Gladman Developments Ltd

Land off Plough Hill Road

Nuneaton

Nuneaton and Bedworth Borough Council

Statement of Community Involvement

June 2014
1.0 INTRODUCTION

1.1 Purpose

1.1.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd (GDL) to inform an outline planning application for up to 262 homes, with associated open space, convenience retail and school parking, on land off Plough Hill Road Nuneaton.

1.2 Policy Background

1.2.1 The Nuneaton and Bedworth Borough Council Statement of Community Involvement (SCI) was formerly adopted in December 2006 and sets out the Council’s approach to stakeholder engagement regarding planning applications within the Borough. The SCI is a statutory document which details how and when the Council will involve the community in the preparation of the planning documents that will make up the Development Plan, upon which planning decisions will be based under Section 38 (6) of the Town Planning and Compulsory Purchase Act 2004. It also provides information on the Council’s approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning, over time and to achieve a widespread level of support for the policies that will shape development and the future of land use in Nuneaton and Bedworth.

1.2.2 Nuneaton and Bedworth Borough Council encourages pre-application discussions as it produces the following benefits to a forthcoming application:

- Better quality applications which will take less time to process;
- Identification and resolution of problems at an early stage resulting in fewer objections from statutory consultees, key stakeholders and the community when the application is processed;
- Openness of approach from pre-application-to decision making stage; and
- Fewer revisions of proposals saving developer and local authority time and resources.

1.3 Gladman’s Approach

1.3.1 Having considered Nuneaton and Bedworth Borough Council’s SCI, GDL has completed a comprehensive programme of community engagement which is considered appropriate and proportionate for the proposed development on this site.
1.4.2 This report details the programme and results of the consultation, meeting the requirement to submit such a document as part of a planning application.
2.0 ENGAGEMENT WITH NUNEATON AND BEDWORTH BOROUGH COUNCIL & STAKEHOLDERS

2.1 Discussions with Council Officers

2.1.1 GDL engaged with Officers during the pre-application stage. A meeting was held at the Town Hall in Nuneaton on April 1st with Katherine Moreton and Gemma Yardley to discuss the proposed development.

2.1.2 An Environment Impact Assessment (EIA) Screening Request was also submitted to Nuneaton and Bedworth Borough Council on 23rd May 2014 seeking confirmation that an Environmental Statement was not required for the development. A response was received on June 19th 2014 from Andrew Collinson (Principle Planning Officer) from Nuneaton and Bedworth Borough Council stating that the development does not require an environmental statement.

2.1.3 The applicant has engaged other statutory consultees to discuss key issues raised during the consultation process.

2.2 Engagement with other Local Stakeholders

2.2.1 GDL both directly and through consultants has proactively engaged with other stakeholders during the pre-application stage including:

- Wycombe County
- Highways Authority
- Existing Residents adjacent to the site
- Environment Agency
- Utility Providers
- Galley Common Infant School
2.3 Engagement with the Local Community

Initial Consultation Leaflet

2.3.1 Leaflets outlining the development principles and seeking comments were distributed on Thursday 12th June to over 406 households & businesses within the proximity of the site. A copy of the leaflet is included at Appendix A.

2.3.2 26 people initially responded to this leaflet by post and via email between 12th June 2014 and 29th June 2014. All Copies of feedback received are included at Appendix B.

2.3.3 An advert was placed in The Nuneaton News and appeared in the 12th June 2014 publication; this can be found in Appendix C.

2.4 Discussions with Nuneaton and Bedworth Borough Council

2.4.1 We wrote to the Ward Councillors for Galley Common (via letter and email) on 11th June and as yet we have not received a response.

2.4.2 We wrote to Mrs K Middleton, the Head Teacher of Galley Common Infant School, on 28th May 2014 to advise the school of the proposal to provide land opposite the school for a dedicated drop-off and pick-up area. We requested an opinion from the school on this idea, confirming the provision is not required to mitigate the impacts of our development and advising them that their view on the parking provision would be without prejudice to their opinion on application overall.

