



BUBBENHALL PARISH COUNCIL

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Bubbenhall Parish Council Respondent ID 14083

Matter 4 The Spatial Strategy

Question 2: How has this been affected by the Council's suggested modifications?

Question 3 Specifically how would the approach to development on the edge of Coventry affect the spatial strategy?

Warwick District Council's proposed modifications to housing provision and its original proposals for employment land on the southern boundary of Coventry will have a negative impact on the spatial strategy and will cause enormous harm to the Green Belt in which the villages of Stoneleigh, Baginton and Bubbenhall are situated. In our earlier representations Bubbenhall Parish Council noted that the openness of this portion of the West Midlands Green Belt and its crucial role in preventing the sprawl of Coventry to the south were threatened by the proposals for new housing sites H43 (Kings Hill) and H19 (Rosswood Farm), as well as for the sub-regional employment site (DS16).

Since we prepared those representations, the country has voted to leave the European Union. The impact of the Brexit vote will be to reduce Coventry's housing needs in two respects. In addition the predicted slowdown in the economy will have a consequent effect on employment in the region, and on the need for employment land.

In the planning period to 2029 there will be fewer European Union nationals coming to live and work in the West Midlands. This will have an impact on both housing need and employment opportunities.

Brexit will have an impact on the university student population, which figures largely in Coventry's calculation of housing OAN. There will be fewer students from the European Union because they will no longer be entitled to pay home student fees, and will be required to pay full international fees. The number of EU students at both Coventry and Warwick universities, many of whom choose to live in Coventry, therefore is likely to fall.

Moreover Coventry University has increased its student numbers dramatically in recent years, a level of expansion that is unlikely to continue indefinitely. Across the Higher Education sector as a whole international student recruitment has shown a decline, particularly in students from China, and this trend is likely to continue. Both of these factors will have an adverse effect on the demand for student housing in Coventry. A large proportion of Coventry University's UK student population is home based, including those on the University's campuses in London and Scarborough, so they should not be factored into the projections for new student housing in Coventry.

Warwick District Council's proposals for additional housing at King's Hill in Stoneleigh Parish (H43) and at Rosswood Farm, Baginton (H19), were made in response to Coventry's inability to meet its own housing needs. According to experts Coventry's housing OAN has been calculated using a flawed methodology (see the submission on Matters 2 and 3 by the Campaign to Protect Rural England (CPRE)). Moreover the OAN did not take account of the consequences of the vote to leave the European Union and is therefore unsound. Similarly the need for

employment land must be reassessed in the light of likely reductions in employment opportunities post Brexit.

The Council's proposed development on the southern edge of Coventry will result in the erosion of the boundary between Coventry and Warwickshire. A broad swathe of Green Belt which once protected the villages of Baginton and Bubbenhall, and which the Joint Green Belt Review of 2015 rightly labelled 'higher performing' Green Belt will be removed.