Dear Planning policy team

I hope this email finds you well. I've recently reviewed the Cubbington Neighbourhood Development Plan and have some questions and concerns that I would like to address.

Firstly, it is not entirely clear how many houses are needed in Cubbington to meet the SWLP requirements, nor how much land is required for this purpose. Section 4.5 identifies Cubbington as a growth village, with Policy DS6 Level of Housing Growth setting a district target of **16,776** new homes between 2011 and 2029, with Growth Villages contributing a minimum of **968** new homes. Does this imply that we need to build over **968** houses in Cubbington to meet this target? Moreover, does this **968**-target include the H25, H26, and Waverley Riding School housing developments in Figure 11 section 4.5, plus **133** new houses built in 2024, thereby requiring **835** new houses?

Additionally, I am seeking clarification on the amount of land needed to accommodate the aforementioned housing requirements. Is it anticipated that this development will be concentrated in a single area, or spread across multiple locations in Cubbington?

I am particularly concerned about the land proposed for development as part of the **call for land**, as it is all Green Belt. I strongly believe that our Green Belt areas should remain protected to prevent urban expansion, which is why they are designated as "Green Belt."

Section 5 of the Neighbourhood Plan Policies, CNDP2, addresses the protection of other green spaces and Table 2, Local Green Space Assessment. It worries me that these areas are only recommended for protection under a light policy, rather than being as vigorously protected as in CNDP1, which could potentially lead to future development on these lands. The comments in Table 2 clearly show that residents support the protection of green spaces, with **Site 97 (Glebe Farm)**, Mill Lan (The Nob), and North and South Cubbington Woods being particularly important for Cubbington and the surrounding area.

Site 97 Glebe Farm specifically raises concerns, as it is identified for**Housing/Residential on the interactive map**. If this land were to be developed, it would have **disastrous** consequences for the local area, environment, farming, and community.

This site faces several challenges:

* It is Green Belt land.
* It is significant agricultural farmland.
* It boasts natural beauty with rolling hills and views across fields to the woods. (Appendix 4 - Protecting Green Spaces - Views & Vistas - Cubbington. V6 - Views - Offchurch Lane - Public Footpath towards Offchurch River Leam - Newbold Comyn, and V7 - Views - Offchurch Lane towards Rugby Road)
* It is a site of multiple public footpaths, as above.
* It provides habitats for wildlife such as foxes, **badgers**, **newts**, (Some most likely Protected), and numerous insect, birders and other animal species that rely on these fields, hedges, and trees/woods for survival.
* The uneven landscape poses significant development challenges, adding to the costs.
* There is a substantial risk of flooding due to the sloping landscape and the presence of many natural springs/broks that contribute to the river Leam.
* Glebe Farm serves as a natural divide between Lillington and Cubbington, building on this land would remove this boundary.
* Access is poor, other than from Offchurch Road between Thwaites and Windmill Hill, significantly impacting local traffic.
* The road network is poor and restricted for high traffic volumes entering Offchurch Road, with narrow and winding roads to the island
* Risk to the school at the top of the hill, with potential increase in traffic, could pose a risk of accidents with children crossing the road.

I would like to gain a better understanding of how Green Belt land will be treated and what the recommendations are for the sites listed in Table 2, particularly Site 97 (Glebe Farm).

Thank you for your time and attention to these matters. I look forward to your response and any clarification you can provide.

Best regards,