

**Appendix 1 – Summary points for Local Plan and City Centre AAP drop-in Sessions**

**Proposed Modifications consultation**

**March – April 2017**

## **Summary of Feedback from Xcel Leisure Centre Consultation Session**

Friday 24<sup>th</sup> March 2017 – 16:00 – 19:30

Held at Xcel Leisure Centre, Mitchell Avenue.

Approximate Attendance: 50-100 people.

Areas of discussion:

- City Centre;
- Kings Hill – proposed development site;
- Westwood Heath – proposed development site;
- Cromwell Lane – proposed development site; and
- Solihull development proposals.

Key Points:

- What stage of the Local Plan process is this and why are you consulting further at this stage?
- What happens to the Local Plan next?
- Hasn't the Inspector already approved the Plan?
- What modifications are you consulting on?
- Has the Cromwell Lane site being removed or is still being promoted?
- What is happening in Warwick District at Westwood Heath and Kings Hill?
- What is happening with the new link road? Where does it go and what will it serve?
- Can such sites and proposals be shown on your proposals map?
- General objection was raised to the principle of the proposed allocation at Cromwell Lane.
- Why do we have to build on the Green Belt?
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- The city's population growth is all students.
- Over what timeframe will this development be built?
- When will development works start?
- Will the review mechanism really allow the Plan to respond to changes of population growth?
- Could land be returned to Green Belt if it's not developed?
- A specific request was made to consider a fallback position in the event that the Inspector rejects the proposed changes to GB for site H2:8 (Cromwell Lane). Should the allocation be rejected then the Green Belt boundary should still be moved but just to the rear of the existing properties/plots on Cromwell Lane.
- A specific request for all comments submitted as part of the consultation to be published online in full for transparency.
- A specific issue raised about local GP practice provision. This included disappointment at one of the Duggins Lane sites not being included as part of the proposed modifications. The site had been promoted to include a new GP surgery.
- A specific query about access to the proposed allocation from Cromwell Lane, with a request to consider using an existing bungalow (different to that currently proposed) as a point of access.

- A number of concerns were raised about existing traffic pressures and parking problems along Cromwell Lane.
- A number of safety concerns were raised about pedestrian safety and the ability to cross roads etc.
- Junction pressures were highlighted at a number of junctions especially at peak times.
- Questions were asked about any further expansion of the Tile Hill Park and Ride car park. It was suggested that it was currently too small to meet demand and that was impacting on parking pressures in surrounding streets and industrial estates.
- It was requested that opportunities to charge for the car park should be considered to help fund its expansion.

## **Summary of Feedback from City Centre Consultation Session**

Saturday 25<sup>th</sup> March 2017 – 10:00 – 12:30

Held at Coventry City Centre Library

Approximate Attendance: 0-50 people.

Areas of discussion:

- City Centre
- Eastern Green – proposed development site;
- Keresley – proposed development site;
- Whitley – JLR expansion – proposed development site;
- Kings Hill – proposed development site;
- Westwood Heath – proposed development site;
- Cromwell Lane – proposed development site;
- Woodlands School;
- Solihull development proposals

Key Points:

- Principles of Green Belt development – what it means and why it's being considered?
- Prefer to see brownfield sites used first – desire to understand where brownfield sites are and why they can't be brought forward first.
- What regeneration schemes are already underway?
- Are any regeneration proposals being considered for Spon End?
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- The city's population growth is all students.
- Why do we need 25% affordable housing?
- Will we build more affordable housing and if so what percentage of overall development which will be affordable?
- How is affordable housing calculated and determined – why is Warwick 40% and Coventry 25% for example?
- What can the Plan do about homelessness and rough sleeping in the city centre?
- What policies are proposed to support a positive relationship between new homes and existing properties – how does the Plan deal with design, setting and buffering?
- If these schemes are approved what is the timetable for the plan and future planning applications.
- Negative response to student growth and university expansion – city centre should be about more than just students.
- HiMO's are out of control and need to be reduced and reused for family homes.
- Sewage capacity and water supply are issues – are you working with Severn Trent Water?
- Flood risk and drainage issues – especially at Keresley and Eastern Green.
- All this development will have huge impacts on ecology and biodiversity. The site at Baginton Fields is a prime example. How will the new Masterplan principles policy protect this area?
- General support for city centre south proposals and city centre improvements.
- What's happening to the Council house?
- What joint working has taken place with neighbouring authorities and how has this influenced the duty to cooperate?

- Why can't we build on the eastern side of Coventry towards Rugby as the gap between Rugby and the city is far greater and less sensitive?
- The concept of the Master planning principles policy and in particular its link to further community involvement were generally supported.
- Eastern Green Master planning needs to involve the local community.
- What is the timeframe for development coming forward in a range of areas including Eastern Green and Keresley in particular?
- What are the Solihull development proposals on the city's western boundary
- Concerns were raised about the impacts of urban sprawl and loss of Meriden Gap.
- Cars should not be allowed to access onto Upper Eastern Green Lane
- Junction improvement works needed at Allard Way/Langbank Avenue and St Martins road / A45.
- Need to consider the impact of Kings Hill development on Coventry roads – especially the Green Lane area. Can alternative access be created directly onto Kenilworth Road?
- Impacts of development on highways network – both strategic network and local roads – how will they cope with the traffic generated by new homes?
- Can you do anything to compensate people for loss of property value?

