

Neighbourhood Plan - Bubbenhall Inputs

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Background

- Cllrs Shattock, Harrison and Haynes are members of the Neighbourhood Plan steering group (NPSG)
- In July a draft neighbourhood Plan was written by Kirkwells
- This plan needed a number of inputs from Bubbenhall
- The Bubbenhall members of the NPSG met in August to discuss the inputs to the draft plan required from Bubbenhall
- This document captures the discussion and should be in conjunction with the draft neighbourhood plan
- For the ease of the reader each input below has been referenced to the appropriate section and page number in the draft document
- The words below are not set in stone and if you can improve them please feel free to do so
- The next steps will be to sign off the draft document and consult with our community on its content

Stephen Haynes
Chair Bubbenhall Parish Council

Section 1.7 page 7

Early Plan Development and Consultation

A Neighbourhood Plan Steering Group has been formed consisting of representatives from each Parish. Planning Consultants have been engaged to support the process and to provide expertise where it is needed.

During January and February 2015 a preliminary survey was sent to every household within the three Parishes. The purpose of this survey was to identify key issues across the proposed designated plan area as well as those that are specific to each of the individual Parishes. Throughout May and June 2015 based upon analysis of returns to the preliminary survey a vision, objectives and key themes were developed by the Steering Group.

Using this earlier work the consultants developed a draft neighbourhood plan and during August 2015 each parish was asked to make comment on the content of the plan as well as producing local inputs where appropriate.

In Bubbenhall the community have had the opportunity make their views on the developing content of the plan known at the regular Parish Council meetings.

Section 2.7 page 10

The above policies and proposals are likely to have significant impacts on local communities living within the neighbourhood plan area. The recently published Joint Green Belt Review (2015) emphasizes the effectiveness of Green Belt in the area of the three parishes, particularly the section to the south and west of Coventry, where the Green Belt serves to contain the potential urban sprawl of Coventry. Green Belt 'parcels' 9 and 10 score 14/20 and 16/20 for effectiveness in the Review and comprise land which under policy DS19 of the draft Local Plan is to be removed from Green Belt to make way for a major employment site (policy DS16). Were these policies to remain in the Local Plan they would destroy the open, rural nature of the area which has been hitherto reinforced and sustained by the Green Belt. The traffic generated by the proposed Employment Site, one of the elements of which is a large distribution hub, would place unsustainable demands on the network of local roads within and around the three communities which link them to the A45 and A46.

Section 2.8 page 10

Flooding of the Avon and the Sowe is a potential risk in the future, which would impact on Stoneleigh and the edge of Bubbenhall where it serves as a natural boundary. The sewers and drains in Bubbenhall are at capacity and flash flooding occurs on Stoneleigh Road and the junction of Cooper's Walk and Lower end.

Section 3.2.8 page 16

The village has several businesses, including two public houses, one with overnight accommodation, a gardening contractor, a bed and breakfast, a holiday let, a day nursery and computer services. Bubbenhall quarry, on the eastern perimeter of the village and operated by Smith's Concrete has been active since 1979. Its operating license has been extended to permit the processing of sand and gravel from a new quarry at Wolston, off the A45.

The village hall is well booked for clubs and activities and the recreation ground has play equipment for ages ranging from toddlers to teenagers, a football pitch and tennis and basketball courts. There is a local bee keeper, and privately owned allotments are used by villagers.

Section 3.2.10 page 16

The village layout . . . The village green was renovated in 2006-9 under the auspices of a local committee with the help of grants raised from WREN and other charities. The water from the spout was augmented by a new borehole and electronic pump, and a bus shelter made of local recycled materials was erected.

Section 3.2.11 page 16

Bubbenhall Today

In recent times Bubbenhall has been shaped by two developments in the 1960s. The first was the designation of part of the village as a conservation area. Conservation area status has protected land mark buildings and the setting in which they sit. The second is known as the 'Bryant' Development. This development dramatically increased the housing stock and the population of the village and today offers homes that are popular with young families wanted to move into the village. Where available other small areas of land have been developed for housing within the village at Moat Close, Darfield Croft and Spring Croft.

