

**Note on Site Area and Capacity for
Land East of Cubbington (Site H50)**

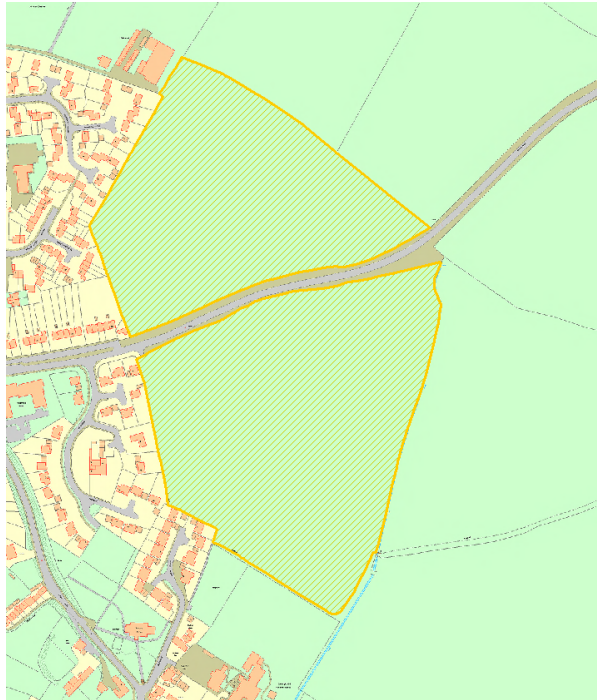
Background

1. This site was discussed as part of Matter 7D at the Local Plan Examination Hearing on Tuesday 15th November.
2. During this discussion, the Council proposed that the site boundary be amended to remove the area to the north of Rugby Road. This was proposed as the landscape evidence demonstrates that this area is not suitable for development. On this basis it is not necessary or appropriate to remove this part of the site from the Green Belt.
3. It was agreed the Council would prepare a note setting out its position including the potential impact on the residual site's suitability and housing capacity.

Local Plan Modifications Site boundaries

4. The site has been allocated for 95 dwellings as part of the 2016 Local Plan modifications.
5. Map 1 below shows the site boundary proposed in the Local Plan Modifications (2016). The site whole area is 11.76 hectares, with the area to the south of Rugby Road being 6.7 hectares and the area to the north of Rugby Road being a little over 5 hectares

Map 1



6. In allocating the site as part of the Proposed Modifications in 2016, the Council took account of the fact that the whole site (encompassing both sides of Rugby Road) had been proposed as a single site in the SHLAA. As a result the assessment that the site was suitable in part, took account of the whole area put forward in the SHLAA.
7. On reflection, the Council has latterly reconsidered this position and is of the view that it would be more appropriate to confine the allocation to the land south of Rugby Road. There are a number of considerations that have led to this revised position.

Landscape Considerations

8. The Landscape Sensitivity and Ecological Study, November 2013 (V16) had found the site to be of high landscape value (it provides an important rural context to the settlement and connects to the wider farmed landscape) and therefore unsuitable for development.

9. The updated Landscape Sensitivity and Ecological Study, January 2016 (LA08PM) reconsidered the potential for development on this site. It concluded as follows:
 - a. Area to north of Rugby Road: *“This is still of high landscape sensitivity because any development here will be visually prominent as it would be on higher ground – 95m AOD. The proposed route for HS2 was previously taken in to consideration and does not change our assessment of this site”*
 - b. Area to the South of Rugby Road: *“The settlement edge is more pronounced than the settlement edge within the northern zone. A particular detractor is the housing development immediately to the north of St Mary’s Church which obscures part of the tower when viewed from travelling in a westerly direction along Rugby Road and from PRow W130b. Any development on this site and should respect these views of the church.”*
10. This landscape advice indicates that land to the north of Rugby Road should be kept free from development. Whilst to the south of Rugby Road, some limited development is possible, subject to improving the settlement edge and respecting views of the church tower.
11. In this context, it had already been the Council’s intention that the area to the north of Rugby Road is kept free from development (see summary of site L17 in V18PM).

Green Belt Considerations

12. In line with paragraph 85 of the NPPF, the 2016 Modifications proposed to remove the whole site from the Green Belt using the existing field boundaries and settlement edge for both parts of the site. However, given that
 - a. it is proposed to keep the north part of the site permanently free from development, and
 - b. Rugby Road provides a clear, recognisable and permanent boundary,it is now considered unnecessary to remove the land north of Rugby Road from the Green Belt.

13. This proposed amendment would still ensure that clear, recognisable and permanent Green Belt boundaries would be provided for the area south of Rugby Road as defined by the settlement edge, Rugby Road and the strong hedgerow/tree line to the east which can be supplemented by further landscaping features.

Other issues

14. Connectivity with village core: the area to the south of Rugby Road has good connectivity with the village core including the school, public houses, shops and church. This provides a further reason to prefer development here in comparison with the area to the north of Rugby Road.
15. Flooding constraints: as discussed in some depth during the Local Plan hearing session on Tuesday 15th November, there are flooding and drainage issues associated with the area to the south of Rugby Road. The Council has given these issues careful consideration and it is important to highlight the following in considering the development potential for the area to the south of Rugby Road:
 - a. The site is not within flood zones 2 or 3, although there are flooding issues associated with Pingle Brook which runs close to the eastern and southern boundary of the site
 - b. There are significant surface water flooding issues associated with this part of Cubbington. Without mitigation, this site has potential to add to these issues. However, advice from the Council's Community Protection team indicates that surface water flooding mitigation can be provided through a sustainable urban drainage system and that taking account of the need to also mitigate for future climate change, this has the potential to improve the situation when compared to a scenario where no development takes place.
 - c. The sewers that run through the village to the south and west of the site have been the subject of capacity issues and associated overflowing. The District Council has discussed this matter with

Severn Trent Water and it is likely to be necessary for Severn Trent Water to connect to an alternative sewer, although this will be a matter to be considered in determining any planning application for the site.

Amended proposals

16. Taking these considerations in to account, the District is now proposing the following:
 - a) Remove the area to the north of Rugby Road from the site allocation and retain this area within the Green Belt
 - b) Continue to allocate 6.7 hectares to the south of Rugby Road for residential development and to remove this area from the Green Belt.
 - c) Retain the capacity of the site at 95 dwellings. This is based on assumptions that significant parts of the site will be required to address the landscape and flooding constraints.
 - d) Landscape: A substantial buffer to the east of the site will be required to soften the settlement edge and to strengthen the Green Belt boundary. Further, other parts of the site will need to be laid out to incorporate views of the Church.
 - e) Flooding: a substantial flood mitigation scheme will be required. Whilst this may (at least in part) be incorporated in to the landscape features, it is likely that this will add to the area of that is not developable.
 - f) Taking these factors in to the account, the Council's capacity estimate assumes 40% developable area at a density of 35 dwellings per hectare.