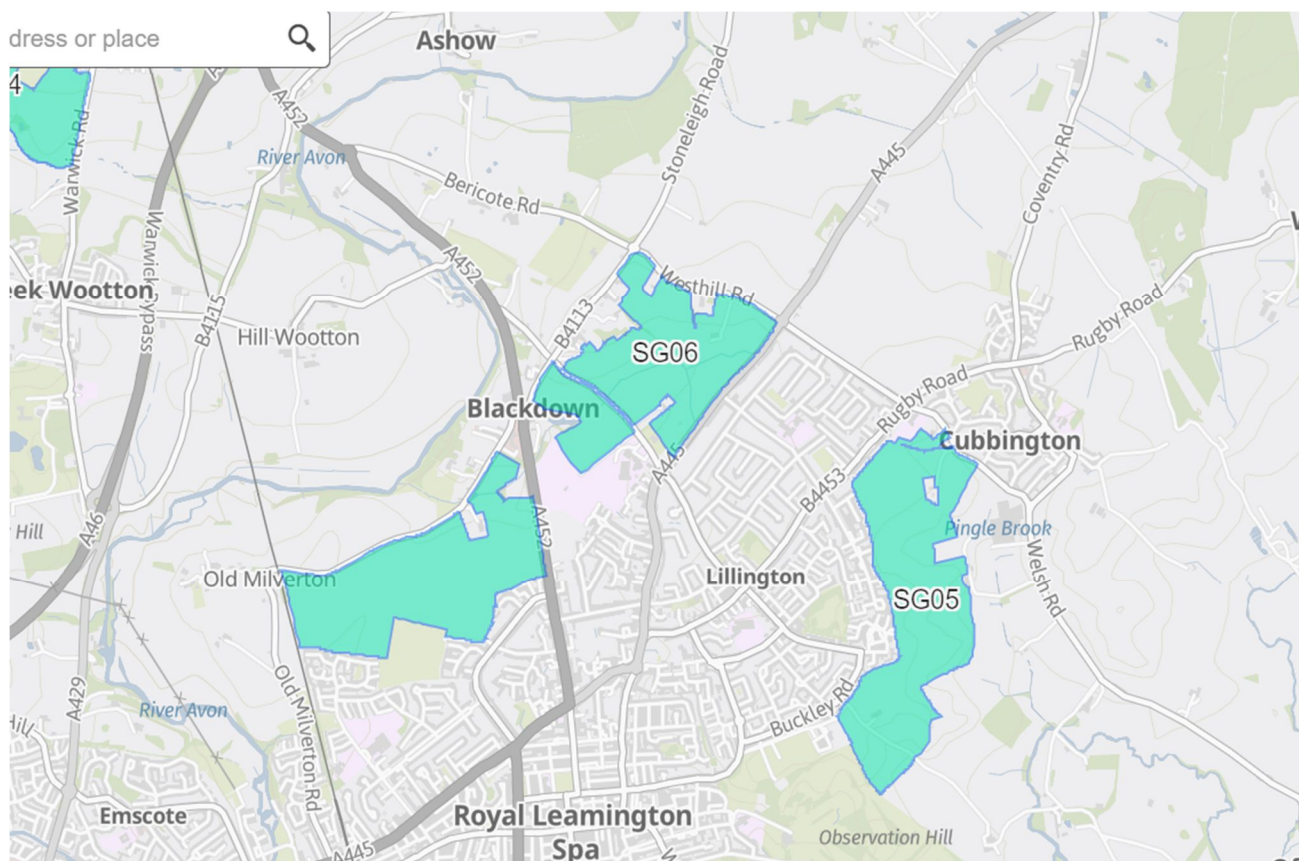


2,500 new homes for Cubbington?

Proposed Green Belt development at SG05 and SG06



The South Warwickshire Local Plan has suggested development sites in the county including these two.

They are still awaiting confirmation in the final plan but in the meantime *Richborough* is bringing forward outline plans for new homes in Blackdown adjoining Cubbington. The site SG06 could provide around 1200 homes.

SG05 to the west of Cubbington could provide a similar number

South Warwickshire's housing need can be met without building on green belt land. The Local Plan needs to make provision for 30,000 additional new dwellings in South Warwickshire to meet government targets. The Local Plan's own Sustainability Appraisal shows that:

- Strategic Growth Locations which are NOT in the green belt have capacity for 48,500 dwellings
- New Settlements which are NOT in the green belt have capacity for a further 6,000 dwellings.
- This means it is possible to meet housing need without building on green belt land.

The Green Belt around North Leamington continues to fulfil the stated purposes of Green Belt land.

The five purposes of Green Belt land are to:

1. check the unrestricted sprawl of large built-up areas
2. prevent neighbouring towns merging into one another
3. assist in safeguarding the countryside from encroachment
4. preserve the setting and special character of historic towns
5. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once land is removed from the Green Belt for development this cannot be undone and a precedent is set which makes it easier for adjoining swathes of land to be built on.

Therefore, were development to go ahead, the amount of green belt land ultimately lost could be far greater than just the 360 acres of SG06 and 205 acres of SG05.

If land on the northern edges of Leamington, Warwick and Stratford-upon-Avon was not intended to prevent their outward 'sprawl' it would not have been designated as Green Belt. Their growth was to be accommodated to the south and constrained by Green Belt to the north.

National policy remains clear that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality should be preferred to those of a higher quality (NPPF, 2024). The highest concentration of ALC Grade 2 land around Leamington Spa and Warwick is to the north and east of Leamington Spa. The land making up these sites is, therefore, considered to be a scarce resource of high value for sustainable food production.

Land and wildlife

A recent local study, carried out over the course of 2023-2024 has observed a diverse range of plant and wildlife in SG05 and SGO6.

The hedgerows, field margins and managed meadows provide habitats for:

- roe deer, Reeves muntjac deer, badgers, rural foxes and otters
- birds on the RSPB 'red list' including skylarks, swifts, fieldfares, house sparrows and starlings
- birds of prey such as sparrowhawks, peregrine falcons, kestrels, buzzards and red kites
- butterflies, dragonflies and damselflies
- plants which are vital for conserving the wildlife chain, for example musk mallow, bush vetch and yellow archangel.
- The high quality agricultural land is now farmed by a modern, established farming business. The land continues to provide rural employment and diversification of farming techniques.
- Its use for modern arable, grazing and wildlife refuge benefits the environment as well as helping to preserve the characteristics of Cubbington.

Infrastructure

Transport

The sites would be add some 4,000 vehicles to the already overloaded local road system. In the case of SG05 the only access points would be through Oakridge Road into Parkland Avenue and onto Offchurch Road. Traffic from here would need to use the Windmill Hill / Rugby Road junction already unsuitable for its mini roundabout.

Education

The proposals for SG06 include space for a primary school but this would have to be provided by the local authority at taxpayers expense. No provision for secondary school accommodation has been mentioned. with the likelihood that many Cubbington children would not be automatically eligible for their nearest local school NLS, which is already at capacity.

Healthcare

No provision has been made to show how if these schemes were developed the residents would access doctors or dentists meaning existing practices would have to take on responsibility (if they are able)

Cubbington Parish Council

Objects to both the sites and is appointing consultants to prepare a formal and technical response. Old Milverton and Blackdown joint Parish Council are also objecting on site SG06 and have appointed consultants to assist.

Give your views

Cubbington PC exists to represent your views and would like to hear your comments through the short questionnaire which can be found by visiting the Cubbington Parish Council website.

Your responses will be shared anonymously within our reply to Warwick District Council