2.5 Your-views Website

2.5.1 GDL has a dedicated website for each of its projects. These contain details of the project, copies of the consultation boards and other information about the particular scheme. The website also allows feedback to be sent via email to GDL. The website is www.your-views.co.uk/ploughhillroad and was operational on 11th June 2014 to coincide with the distribution of the leaflet. Extract pages are shown in Appendix D.
3.0 CONSULTATION REVIEW

3.1 Consultation Outcomes

3.1.1 GDL is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. Whilst many respondents objected to the principle of residential development on the site, others expressed support whilst some offered constructive comments.

3.2 Summary of Comments and Responses

3.2.1 Responses to issues which emerged from the various forms of community engagement are detailed in the table below, together with the applicant’s response.

3.1.2 GDL is pleased with the general level of response and the supportive comments that have been expressed.

3.1.3 Following our initial letter, GDL corresponded with Mrs Whitehead, Acting Head Teacher for Galley Common Infant School, offering land to be used as dedicated parking for the drop off and pick up of children. A response was received from the Chair of Governors, opposing our proposed development without offering a view on the proposed parking. We have responded asking for further clarification on whether the school would like this facility to be provided, but we are yet to receive a response.

3.1.4 A response on this proposal was received from Dave Neale of Warwickshire Council, on June 20 2014 stating that he did not have any objections to the principle of parking provision. This can be found in Appendix E.

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The roads cannot cope with the amount of traffic currently</td>
<td>• The development will result in additional traffic onto Plough Hill Road however the Transport Assessment demonstrates that the impact on the local highway network is acceptable.</td>
</tr>
<tr>
<td>• Galley Common needs more facilities</td>
<td>• We are proposing to incorporate additional parking for Galley Common Infant School and a convenience store.</td>
</tr>
<tr>
<td>• Why can’t brownfield sites be used first</td>
<td>• The Council cannot identify sufficient housing sites in the Borough to accommodate housing needs. Green field sites are therefore required.</td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>How will the Doctors’ Surgeries cope with additional pressure on facilities.</td>
<td>Consultation will be undertaken with the relevant Health Authority to determine impact of the proposals on local health provision.</td>
</tr>
<tr>
<td>More development of land can only have a detrimental effect on wildlife</td>
<td>The development will provide for the maintenance of ecological attributes where possible and it also proposes ecological enhancements, together with the long term management of the site.</td>
</tr>
<tr>
<td>How will the schools cope with additional children</td>
<td>Consultation will be undertaken with Nuneaton and Bedworth Borough Council to determine impact of the proposals on local Schools and any additional infrastructure requirements to which our scheme will contribute, if required.</td>
</tr>
<tr>
<td>What is the capacity of the additional parking for the school</td>
<td>We are proposing 24 parking spaces to assist with drop off / pick up of children</td>
</tr>
</tbody>
</table>

### 3.3 Potential for Community Benefits

3.1.3 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development. Potential suggestions must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot ‘buy’ consents); however, no reasonable suggestions were received.

### 3.4 Review of the Scheme

3.1.4 In the light of comments received and their nature and content, no amendments to the scheme have been undertaken.
Appendix A

Consultation Leaflet
What are we doing now?
This consultation provides the community with their first opportunity to comment on and help shape the development proposals. As well as seeking your views we are currently contacting a number of organisations and groups in the local area.

Please aim to submit your comments on this leaflet as soon as possible. We consider comments whenever they are received and there will be further opportunities to comment during the planning process.

What happens next?
Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application. Once a planning application has been submitted you will also be able to make further representations to Nuneaton and Bedworth Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:
www.your-views.co.uk/ploughhillroad

Should you require a printed copy please write to:
Your Views Plough Hill Road
Gladman House
Alexandria Way
Congleton
Cheshire CW12 1LB
Potential Residential Development

Land off Plough Hill Road, Nuneaton

PUBLIC CONSULTATION

Introduction

Gladman Developments are proposing a new residential development on land off Plough Hill Road, Nuneaton. This leaflet provides outline details of the scheme and seeks views and comments from the local community on the current proposals.

We want to hear your views

This is your first opportunity to tell us what is important to you and what you would wish to see built at this development, should it take place.

