

WRITTEN STATEMENT – MATTER 7d

PROPOSED HOUSING SITE ALLOCATIONS - GROWTH VILLAGES

1. These representations are made on behalf of The Rosconn Group in response to the allocations for Cubbington namely:

H25: Allotment Land Rugby Road

H26: Opposite Willow Street Meadow

H50: Land east of Cubbington

2. The Rosconn Group has made representations through the emerging Plan process promoting the release of land from the Green Belt off Coventry Road Cubbington- as edged red on the accompanying plan. This area of land comprises sites 3 and 4 as identified in the WDC Housing Options and Settlement Boundaries Consultation November 2013. The land edged red comprises two parcels of land. The eastern part comprises Waverley Riding School- which reasonably may be regarded as being Previously Developed Land within the meaning of the Glossary in the Framework. The western parcel of land is partially used for allotments. This area of land is owned by the Diocesan Board of Finance. Arrangements can be made for the relocation of the allotments.

3. These submissions are made on the basis that:
 - 1) Cubbington is a sustainable settlement to accommodate future housing growth;
 - 2) That in order to meet the development needs of the District for the provision of land for housing, there is a need to review Green Belt boundaries around Warwick/Leamington – which includes the co-joined settlement of Cubbington;
 - 3) That exceptional circumstances exist for the principle of reviewing the Green Belt boundary around Cubbington namely to meet development needs which cannot be met within the confines of the existing built up area.
 - 4) That in reviewing the Green Belt boundary around Cubbington so as to take account of the need to promote sustainable patterns of development, (Framework 84) the land off Coventry Road should be excluded from the Green Belt in that development on these a parcels of land would cause less harm to the fundamental purposes of the Green Belt (Framework 80) and minimise the impact upon the essential characteristic of the Green Belt, namely, its openness (Framework 79)

4. These submissions are directed to;

Q9; What would be the effect of the proposal on the purpose of including land within the Green Belt?

Q10; What would be the effect on the openness of the Green Belt?

Q11; Are there exceptional circumstances which justify altering the Green Belt? If so, what are they?

5. In responding to the Proposed Modifications to the Local Plan the Rosconn Group has provided an analysis of the impact of the proposed allocations H50 on the five purposes for including land in the Green Belt and the impact upon the openness of the Green Belt. The submissions made in the context of Modification 22 are – with the benefit of the Report prepared by Define that allocation H50 should be deleted and land east of Coventry Road Cubbington allocated to meet housing needs.

6. Define conclude in undertaking an assessment of the function of Site H50 to the purposes of the Green Belt that:

'An assessment of the land promoted as H50 finds that: that:

- *The existing urban structure to the north east of Cubbington provides a 'clean' and wholly undeveloped edge. There is no lack of*

clarity as to where the urban edge exists and there are no staggers or kinks in this alignment that suggests development would comfortably connect or relate to;

- *The existing land to the north east of Cubbington has a ‘countryside’ character of open fields and hedgerows; it functions as agricultural land, and is commonly accessed and enjoyed by the public for recreational use. This is due to the two public footpaths linking through this area (north of Rugby Road a public footpath links northwards to the wider countryside, whilst south of the Rugby Road this footpath continues and joins the Shakespeare’s Avon Way / Millennium Way strategic public footpath route).’*

7. It is submitted that the allocation of Site H50 causes substantial harm to the Green Belt and does not create a sustainable pattern of development within the context of the Framework 85 – particularly;

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Define boundaries clearly using physical features that are readily recognisable and likely to be permanent.