH AND SOUTH EAST OF CHURCH, CHURCH HILL, Cubbington, Warwick, Warwickshire

[CUBBINGTON CHURCH OF ENGLAND SCHOOL](#)

List Entry Number: 1035200

Heritage Category: Listing

Grade: II

Location: CUBBINGTON CHURCH OF ENGLAND SCHOOL, CHURCH HILL, Cubbington, Warwick, Warwickshire

[MANOR COTTAGE](#)

List Entry Number: 1035201

Heritage Category: Listing

Grade: II

Location: MANOR COTTAGE, CHURCH LANE, Cubbington, Warwick, Warwickshire

[THE OLD MANOR HOUSE](#)

List Entry Number: 1035202

Heritage Category: Listing

Grade: II

Location: THE OLD MANOR HOUSE, HIGH STREET, Cubbington, Warwick, Warwickshire

[54, QUEEN STREET](#)

List Entry Number: 1035203

Heritage Category: Listing

Grade: II

Location: 54, QUEEN STREET, Cubbington, Warwick, Warwickshire

[HAM FARMHOUSE](#)

List Entry Number: 1035204

Heritage Category: Listing

Grade: II

Location: HAM FARMHOUSE, WELSH ROAD, Cubbington, Warwick, Warwickshire

[THE VICARAGE](#)

List Entry Number: 1115539

Heritage Category: Listing

Grade: II

Location: THE VICARAGE, RUGBY ROAD, Cubbington, Warwick, Warwickshire

[19, HIGH STREET](#)

List Entry Number: 1320362

Heritage Category: Listing

Grade: II

Location: 19, HIGH STREET, Cubbington, Warwick, Warwickshire

[HAM BARN](#)

List Entry Number: 1320390

Heritage Category: Listing

Grade: II

Location: HAM BARN, WELSH ROAD, Cubbington, Warwick, Warwickshire

[BARN AND STABLE RANGES 15 YARDS TO NORTH WEST OF HAM FARM HOUSE](#)

List Entry Number: 1320392

Heritage Category: Listing

Grade: II

Location: BARN AND STABLE RANGES 15 YARDS TO NORTH WEST OF HAM FARM HOUSE, WELSH ROAD, Cubbington, Warwick, Warwickshire

[CHURCH OF ST MARY](#)

List Entry Number: 1364926

Heritage Category: Listing

Grade: I

Location: CHURCH OF ST MARY, CHURCH HILL, Cubbington, Warwick, Warwickshire

[2, 4, 6 AND 8, CHURCH LANE](#)

List Entry Number: 1364927

Heritage Category: Listing

Grade: II

Location: 2, 4, 6 AND 8, CHURCH LANE, Cubbington, Warwick, Warwickshire

[THE MANOR](#)

List Entry Number: 1364928

Heritage Category: Listing

Grade: II

Location: THE MANOR, CHURCH LANE, Cubbington, Warwick, Warwickshire

[OFFCHURCH BRIDGE \(PARTLY IN OFFCHURCH PARISH\)](#)

List Entry Number: 1364929

Heritage Category: Listing

Grade: II

Location: OFFCHURCH BRIDGE (PARTLY IN OFFCHURCH PARISH), WELSH ROAD, RIVER LEAM, Cubbington, Warwick, Warwickshire

[FORD FARMHOUSE](#)

List Entry Number: 1364930

Heritage Category: Listing

Grade: II

Location: FORD FARMHOUSE, WELSH ROAD, Cubbington, Warwick, Warwickshire

[Cubbington War Memorial](#)

List Entry Number: 1438972

Heritage Category: Listing

Grade: II

Location: Churchyard of the Church of St Mary, Church Lane, Cubbington, Leamington Spa, Warwickshire, CV32 7JT, Cubbington, Warwick, Warwickshire

Appendix 3 – Previous planning history of call for sites suggestions

In his evidence to the November 2016 Public Examination Session the WDC representative said that he was minded to remove the northern field from H50 and restrict development to the southern field, but retaining the allocation at 95 dwellings.