Objective No.1 Housing page 23

Comment - Bubbenhall has been designated by Warwick District Council as a category 3 village with potential for some infill housing as relevant areas and land becomes available. There are several possible sites for one or two houses within the village boundaries. One 1960s dwelling has been rebuilt on the footprint of the original house, and there are several barn conversions.

Objective No.3 Greenbelt and parish boundaries page 24

Comment – The draft suggest changing the wording of this objective. The choice is between the existing wording or an objective suggested by Kirkwells. We believe that the setting of green belt boundaries is strategic and out of scope for a neighbourhood plan. The objective as it was originally written is about protecting the existing green belt and not changing the boundaries.

The preferred choice of the Bubbenhall members of the steering group is the original wording.

5.1 Common Policies page 27

Traffic: The intent of policies relating to traffic should be to reduce the impact that new highways and developments have on residential areas within each of the parishes. Also there is a need to work with other agencies to

manage the speed, weight and frequency of vehicles especially HGVs travelling through residential areas which is a major issue in Bubbenhall.

Green Belt: As stated in 2.7 the preservation of Green Belt is of crucial concern to all three local communities. The recent Joint Green Belt Review has highlighted several key Green Belt parcels, notably numbers 9 & 10 located to the south and west of Coventry which are serving to check the sprawl of the city into the Warwickshire countryside. The openness of the countryside immediately to the south and west of Coventry Airport is key to maintaining a natural boundary between Coventry and towns to the south in the same way that the Green Belt between Coventry and Solihull checks the sprawl of Birmingham into Warwickshire.

In addition Bubbenhall, Stoneleigh and Ashow are 'washed over' by Green Belt and form part of a swathe of countryside between Coventry to the north, Kenilworth to the west and Leamington Spa to the south. These historic villages, each with a conservation area and green spaces within as well as on their perimeters act as natural buffers against the encroachments of the towns and the city of Coventry.

5.2.5 Pages 28 and 29

Comment – Bubbenhall has nothing further to add at this time.

5.2.14 page 32

People living in Bubbenhall recognise that it is a great place to live and appreciate the special qualities that village life brings. The green belt protects the village from the risk of being merged with neighbouring villages and cities. Also natural features such as ancient woodland to the south and the river Avon flood plain to the north constrain opportunities for new housing developments.

The rural setting of Bubbenhall has enabled a sense of belonging and community spirit to evolve. These important attributes to a communities well being are so often lost when villages are swallowed up or face rapid growth as part of a large scale development.

Recent experiences that emerged from the last housing needs survey have shown that there is a great deal of local concern over the impact that new developments can have on the special qualities that Bubbenhall offers. It is important that this plan recognises the lessons learnt from this experience.

A thoughtful and sensitive approach to housing development is required to ensure that any new scheme is truly integrated into the village and not seen as a 'bolt on' estate that will always be on the fringes of village life.

Comments on Policy H3

- *The intent of this policy should be to enable the provision of a choice of new homes to meet the needs of all sections of the community*
- *The opening paragraph of the suggested policy reads well and is clear and concise*
- *However the second paragraph appears to rule out any new home that has more than 2 bedrooms being built. Whilst affordable housing for local people might be considered to be a priority we shouldn't be ruling out larger homes where these are more appropriate and in keeping with surrounding properties*
- *In any case the phrase "...or purpose built apartments" should be deleted as this style of housing is not in keeping with the type of housing in Bubbenhall*

Section 5.3.12 page 39

The older domestic buildings within Bubbenhall's conservation area are constructed of brick, some with half-timbered elevations, and with tiled roofs. There are several Elizabethan cottages which have been extended, and an early nineteenth century Rectory. Two cottages (1845) on Lower End are built of the same brick as the village school, now a privately run day nursery. Groups of nineteenth century agricultural cottages on Spring Hill and Lower End have been extended and modernised. Modern individual houses from the 1960s through to the present day are interspersed with older dwellings, and the planting of trees and grass verges serve to blend the various generations of buildings.

