

Nuneaton and Bedworth Borough Plan Main Modifications Consultation Help notes for writing a response

The National Planning Policy Framework

The NPPF is the rule set that the Borough Plan must comply with. These are available online at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

Whilst the NPPF is a lengthy document, it is broken down into sections. If you can link the comments you make in your consultation response to the NPPF, they will be more effective.

What if I don't agree with the changes that are being proposed?

Whilst we may love our current view or worry about the value of our home being reduced as a result of new development, unfortunately these aren't reasons that would be accepted under planning law. The topics listed below may help you to think about and identify impacts that may arise from the Main Modifications:

- Protecting areas of natural beauty, wildlife or historic areas.
- Highways and transport issues
- Access to local services such as GPs and Schools
- Parking problems
- Flooding and sewerage issues
- Any other issues which would affect the everyday lives of people living in the area
- Is the site sustainable?

Why should I comment on infrastructure?

The money developers will have to pay to NBBC as part of the planning process for new residential developments will be used by the Council to improve infrastructure. Remember Bulkington is the third tier, money will go to Nuneaton first tier, then Bedworth second tier, and anything left over to Bulkington.

It is important that local people have their say to the Independent Planning Inspector where the proposed modifications might affect:

- Roads, transport and parking
- Local services such as GPs, hospitals and schools
- Access to green spaces
- Local employment opportunities
- Crime and emergency services
- Flooding and other weather related issues
- Water, Electricity and the supply of other essential utilities

How do I take part in the Consultation?

The Council are asking that residents use the Representation Form and read their Guidance Notes, these can be found at:

<https://www.nuneatonandbedworth.gov.uk/downloads/21016/consultations>

Please make returns to Nuneaton and Bedworth Borough Council by **7th November 2018** using either method below:

Email: planning.policy@nuneatonandbedworth.gov.uk

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

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Nuneaton and Bedworth Borough Council are holding a consultation on the changes they wish to make to the Borough Plan following the Examination held by the Independent Planning Inspector. Residents are invited to comment on the changes to the Plan, not on the overall Borough Plan itself.

- The Borough Plan is proposed to deliver 14,836 dwellings by 2031 across Nuneaton, Bedworth and Bulkington.
- This includes the additional 4,020 dwellings the Council has agreed to take from the Coventry and Warwickshire Housing Market Area.

What are the changes proposed to the Borough Plan?

Full details of the proposed changes are available on the Nuneaton and Bedworth Borough Council website:

<https://www.nuneatonandbedworth.gov.uk/downloads/21016/consultations>

The main changes affecting Bulkington are:

- MM73 - HSG7 East side of Bulkington - The wording in the modification has changed from "circa 196 houses" to "at least 196 houses". This implies a higher number of houses could be built with a greater housing density and certainly nothing less than 196.
- MM77 - HSG7 East side of Bulkington - Continues to avoid the issues and difficulty of suitable and appropriate access to site. Leaves these unsatisfactory problems until after the Plan.
- MM77 - HSG 7 East side of Bulkington - The traffic model report suggests traffic congestion will increase regardless of junction improvements on Nuneaton Road - Rugby Road. The £1 million estimated cost (Feb 2018) has now skyrocketed to £3 million. This must impact on the viability of HSG7 & HSG8. Local peak hours traffic congestion would be detrimental to all Bulkington residents as flows increase.
- MM78 - HSG8 West side of Bulkington - The wording in the modification has changed from "circa 495 houses" to "at least 495 houses". This implies a higher number of houses could be built with a greater housing density and certainly nothing less than 495.
- MM82 - HSG8 West side of Bulkington - Depends on unrelated parcels of land in multiple ownerships; plus access issues to resolve. Concept framework not contained in the Plan. Therefore HSG8 should not be in the Plan.
- MM83 - HSG8 Land parcel north of Bedworth Road - The northern boundary does not satisfy NPPF as a defensible boundary for the Green Belt.
- MM76 and MM81 - Money to be made available to NHS Warwickshire North Clinical commissioning group. Taking into account the fact the Borough plan is over 14,000 homes we can expect the population of the Borough to increase by over 35,000 people. Katherine Moreton and the Council have given no assurances that this money will be filtered towards improving medical services in Bulkington. As we are in a third tier settlement, Nuneaton and Bedworth will take priority. Bulkington is Geographically on the periphery and this money and service will stay in the core. This will not help Bulkington whose population may grow by 30% plus.

**MM refers to main modification, in any correspondence please state which MM number you are discussing.*