## **Summary of Feedback from Eastern Green Consultation Session**

Monday 27<sup>th</sup> March 2017 – 16:00 – 19:30

Held at Eastern Green Social Club, Church Lane.

Approximate Attendance: 200-250 people.

Areas of discussion:

- City Centre;
- Eastern Green – proposed development site;
- Keresley – proposed development site;
- Whitley – JLR expansion – proposed development site;
- Kings Hill – proposed development site;
- Westwood Heath – proposed development site;
- Cromwell Lane – proposed development site;
- Woodlands School;
- Solihull development proposals;
- Rugby development proposals; and
- Walsgrave Hill Farm – proposed development site.

Key Points:

- Masterplan principles policy should include a requirement to identify an illustrative development phasing proposal with suggested timescales for development so surrounding residents know when development will take place and where.
- Masterplan principles policy should clearly specify the minimum distance of green infrastructure areas for screening of existing residential properties from new developments and for the green corridor proposals along Pickford Green Lane.
- Support for further detailed engagement on design guidance and with developers over site master plan.
- If the development does take place can one of the streets be named after a former farmer and councillor – Thomas Knowle?
- If this happens the scheme needs to be high quality and high value.
- Over what timeframe will this development be built?
- When will development works start?
- Why can't we build more to the east towards Rugby?
- Where else are you planning to build?
- What Brownfield sites are being used?
- Have alternative development proposals not been considered to the north of the A45? If so – why not there instead?
- Why do we have to build on the Green Belt at all?
- How have the proposed modifications addressed the proposals within the Housing White Paper?
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- The city's population growth is all students.
- Why do we need 25% affordable housing?

- Why do all properties have to be family housing? If the scheme has to be built it should be a bigger mix of property types including bungalows.
- How will the new West Midlands combined authority proposals impact this development?
- How will the WMCA road proposals link into this?
- Wish to see greater detail and visuals of the grade separated junction to understand the sort of impact it could have visually.
- Can the grade separate junction not be provided away from Brick Hill Lane and the existing residential properties?
- When will the junction be constructed and how long will it take.
- How will people still be able to access Pickford Green Lane and Brick Hill Lane?
- Significant concerns about risk of rat running into Pickford Green Lane and south into Hockley lane and beyond – consider blocking the road network from any development parcels along this road.
- Highway access of any kind onto upper eastern green lane would be a disaster – road too narrow and existing lane not appropriate to support public transport etc.
- How will highways ensure construction traffic isn't directed up inappropriate road networks such as Pickford Green Lane?
- Have already requested traffic calming measures along Upper Eastern Green Lane but been refused – council has no concern for persons safety by the schools.
- Don't want any further highway connectivity into Park Hill Drive and surrounding network.
- How will the 2 properties off the A45 be accessed as part of a redevelopment or comprehensive proposal?
- Want to see public transport integrated into the new scheme.
- If you introduce public transport only links these will inevitably become full highway routes like at Park Hill Drive.
- How has your transport modelling work taken into account surrounding developments?
- Why has HS2 not been factored into the modelling work.
- Why are you proposing new employment land and retail as well?
- There is no requirement for a new supermarket.
- If there are going to be shops they need to be in 1 location, not split across 2 sites and certainly not towards Upper Eastern Green Lane as existing properties already have access to such services.
- Any new development needs to be supported by new schools and supporting infrastructure.
- how will you ensure the school and surgery are built – they haven't been at Banner brook.
- What happens if the site is built (like Bannerbrook) and the school and health centre etc are left as waste land?
- Why not use the Woodlands academy site for a new school or if not for new homes instead?
- Consultation is inappropriate and won't be taken into account – it wasn't last time - this is a done deal.
- Residents at Juniper Drive have been letter dropped about changes to public rights of way in the area – why has this not been wider around upper eastern green lane etc?
- Will you protect the existing trees and hedge rows?

- How will you manage flooding and drainage, especially towards Upper Eastern Green Lane as water flows down the hill towards the existing homes which already suffer with flood risk.
- How will the small fields off of Pickford Green Lane to the north of Blyth Cottage and Ainsley Grange be protected now the SUE boundary has changed.
- Are the existing ponds and brook corridors going to be retained?
- How will you protect the buzzard nests and great crested newt ponds?
- Support shown for provision of new sports pitches.
- Support for Pickford brook corridor being utilised for pedestrian activity – walking and cycling etc.
- Can you do anything to compensate people for loss of property value?



## **Summary of Feedback from Keresley Consultation Session**

Wednesday 29<sup>th</sup> March 2017 – 16:00 – 19:30

Held at President Kennedy School.

Approximate Attendance: 100-150 people.