The first section of the 'new estate' demarcated by Cooper's Walk, Waggoner's and Home Close was built in the early 1970s with a further phase of building (Orchard Way, Cooper's Walk) from the late 1970s. The houses are built of brick, and mainly two storied. The maturing of the trees and gardens over the past 30-40 years has enhanced the estate.

Moat Close, an earlier development of council built houses now largely owner occupied, consists of two storied brick dwellings, together with some bungalows and terraced houses.

5.3.13 pages 39 and 40

Under section 3 the protected views are as follows:

- Church Fields
- The view from Lower End towards the river Avon
- The view from Pagets Lane over Bubbenhall Meadows
- The view behinds Orchard Way towards Ryton on Dunsmore
- The village green and the triangle of land formed by Pitt Hill, Spring Hill and the A445

Under section 5 the following should also be considered:

- The suitability of street furniture and lighting
- Car parking
- Grass verges

5.3.28 page 48

The parishes include a large number of ancient woodland and a SSI as well as a number of other important habitats such as the River Avon. There should be continued protection and enhancement of this area to benefit local residents, and provide for a healthy and diverse wildlife. Bubbenhall Wood located between Paget's Lane and Weston Lane will become in the future managed by the WWT as will the land previously quarried off Paget's Lane. In particular this is a site where the Great Crested Newt, a protected European species can be found.

Some of the other wildlife found in our area include Muntjac Deer, Fox and Badgers.

5.4.1 page 50

The playing fields in Bubbenhall are owned by the Parish Council and the land is designated as common land.

In the past the village hall was built on this site and subsequently extended to improve the facility. The hall has a large central room which can be used for meetings, functions and indoor activities as required. The management committee that runs the village hall have implemented a programme to refurbishment to bring the hall up to modern day standards and user expectations. Regrettably for economic reasons the Doctors Surgery and the Post Office that used to be available from the village hall have recently been closed.

The playing fields also contain numerous pieces of play equipment for young people of all ages. The outdoor play equipment consists of the traditional swings and slides as well as a themed multi play unit for children. For young people aged 10+ a multi use games area, mini skate park and a shelter have recently been installed.

Future developments centred on the playing fields could see the installation of a fitness trail and a wild flower garden.

The village green is also owned by the Parish Council and is designated as common land. On the edge of the green is the recently renovated water spout from which spring water constantly runs.

Bubbenhall has also lost bus services in recent times. These cut backs have resulted in a dependency on cars for transport which in turn has led to the social isolation of young people as well as the elderly.

Sports and Leisure Facilities Page 51

The playing fields in Bubbenhall are the centre for most recreational activities within the village. The facilities consist of a village hall that can be used for fitness classes, an outdoor multi use games area, a mini skate park, a BMX ride and open grass land that can be used for team games such as football, cricket, rounders etc.

Outside the village the network of public footpaths over land designated as green belt and the Ryton Pools Country Park offer the opportunity for recreational walking for people of all ages.

Section 5.5 Managing Traffic and Improving Accessibility page 53

Comments:

- *Increased frequency of LGVs using rural unclassified roads and the consequences this has for road safety and damage to hedgerows, trees, roads and verges*
- *The speed of traffic travelling through villages and the risk of road traffic collisions*
- *Road Markings on the A445 which allow cars to pass at speed within the Bubbenhall*

Section 5.5.1 page 53

Comments: Bubbenhall was recently classed a priority for speed checks by the Warwick Rural East Neighbourhood Team. This Police led initiative found a significant issue with speeding motor vehicles using Spring Hill Bubbenhall.

Bubbenhall residents have also been monitoring and reporting the frequency of LGVs using roads within the village. This information has been collated and is available.