The Government's Examiner discusses the proposal to develop site H50 (now known as 202) in paragraphs 373 to 376 of his subsequent report (note 3). In paragraph 373 he records the change made by the WDC representative:

"Whilst the site [H50] was shown as covering land both to the north and south of Rugby Road, the Council clarified at the hearing session that only land to the south of Rugby Road was intended to be developed and that the proposed site allocation should reflect this. This was on the basis of significant concerns regarding the landscape impact of development to the north of the road. The estimated capacity remained at 95 dwellings, however. I have considered the site on this basis."

In paragraph 374 the Government's Examiner considers the impact that redrawing the Green Belt boundary, as would be required to allow the site to be developed, would have:

"There is currently a distinct and well-defined edge to the built up area formed by housing on either side of Rugby Road. Beyond this housing there is open countryside on both sides of the road. Development of the site (south of Rugby Road) would result in a prominent and substantial encroachment of housing into this open countryside along one side of the road. It would have a substantial impact on the openness on the Green Belt in this locality. Housing on the site would be poorly related to the existing pattern of development and would significantly alter the scale and form of the village. Despite the potential for landscaping and the proximity of the route of HS2 to the east, development would have a substantial adverse effect on the character and appearance of the village and the surrounding area. Whilst it would make a significant contribution to the supply of housing, the adverse impacts of development would outweigh the benefits."

In paragraph 376 the Government's Examiner concludes:

"In the light of constraints that apply to potential sites, the estimated supply of 119 dwellings in Cubbington is reasonable and justified. It is not necessary to allocate the site on land east of Cubbington (H50) in order to ensure sufficient housing growth in the village or to meet the overall housing requirements for the District. The adverse impacts of development would outweigh the benefits and exceptional circumstances for altering the Green Belt do not exist in this case."

The Government's Examiner required that site H50 be deleted from the Warwick District Local Plan.

In paragraphs 377 to 381 of his report the Government's Examiner considers two further sites in Cubbington that have been identified as possible candidates for future development and rules them out on similar grounds to his decision on H50.

Appendix 4 – Protecting Green Spaces – Views & Vistas – Cubbington



V2 & V8 – Leicester Lane – Cubbington – Lillington parish boundary





V1 – Views from Westhill Road / nr junction Stoneleigh Road



V3 - Views – Westhill Road then towards Leicester Lane – Kenilworth Road





V4 - Views – Kenilworth Road



V5 - Views – Austen Court – The Grange



**V6 - Views – Offchurch Lane – Public Footpaths towards Offchurch – River
Leam – Newbold Comyn**







V7 - Views – Offchurch Lane towards Rugby Road



Appendix 5

Resident's comment on flooding issues

I wish to take advantage of the informal consultation on the February 2023 draft of the Cubbington Neighbourhood Plan to submit my comments to the NPSG.

My primary concern is that, apart from a mention in passing (note 1), the subject of flooding is not currently addressed in the Plan. I am sure that members of the NPSG will be aware that flooding from surface water run-off caused a major incident in Cubbington in 2007.

The source of this flood water was the farmland that lies on the higher land to the north and east of the village. Surface water run-off from this farmland found its way into the Pingle Brook, which overflowed its banks and this overflow ran into low-lying streets in the old village core resulting in more than forty homes being inundated. This flooding of homes occurred despite the Pingle Brook Flood Alleviation scheme having been in operation since 2002; this scheme having been designed to protect against such an occurrence.

In 2014 a new flood alleviation scheme was brought into service. As members of the NPSG will be aware, this new scheme collects surface water in a balancing pond on Mill Lane and feeds it into a buried pipe which takes it away from the village and discharges it outside its southern edge. To date, there have been no incidents of flooding since this scheme has been in operation. However, as had proved the case in 2007, no flood alleviation scheme can provide total protection and it is prudent to avoid making changes in the hydrography that risk increasing the amount of run-off.

The effects of climate change, which has been observed to have the effect of increasing the frequency and intensity of extreme weather events, should not be disregarded either.

In 2013 Warwick District Council commissioned a report on flood risks in its area from Mouchel Consulting (note 2). This report singles out Cubbington, in section 7.5, as a "sensitive development location" where "development would significantly increase flood risk elsewhere". The recommendation of this report is that "future development [in Cubbington] is avoided". This recommendation was ignored by Warwick District Council in developing its Local Plan 2011 – 2029 which made provision for a minimum of 110 new houses to be built in Cubbington up to 2019.