Things we would like to hear about include:

- Are you or anyone you know in need of affordable housing in Nuneaton?
- Is there a need for housing for first time buyers and/or housing for young professionals in Nuneaton?
- Are there any particular types of houses that Nuneaton is currently lacking?
- Are there community facilities that you would like to improve or develop as part of this scheme?
- Is there a need for housing for older people?
- Is there a need for housing for people with disabilities?
- Is there a need for social housing?
- Are you or anyone you know in need of additional housing in Nuneaton?

If you are in favour of, or opposed to new housing on this site, please tell us why.

Your feedback is important to us and will be used to help shape our proposals.

How can you comment?

You can respond by email:

comments@your-views.co.uk (using ‘Plough Hill Road’ as the subject line)

or by Post:

Your Views Plough Hill Road
Gladman House
Alexandria Way
Congleton
Cheshire, CW12 1LB

www.your-views.co.uk/ploughhillroad

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Appendix B

Feedback from the Leaflet
Plough Hill Road

Looking at the plans, do you have any comments that will help us shape our masterplan?: First of all we are not at all happy that a development is being considered for this village. Too much of the countryside is being eaten up. Our house backs on to this development and the proposed convenience store will be at the back of us. This will block out what has been a lovely view for the almost 30 years that we have lived in the house since getting married. We have not wanted to move house purely because of this view. We have brought up our son here in only a small 2 bed house, as have other neighbours. This development will be a sad turn of events for this village. Our natural green spaces where we can walk and also walk our dogs, think in peace etc etc will be lost forever. Just for money. Go and build in a brown field area. The birds and other animals around here will be disturbed.

Would you like to suggest any changes to improve the proposals?: If this development must go ahead and we are totally opposed to it, then think again about where the convenience store will be located. It is already congested enough by the school and to have a shop opposite will be dangerous. The plan shows a car park "supposedly" for dropping kids off to school. Firstly the car park for this purpose should be on the same side as the school for safety. Secondly it looks like an entrance will be made from this car park/dropping off point to the store in future so will be a bad place for lorries. Plough hill road itself gets extremely congested at school run time so the potential for another 600 cars (2 per household on average) would be mad. Also why put this store near our houses. Stick it in the middle of the development where we will not be subjected to lorries and cars stopping and starting all day long. This road is already a busy road with other developments off it on the old brick works at Chapel End.

Are there any other comments you would like us to consider?: What is "high density housing" If this is 3 storey high buildings then we will definitely not see any views. This will damage the value to our properties and our mental health as a view is the main reason for living here. We are not happy with the developers or the owners of the land who have sold it. We know who they are and they bring shame to the village. But again it is all for money money money. Use brown field sites, there are old schools locally which have been knocked down and the land is still vacant. Why have these not been built on yet when they are already right next to schools/shops. this is madness. Anyone we speak to thinks it is madness. Stop spoiling the area and go away and leave us in peace.

Prefix: Mrs
Your name: Gaynor Edwards
Your email: gaynordedwards1@aol.com
Address: 17 Marlowe Close
Galley Common
Nuneaton
Warwickshire
Postcode: CV10 9QP
Plough Hill Road

From: Cheesman  
To: YourViews; test@pearsontreehouse.co.uk  
Subject: Comments - Plough Hill Road  
Date: 27 June 2014 17:52:51

Looking at the plans, do you have any comments that will help us shape our masterplan?: You have said you have distributed leaflets mid June I have not received anything and live in the neighbourhood

Would you like to suggest any changes to improve the proposals?: Is this a good place to develop the current status around the school at peak times is unsustainable if more houses are to be built I don't believe that car park is located in the correct place or is big enough very few people walk to the school I have been subject of a road rage incident at the top of Chesterton drive by another local resident who thought I was collecting children from the school when I was returning home from work early this demonstrated to me how bad the traffic and current situation is during peak times of the day. This needs more details in terms of numbers of car parking places being considered and also is the school big enough to cope with the addition of new houses and other services such as doctors etc

Are there any other comments you would like us to consider?: Traffic in the area opposite the school and top of Chesterton drive will also be impacted with the introduction of around 500 - 600 cars to the area as well as looking at speed reduction measures on plough hill road as the speed people travel in these areas is increasing.

