 <p>Nuneaton Bedworth United to Achieve</p>	<p>Borough Plan Main Modifications Representation Form</p>	<p>Ref: 4020</p> <p>(For official use only)</p>
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Name of the Local Plan to which this representation relates:

Borough Plan Main Modifications

Please return to Nuneaton and Bedworth Borough Council by 7th November 2018 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy Consultation, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has 2 parts:

Part A – Personal details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details*	2. Agent's details (if applicable)
Title	MR	
First name	NEIL	
Last name	COX	
Job title (where applicable)	/	
Organisation (where applicable)	/	
House number		
Street		
Town		
Post code		
Telephone number		
Email address		

NBBC
MAIN RECEPTION

- 3 DEC 2018

3. Which of the following age brackets do you fall within?

Up to 15	
16-19	
20-29	
30-39	
40-49	
50-59	
60-69	
70-79	
80+	

Part B – Please use a separate sheet for each representation

4. Name or Organisation	
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5. To which main modification does this representation relate?

MMC reference	MM66 (Policy HSG4 – Woodlands)
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6. Do you consider the Borough Plan is:

6.(1) Legally compliant

Yes	
No	x

6.(2) Sound

Yes	
No	x

Please mark with an 'X' as appropriate

7. Please give details of why you consider the main modifications are not legally compliant or are unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the main modifications, please also use this box to set out your comments.

<p>I wish to raise major concerns with main modification MM66, in particular the creation of “a new access from the site to Newtown Road”.</p> <p>Firstly, this new road would run through the well-preserved ridge and furrow on the Woodlands site. This ridge and furrow is some of the best-preserved of its kind Warwickshire. The ECUS (Environmental Consultants) NBBC Borough Plan Heritage Assessment (2016) states on Page 65 “Areas of well-preserved ridge and furrow should be retained through careful siting of green space within the strategic site. Where possible field boundaries should be retained through their incorporation into green spaces and corridors”.</p>
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This comes from the Councils own evidence base. This is emphasised further: *"the ridge and furrow in this location which has medium heritage significance..."* and that developing this site is *"regrettable"*.

On the 29th May the independent Government Inspector issued this quote as part of his advice notes to the Borough Council. In this, Mr Spencer states *"The ECUS report ascribes these features medium heritage significance and paragraph 7.5.1 of the main ECUS report recommends that they should be retained (my emphasis)"*, and further states *"I will expect to see the proposed main modifications address this matter in terms of the re-write of paragraphs 6.64 and 6.65 of the Plan and a clarification of any harm to non-designated heritage assets in light of criterion 19 of the Policy and paragraph 6.66 of the Plan"*.

The Council clearly have not addressed this in the main modifications, and on these grounds, HSG4 Woodlands should be deleted from the Borough Plan with immediate effect due to the inability to access to grant the site road access to the A444 without breaking Borough Council policy.

Under the Highways Act 1980, there must be a Highway Order if this site were to be considered for inclusion. This is because major roads would have to be closed for these works to take place (in this case the exit slip road from the A444, Woodlands Road and Newtown Road). This plan must therefore have to be dealt with at a Public Inquiry, as confirmed by the portfolio holder who covers the Highways Department at Warwickshire County Council. If during this Public Inquiry the Inspector was to rule against this new transport access route, then this would put the whole housing allocation for Policy HSG4 Woodlands into question, as no more than 170 dwellings (Source: HSG4 Woodlands Assessment, 16th April 2018) can be built on the Woodlands, with no new highways provisions to link the site to the A444.

This proposed road bypass the Local GP Surgery and the local Newsagent and necessitate the current link between Newtown Road and Woodlands Road being closed off entirely. This is concerning because of the amount of road and foot traffic from nearby areas such as Croft Pool. With a busy arterial road in place, the proposed infrastructure represents a great risk to the many pedestrians who access the shop, and who would need to cross the road to get there.

Finally, I would like to highlight discrepancies within the costings for this project. These can be found in the 'Budget Cost Estimates', found within HSG4 Woodlands Assessment, 16th April 2018. The project is estimated to cost £2,622,994.50. However, a previous estimate, circa 2009, for the cost of a slip road accessing the A444 from the north of Newtown Road, without a traffic island or arterial road being included was estimated to cost closer to £4,000,000.

The breakdown also includes no estimates for any statutory diversions, any safety audits that might be required or mitigation against poor ground conditions, which due to the tendency of the area where the road is proposed to flood would be needed. The report also says that no costs are allowed for full attenuation because of new areas of carriageway being minimal. This is despite almost the entirety of the new road, island and slip road being new carriageway.

Due to the proposed width of the road infrastructure, compulsory purchasing of land belonging to households from numbers 17-21 Woodlands Road would unequivocally be required, which is not considered in the budget cost estimates. Due to the points raised above, it is likely that the finished road infrastructure would cost beyond £2.6 million to complete.

In addition, I would like to draw attention to the recent Local Plan examination hearings, where in front of Mr Spencer; one of the promoters of the development, Arbury Estates, stated unequivocally that they would not be willing to contribute anything towards a highway project of this scale. In fact, I recall the representative from Arbury Estates saying the Estate would submit a separate Planning Application if faced with this possibility, so they would not have to contribute anything towards Highway/ Traffic projects. If promoters of the site are not willing to contribute financially, then the site is not viable or sustainable.

(Continue on a separate sheet / expand box if necessary)

8. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified at 7 above where this relates to soundness. You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

For the Borough Plan to be legally compliant and sound, policy HSG4 Woodlands needs to be removed from the Borough Plan with immediate effect, because the new transport access route is financially undeliverable and in opposition to Borough Council policy and the inspector's emphasis on ridge and furrow land being maintained.

Without this direct access to the A444, the County Council has said within the modelling support they supplied:


"HSG4, at the level of proposed development (i.e. 689 dwellings), cannot be accommodated without a direct access to the A444 when assuming no additional strategic highway infrastructure (over and above that presented in the IDP) is included."

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

9.

Signature: (If you are filling in an electronic copy, please just type your name)	
Date: 3/12/18	

P.T.O

I'm not happy with the proposed application in the woodlands rd area because the traffic is really bad, at the moment traffic is bad - early in the morning it backs right up, and in the evenings going ahead would cause more traffic, a child has already been knocked over, cats have already been knocked down and killed every week. The parking on woodlands rd is really bad. So it would make even more horrendous, pollution would be increased in the area. The money spent on this could have been better spent on other things. I am against this decision, ~~property~~ property prices will drop, working at night will be a night more as no one would sleep.

Where I live it will cause more traffic and pollution, it will make access difficult in all directions. ~~if~~ If the roads are shut off how will our bins be emptied, it could cause fly tipping



3/12/18