I suggest that, in view of the changes that have taken place in our village and its immediately surrounding countryside since the Mouchel Consulting report was published – the new flood alleviation scheme, HS2 construction and significant housing development – the time is right for a new expert review of the risk of flooding in Cubbington. I feel that the development of the Cubbington Neighbourhood Plan offers the ideal opportunity for this new review and would hope that grant funding would be available to the Parish Council to enable the work to be commissioned. The results of the review could then be summarised in the Plan and, frankly, it seems that the Plan would be deficient without this inclusion.

I note that the draft plan also makes reference to the emerging South Warwickshire Local Plan, which identifies site 202 as one having the potential for future housing development. This site and its possible development have a history of which I have personal knowledge as I represented Cubbington Parish Council at the Local Plan Public Examination Session that was heard by the Government's Examiner in November 2016 at which the Parish Council opposed the inclusion of this site in the Warwick District Council Local Plan. The site was brought into the scope of the Local Plan by the changes that were made to the proposals in the plan in February 2016. It was then identified as H50 and its inclusion had the effect of increasing the proposed allocation of new housing for Cubbington from 100 to 195 dwellings. This addition was made by WDC without prior discussion with, or giving notification to, Cubbington Parish Council.

Early in his evidence to the November 2016 Public Examination Session the WDC representative said that he was minded to remove the northern field from H50 and restrict development to the southern field, but retaining the allocation at 95 dwellings.

The Government's Examiner discusses the proposal to develop site H50 (now known as 202) in paragraphs 373 to 376 of his subsequent report (note 3). In paragraph 373 he records the change made by the WDC representative that is noted in my previous paragraph:

"Whilst the site [H50] was shown as covering land both to the north and south of Rugby Road, the Council clarified at the hearing session that only land to the south of Rugby Road was intended to be developed and that the proposed site allocation should reflect this. This was on the basis of significant concerns regarding the landscape impact of development to the north of the road. The estimated capacity remained at 95 dwellings, however. I have considered the site on this basis."

In paragraph 374 the Government's Examiner considers the impact that redrawing the Green Belt boundary, as would be required to allow the site to be developed, would have:

"There is currently a distinct and well-defined edge to the built up area formed by housing on either side of Rugby Road. Beyond this housing there is open countryside on both sides of the road. Development of the site (south of Rugby Road) would result in a prominent and substantial encroachment of housing into this open countryside along one side of the road. It would have a substantial impact on the openness on the Green Belt in this locality. Housing on the site would be poorly related to the existing pattern of development and would significantly alter the scale and form of the village. Despite the potential for landscaping and the proximity of the route of HS2 to the east, development would have a substantial adverse effect on the character and appearance of the village and the surrounding area. Whilst it would make a significant contribution to the supply of housing, the adverse impacts of development would outweigh the benefits."

In paragraph 376 the Government's Examiner concludes:

"In the light of constraints that apply to potential sites, the estimated supply of 119 dwellings in Cubbington is reasonable and justified. It is not necessary to allocate the site on land east of Cubbington (H50) in order to ensure sufficient housing growth in the village or to meet the overall housing requirements for the District. The adverse impacts of development would outweigh the benefits and exceptional circumstances for altering the Green Belt do not exist in this case."

The Government's Examiner required that site H50 be deleted from the Warwick District Local Plan.

In paragraphs 377 to 381 of his report the Government's Examiner considers two further sites in Cubbington that have been identified as possible candidates for future development and rules them out on similar grounds to his decision on H50. These two sites are the allotments and equestrian centre/riding school site off Coventry Road, which is currently being developed for housing, and land adjacent to Bungalow Farm off Windmill Hill, which has been identified as an available site for development by the Call for Sites for the South Warwickshire Local Plan and given the site number 191.

I have given this potted history as many current councillors were not members of the Parish Council when the events, I have referred to took place. I hope that the observations of the Government's Examiner will prove useful to the Parish Council in any discussions with, or submissions made, to WDC regarding sites 202 and 191. My hope is that the Parish Council will see fit to oppose the inclusion of these two sites in the South Warwickshire Local Plan in the event that either or both of these sites are carried forward into future drafts of the Local Plan.

Resident.

