

**Representations**

**Cubbington Neighbourhood Development Plan**

**Ashberry Strategic Land – Land east of Coventry Road,  
Cubbington**

**December 2024**





1. The following representations are made in response to the Cubbington Neighbourhood Development Plan (CNDP) Regulation 16 Consultation on behalf of Ashberry Strategic Land, in respect of their land interest east of Coventry Road, Cubbington (the site).
2. The site is located to the immediate north of the built form of Cubbington, and is well related to existing residential development and allotments on three sides to the east, west and south. A site location plan has been appended with this representation. The site is referenced as site 176 within the SWLP call for sites map.
3. These representations seek clarity in relation to specific policies and the implications for the site east of Coventry Road.
4. A summary of these representations has also been submitted via the Warwick District Council's online consultation system.

### **Policy CNDP2 – Protecting Other Green Spaces**

5. The Draft CNDP includes references that require clarification to avoid ambiguity and potential misinterpretation in relation to Policy CNDP2 and Table 2 (page 27).
6. CNDP2 only supports development that would result in the loss of other green spaces where equivalent or better provision of provided, or where the open space no longer performs a useful open space function in terms of the local environment, amenity or active recreation. The policy interchanges the use of the words 'green spaces' and 'open spaces', and clarification should be provided as to which applies.
7. The 'other green spaces' are defined within Table 2. Local Green Space Assessment. The first site listed is called HS2 route but in the comments column it states:  
  
*"They would wish all land between the village and the HS2 line to be maintained as open green space within the Parish boundary including sites ref 202 as shown on the South Warwickshire Local Plan."*
8. There is ambiguity as to what land is 'other green space'. It presumably is not the HS2 route listed as that is developed and not green space, but it is unclear what land



between the village and HS2 is included. A plan showing these areas would improve the Plan.

9. If it is intended to include the site east of Coventry Road, Ashberry would resist its designation.
10. It is our view that land east of Coventry Road is visually and physically distinct from land forming a gap between Cubbington and the HS2 line. The site is contained by existing development, including recent residential schemes to the south and east. These developments have altered the settlement boundary on this side of the village, creating an opportunity for a modest development that infills an area of land without significantly extending the edge of the village outwards.
11. The site also benefits from clear existing boundaries provided by mature hedgerows and existing infrastructure, offering natural containment from the wider countryside and Green Belt.
12. It is recognised part of the site is covered by existing allotments. However, within the land available within site 176, there is scope to provide better allotment provision in accordance with the requirements of NPPF paragraph 103 and Local Plan policy HS2.
13. Please therefore review the wording of Policy CNDP2 and Table 2 to clarify which land is to be protected by CNDP2, and please confirm that it excludes land east of Coventry Road for the reasons discussed above.