Prefix: Mrs

Your name: Cheesman
Your email: Admin@fencing.uk.com
Address: 5 Carlyle close galley common
Postcode: CV10 9QX
Plough Hill Road

**Are there any other comments you would like us to consider?:** What is the capacity in vehicles of the proposed drop off/car park area opposite the school

**Prefix:** Mr

**Your name:** Parker

**Your email:** andy.parker8@yahoo.co.uk

**Address:** 1 Kipling Close Galley Common

**Postcode:** CV10 9SJ
Looking at the plans, do you have any comments that will help us shape our masterplan?: i don't think that galley common has the infrastructure to cater for 300 more homes, theres only two roads in and out of galley common which would not be suitable. The traffic already on these roads at the junctions is problematic and this would be worse by the extra houses.

Would you like to suggest any changes to improve the proposals?: not build it

Are there any other comments you would like us to consider?: although you say you distributed leaflets, i never received one. i only saw about the development in the local newspaper.

Prefix: Mrs
Your name: vicky
Your email: wilson
Address: 22 dickens close
galley common
Postcode: cv10 9sq
Plough Hill Road

Looking at the plans, do you have any comments that will help us shape our masterplan?: The area you propose is completely unsuitable for the size of development. Vehicular access in and out of Galley Common is challenging at peak times already without 300-500 more cars trying to get in and out. It would have been nice to have been consulted before hearing about it in the news. The area of the proposed development adjacent to the Back Track is well used by dog walkers, ramblers and nature enthusiasts. It is mind boggling that you wish to destroy that area for housing that this area of Nuneaton doesn't need and can't sustain.

Would you like to suggest any changes to improve the proposals?: Stay out of Galley Common

Are there any other comments you would like us to consider?: See above comment

Prefix: Mr
Your name: Mark Yearby
Your email: mark.yearby@gmail.com
Address: 2 Kipling Close, Galley Common. Nuneaton
Postcode: CV10 9SJ
regarding planning application for approx. 300 homes as per reference above, I wish to register my objections in the strongest possible terms for the following reasons:

The proposed development exits onto the only “through route” for Galley Common Village which is already prone to severe traffic problems in the area of the intended site entrance. There is also an existing problem with severe congestion in the vicinity of the infant school in Plough Hill Road which will worsen if the development is approved.

Both this school and the doctor’s surgery will be unable to meet the increased demand which will, again lead to an increase in traffic congestion and pollution as the additional pupils and patients will be obliged to travel to other locations, with the village already very poorly served by public transport.

Traffic problems will also be increased as poor employment prospects within Nuneaton Borough will force most new residents to commute. The village has no permanent police/CS officers and any increased housing density is also likely to bring with it an attendant rise in crime and ant-social behaviour levels.

There is a well documented history of flooding in the area and this is likely to worsen considerably.

The varied wildlife within the development area will be totally destroyed and existing access to the widely used fields, woodlands and public footpaths will disappear.

I would be grateful if you would confirm receipt of this objection and keep me informed of any further developments.

 Regards.  
D. Warner
Looking at the plans, do you have any comments that will help us shape our masterplan?:

- I think parking at the school won't make any difference as not enough school places anyway.
- Houses are definitely needed in the area but will there be social and shared ownership?
- What about the road structure?

Would you like to suggest any changes to improve the proposals?:

- Children's play area
- School parking area needs looking at
- Bus services

Prefix: Mrs

Your name: Val Morgan
Your email: Valmorgan1@btinternet.com
Address: 3 Auden close Nuneaton
Postcode: Cv109rp
From: Joanne Russell
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Plough Hill Road
Date: 25 June 2014 22:28:22

Plough Hill Road

Form Name: Ploughhillroad
Your server: www.your-views.co.uk
IP address of person using form: 2.216.223.201
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: We have serious concerns about the impact the development will have on the countryside, the traffic on our village roads which are already very busy during key commuting times, and most importantly how our small village school will be able to cater for an increase in demand for already limited places. There is no current scope for the school to extend to allow for any development in the village and whilst a school car park would be of benefit, access and egress onto plough hill road would still be a concern.