Notes

1. "Flood defences" are included in a list of community infrastructure examples on page 39.
2. *Level 1 Strategic Flood Risk Assessment (SFRA)*, Mouchel Consulting for Warwick District Council, volume 1, April 2013
(https://www.warwickdc.gov.uk/downloads/file/1536/volume_1_-_report_and_appendices)
3. *Report on the Examination of the Warwick District Local Plan*, The Planning Inspectorate, July 2017
(https://www.warwickdc.gov.uk/downloads/file/4479/inspectors_report_final)

Appendix 6 – summary of feedback from initial residents' questionnaire

South Warwickshire Local Plan

Issues and Options Consultation

Submission and Summary on behalf of Cubbington Parish Council

QV 3.1 V 3.2 Vision and Strategic Objectives - Whilst the key principles are sound there is no mention of prioritising developments that also ensure the protection of the most vulnerable green belt land between conurbations to both prevent urban sprawl and the loss of community identities. A recognition that major infrastructure schemes currently in progress i.e. HS2 should also not lead to the redefinition of green space boundaries. Links to current reviews 'Masterplan' focusing on South Coventry.

Community Infrastructure Levy (CIL)

Option I3b: Each District Council to produce its own Levy

Separate Levies could have the potential to better respond to different conditions in different areas of South Warwickshire, with the potential that reviews could be undertaken more easily to react to changing circumstances.

Reasoning – impact on existing or the lack of assets and services will be unique to different areas.

QV-S1 Green & Blue Corridors - Option S1a: Identify Strategic Green and Blue Corridors in advance of the Local Nature Recovery Strategy being produced.

Utilising Information from the soon to be updated, Sub-Regional Green Infrastructure Strategy and additional evidence obtained in consultation with Green Infrastructure Stakeholders, should the South Warwickshire Local Plan identify Green Infrastructure corridors which can be used to help determine the growth strategy.

QV S3.1: Using Brownfield Land for development - Strongly support the development of brownfield sites over green belt. Cubbington Neighbourhood Plan survey results - 99% surveyed wanted open spaces preserved and a significant majority wanted to protect existing nature, environment and open land, and landscape views. With potential pressures i.e. In-fill post HS2 between Cubbington and new railway line, there is need to protect the natural environment and protect what is left of the green belt buffer and landscape views. Brownfield development should also reduce traffic, noise and air pollution when situated next to amenities, schools, etc.

S4.1: Do you think that growth of some of our existing settlements should be part of the overall strategy?

Cubbington is currently identified as a Growth Village but with little brownfield sites and has several flood and surface water flood risks. The Cubbington Neighbourhood Plan survey identified that 84% wanted no new housing but if there were to be any then the development should be assessed on its impact on the whole village and not in isolation. Appropriate development must serve the whole community. Cubbington's population is relatively static, only 5% of those surveyed had family that had moved out because the area was unaffordable – 7% of respondents have relatives who want to move back to the area. The majority of respondents were over 59, have lived in Cubbington over 10 years and were working full time or retired. Cubbington is well served by schools and any housing needs to

consider smaller new energy efficient homes to potentially free up larger family homes, if residents wish to downsize but remain in the community.

Q-S5.2: Do you think new settlements should be part of the overall strategy?

Yes – optimising railway and motorway corridors. Major new settlements should not be in green belt and definitely focused on long term sustainability (infrastructure, cleaner transport- trains and local employment). This strategy can also protect the green belt between North Leamington and Coventry, comply with the majority of people's view on green belt protection and avoid overburdening existing communities and services. A significant risk if a policy of growth village expansion or dispersed developments were to be encouraged.

Q-S7.2: - Refined Spatial Growth Options

Cubbington is identified in several options due to or on the basis of Sustainable Travel, Economy and Dispersed development opportunities i.e. expand the existing settlement / village.

Within Cubbington the CNDP survey stated 84% wanted no new housing but if there were to be any then the development should be assessed on its impact on village, not in isolation. Focus on short-term economy and sustainable travel may well steer the SWLP to a Dispersed development approach. The Cubbington Neighbourhood Plan recognises the potential impact of employment growth within neighbouring areas. For example from South Coventry, Warwick University, Coventry Airport re-development, etc this could lead to pressure for housing growth in Cubbington and would, therefore, impact on Cubbington's natural environment , infrastructure, utilities, schools and transport and Cubbington's very identity if subjected to urban sprawl and loss of green belt protection. Outcomes from the Warwickshire District Council Master Plan project are key.