Areas of discussion:

- Keresley – proposed development site;
- Cromwell Lane – proposed development site;
- Browns Lane – proposed development sites

Key Points:

- Objection to the principle of development at Keresley, Cromwell Lane and Browns Lane.
- Existing infrastructure will not support so many homes. What does the Plan do for new schools, health care and roads?
- Concern was expressed about development impact at the Coundon Wedge.
- Why do we have to build on the Green Belt?
- Development at Keresley will have significant impact on local wildlife and ecology value.
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- The city's population growth is all students.
- Over what timeframe will this development be built?
- When will development works start?
- Where else are you planning to build?
- What Brownfield sites are being used?
- Why do all properties have to be family housing? If the scheme has to be built it should be a bigger mix of property types including bungalows.
- If this happens the scheme needs to be high quality and high value.
- Some support was expressed in recognition of the need for new homes and that the city needs to grow.
- Any support for growth was caveated by the need for high quality development to be planned in an appropriate way with the necessary infrastructure to support it.
- Consultation is inappropriate and won't be taken into account – it wasn't last time - this is a done deal.
- Post card deliveries have been inappropriate and missed out a lot of properties that are in the most affected areas.
- Why have these proposals not been more widely advertised or promoted?
- What happens with the Plan after this stage of consultation?

## **Summary of Feedback from Longford Consultation Session**

Thursday 6<sup>th</sup> April 2017 – 16:00 – 19:30

Held at Grangehurst Primary School.

Approximate Attendance: 0-50 people.

Areas of discussion:

- Keresley – proposed development site;
- City Centre;
- Lentons Lane area in general; and
- Ash Green possible development proposals by Nuneaton and Bedworth Borough Council.

Key Points:

- Objection to the principle of development at Keresley.
- Development at Keresley will have significant impact on local wildlife and ecology value.
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- The city's population growth is all students.
- Existing infrastructure at Keresley and Ash Green areas will not support so many homes. What does the Plan do for new schools, health care and roads?
- If the development at Keresley proceeds, we need a new school to support the needs of the people.
- Can you confirm if the Jubilee Wood will be affected by the development proposals?
- How will the new link road proposal alleviate traffic congestion/
- What is the exact route of the new link road?
- Residents in the Lentons Lane area expressed support for not developing along Lentons Lane.
- Specific requests were made to try and improve bus services north of the M6.
- How will the Plans support improved connectivity into the city centre
- How will the AAP bring about new retail and leisure facilities to make the city centre more attractive – at the moment everyone goes to out of town centres.

## **Summary of Feedback from Whitley Consultation Session**

Tuesday 6<sup>th</sup> April 2017 – 16:00 – 19:30

Held at Whitley Abbey School.

Approximate Attendance: 50-100 people.

Areas of discussion:

- Whitley Business Park expansion
- Baginton fields – proposed employment development site;
- Eastern Green – proposed development site;
- Keresley – proposed development sites;
- London Road / Allard Way – proposed development site; and
- City centre

Key Points:

- Objection to the principle of development at Baginton Fields, Keresley and Eastern Green.
- The Masterplan Principles policy does not go far enough to ensure protection for the Local Wildlife sites and nature trails at Baginton Fields.
- The Masterplan Principles policy is not clear as to the extent of buffering and screening – this would need to be meaningful – not just a hedgerow. This was of relevance to the Keresley, Eastern Green and Baginton Fields discussions.
- The importance of green spaces within the local community should not be underestimated – it is a vital local resource.
- The concept of improving connectivity between the nature trails and the Sowe Valley as part of the Baginton Fields site was broadly supported.
- It is important to retain existing wildlife and ecology within the Baginton Fields area and not force it further afield.
- Would like to see sections of the Baginton Fields area designated as Local Green Space as part of GB1.
- Air quality is a big issue in the local area at Baginton fields in particular. Support the identification of new air quality monitoring infrastructure in the IDP, but need to make sure it's delivered.
- Parking provisions at new employment sites should be adequate to meet need and not place pressure on local streets.
- Access to the new Baginton Fields employment site should not be from local streets.
- There was general support for the refurbishment and regeneration of the locally listed pumping station and lodge buildings at London Road.
- The importance of maintaining public rights of way was highlighted.
- Existing infrastructure will not support so many homes. What does the Plan do for new schools, health care and roads?
- Why do we have to build on the Green Belt?
- What happens if Brexit results in significant population reduction?
- Where are the people coming from that need these homes?
- Over what timeframe will this development be built?
- When will development works start?
- Why can't new employment land go on brownfield sites?
- Some support was expressed in recognition of the need for new homes and that the city needs to grow.

- Any support for growth was caveated by the need for high quality development to be planned in an appropriate way with the necessary infrastructure to support it.
- Post card deliveries in Keresley have been inappropriate and missed out a lot of properties that are in the most affected areas.
- Why have these proposals not been more widely advertised or promoted?
- Previous consultation responses were poorly received and there is a feeling that proposals are a done deal.
- There is a feeling the Baginton Fields site will inevitably be for JLR and that it should just be confirmed and managed in a more transparent way.
- More should be done to advertise different consultations – making more use of local information boards etc.
- What happens with the Plan after this stage of consultation?