

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Main Modifications Representation Form</p>	<p>Ref: 4041</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	Peter	
Last name	Hollowood	
Job title (where applicable)		
Organisation (where applicable)		
House number		
Street		
Town		
Post code		
Telephone number		
Email address		

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	Mr Hollowood (Arbury View Resident)
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5. To which main modification does this representation relate?

MMC reference	MM28
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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>The process for changing Green Belt status has not even been started or justified and as far as residents are concerned it should not take place. So how can it be stated in the Plan that this Area will be removed from the Green Belt when it is not confirmed or legally processed yet and the document says that Green Belt areas will be progressed until after 2020/21</p> <p>(Continue on a separate sheet / expand box if necessary)</p>
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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.

<p>Changes will need to be made to reflect that a process of change of use is required and should that be justified after public consultation then the areas could be considered for development under the plan. Otherwise this is just a white wash of the legal requirements</p> <p style="text-align: right;">(Continue on a separate sheet / expand box if necessary)</p>

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)	Peter Hollowood
Date:	28/10/18

BOROUGH PLAN

Main Modifications Representation Form

Continued

Part B

Mr Hollowood

Policy Reference HSG2 – Arbury pages 50-52

Reference – MM43

The increase in numbers referenced in the modifications is not evidenced or justified as appropriate and such an amendment should be made only with evidential support and confirmed consultation not just because a developer can squeeze in more houses.

Amendment should justify comment as to reason for increase to make it sound.

Reference – MM44

The term Concept Plan is included in text without any explanation or description as to what this is, who has devised it and what legal consultation has been made to justify its inclusion.

Amendment – A full explanation as to what Concept plan means and how it is justified and where it appear in full in the Plan so it can be commented on by residents.

Reference – MM45

The reference is made to a 'Distributor link road'. This is not explained in any detail and fails to reference the fact that the Warks CC in a recent document says it will not develop such a road and it will have to be developer led. However, the comment in the modification is not explained in any detail and leaves the developers open to create what they want and the aspects of exits onto Arbury View estate for vehicles and how it will exit into an already overcrowded Heath End Road is lacking in detail.

Amendment – Any such reference requires detail and guidance to prevent uncontrolled developer decisions to ensure the road structures are sound and do not contravene Warks CC traffic research.

Reference – MM47

Modifications reference a Concept map to replace the map in Plan'

Amendment – as MM44 what is Concept Plan explanation and where can it be seen.

Reference – MM48 – 51

Modification comment references Master Plan – there is no detail as to what this is and it leaves it open for a developer to interpret it so suit themselves without consideration of local residents or the area.

Amendment – If this term is to be used it should be detailed as to the expected content to make sure it is a sound plan as expected and that residents are consulted in options to ensure it legally complies with plan developments.

Reference MM52

Modifications reference protection of Arbury Estate woods but fails to reference the protections for existing Arbury View residents as has been promised throughout with options for protection to offset the impact of development with the use of allotments, footpaths and foliage.

Amendment – this modification should include the guidance for protection to offset impact to existing residence as promised in the consultation process. Or are trees more important than the residents of Arbury.