Cubbington Parish Council supports both neighbouring Weston Under Wetherley and Old Milverton and Blackdown parish council's submissions.

[South Warwickshire Local Plan – Old Milverton and Blackdown Joint Parish Council \(ombparish.org.uk\)](http://ombparish.org.uk)

Q-S8.1 – Settlements falling outside the chosen growth strategy:

A standard threshold approach to small scale development is not appropriate and definitely should not apply to greenbelt areas. CNDP survey highlighted 84% wanted no new housing but if there were to be any then the development should be assessed on its impact on the village, not in isolation.

Small scale in-fill non green belt of the right type of housing should benefit the whole community i.e. affordable, energy efficient small 1-2 bedroom homes to allow downsizing for residents, release family size homes, close to existing schools, less traffic, 20 min rule.

Q-S10 – Any other comments:

The Cubbington Neighbourhood Development Plan CNDP survey strongly highlights that the majority of those who responded 99% want existing open spaces and green belt preserved, protect existing nature, environment and open land and landscape views.

84% wanted no new housing but if there were to be any then the development should be assessed on its impact on the whole village, not in isolation and accompanied with the necessary infrastructure and services improvements. New housing should be limited in number to protect the separate identity of Cubbington.

The construction of HS2 within and adjacent to the parish has the potential to impact on the local environment and pressure for changes to the Green Belt boundary and this must be resisted.

Any significant development North Leamington, Blackdown, Leicester Lane will materially affect the residents of Cubbington and its sustainability and impact on existing schools, local amenities, roads and infrastructure.

Windmill Hill junction and key roads, Kenilworth Road, Rugby Road are now subject to increased volumes of cars and heavy goods vehicles as more traffic from Southam and surrounding villages access the A46 at peak times. Many of these roads and junctions were never designed for this situation with risks to local residents increasing in terms of road safety, pedestrians and noise and air pollution increasing.

Supporting the above statement the current objectives of the draft CNDP are :-

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.

Q-C12: Please add any comments you wish to make about water management or flood risk in South Warwickshire

Cubbington has historically been prone to flooding to the south west of the village and extensive flood alleviation work was undertaken at the Pingle Brook. Any development of land within this catchment, particularly in the green belt between Thwaites and Offchurch should not take place and is questionably unsustainable with significant obstacles to overcome.

<https://www.mcphillips.co.uk/projects/cubbington-flood-risk-management-warwickshire/>

In addition, existing surface water flooding risks in the Kenilworth Road / Balmoral Way vicinity will be intensified with any development in the fields behind the Rugby Road or opposite Kenilworth Road.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode>

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Glossary

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

Ancient Woodlands: These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

Appropriate Assessment (AA): Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e., Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc.). The overall aim of this assessment is to demonstrate that the plan/ project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/ plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Blue infrastructure; refers to water elements such as rivers, streams, canals, ponds, wetlands and floodplains.

Brownfield Land: See definition for Previously Developed Land.

Carbon Footprint: The amount of greenhouse gas produced in daily life through the burning of fossil fuels.

Community Infrastructure Levy (C.I.L): This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e., transport schemes, schools, etc.) that are needed to support the development of their area.

Connectivity: The linkages that exist between key locations.

Developer Contributions: Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be

varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

Evidence Base: The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Grey infrastructure: the built environment in all its aspects.

Infrastructure Delivery Plan (IDP): The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

Listed Building: a building listed because of its special architectural or historic interest considered to be of national importance and therefore worth protecting and listed on the statutory list of 'buildings of special architectural or historic interest'.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Mode: The type of transport being used for a journey.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Non-designated heritage assets: buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets, such as Listed Buildings.

Parish Plans: Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Site of Special Scientific Interest (SSSI): A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Special Protection Area (SPA): A SPA is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain threatened birds.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic Housing Land Availability Assessment (SHLAA): A technical document which assesses the amount and nature of land which could be made available for

housing development. It is part of the evidence base that will inform the plan making process.

Strategic Housing Market Assessment (SHMA): A technical study which assesses housing need and demand across a defined market area, and which is used to inform housing and planning policies.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Topography: The gradient and variations in height within a landscape.

Viability Appraisal: An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

Wildlife corridors: Areas of habitat that connect wildlife populations.



CUBBINGTON
HELPING THE COMMUNITY