Would you like to suggest any changes to improve the proposals?:
Reduce the number of houses, include a green space/playing field for the school to use.

Are there any other comments you would like us to consider?: Again our biggest concern is with the demand for school places with such an increase to the village population.

Prefix: Mrs
Your name: Joanne Russell
Your email: Joannerussell1981@hotmail.co.uk
Address: 16 Orwell close
Galley common
Postcode: Cv109rl
Hi

I would like to stress my disapproval at the plans to build 300+ homes at Plough Hill Road in Nuneaton.

There is a statement that “the site is well located with good access to existing community facilities and the local public transport network”

I’m not sure to which services this relates to. This development will also destroy the local countryside, cause congestion which has already been proved at another nearby development site that was refused permission.

The character of the area will be lost forever.

There are other large developments taking place at Camp Hill and these should be completed before considering others.

Mark Fairfield
12 Thackeray close
Galley Common
Nuneaton

Sent from my iPad
Plough Hill Road

Looking at the plans, do you have any comments that will help us shape our masterplan?: Hi all, biggest problem I can see is that Plough Hill Road is currently unable to sustain any extra traffic due to it's narrowness, varied vehicle type loading and the fact that twice a day the currently oversubscribed infant school due to it's great reputation basically blocks the road and surrounding roads such as Chesterton Drive

Would you like to suggest any changes to improve the proposals?: Not sure how to do it but you'll need to widen Plough Hill Rd or provide alternative traffic access to Nuneaton as extra 300 houses = approx extra 500 cars based on current house/Car ratios

Prefix: Mr
Your name: Pye
Your email: william.pye@roche.com
Address: 14 Keats Close, Galley Common
Postcode: CV10 9RG
Looking at the plans, do you have any comments that will help us shape our masterplan?: This is a crazy proposal putting more traffic onto Plough Hill Road. Traffic already backs up to the Plough Public house from Coleshill Road at school run time. It is a nightmare for the residents at the best of times.

Would you like to suggest any changes to improve the proposals?: Scrap the idea or put a new road in to take traffic away from Plough Hill Road.

Are there any other comments you would like us to consider?: Are local schools & Doctors able to provide a service for these houses given the state of the NHS I would think they would not be able to absorb another 1000 or so people.

As I said a crazy proposal with little thought for the residents who live on the rat run that is Plough Hill Road.

Prefix: Mr
Your name: B Millington
Your email: brian.millington4@btinternet.com
Address: 128 Plough Hill Road
Nuneaton
Postcode: CV109NY
Plough Hill Road

Form Name: Ploughhillroad
Date of Submission: Wed, 25 Jun 2014 19:44:08 +0100
Your server: www.your-views.co.uk
IP address of person using form: 109.150.0.155
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character: 

Looking at the plans, do you have any comments that will help us shape our masterplan?: I do feel that Galley Common already has enough houses and green land surrounding the area was one of the reasons I moved her 4 years ago

Would you like to suggest any changes to improve the proposals?: The only thing I would say to improve the plans would be to bin it and leave the land as it is

Are there any other comments you would like us to consider?: The area already has been granted permission for a Co-op store just down the road, before long it will be nothing more than one large estate and will lose the feeling of a village

Prefix: Ms
Your name: Dawn Sullivan
Your email: sllvda@aol.com
Address: 10 Auden Close Galley Common
Postcode: CV10 9RP
Looking at the plans, do you have any comments that will help us shape our master plan?: I am not against new houses for Galley Common in principle, but I have several concerns which I think that the Developers and Local Planning should look at very seriously:-

Galley Common School is already heavily oversubscribed and is in desperate need for more classroom space, more assembly space and more outdoor play areas. 300+ dwellings will put enormous strain on an already full and popular school.

A car park opposite the school is a hollow gesture. The land is hard to build on because it overlooks an infant school (safeguarding against perverts), so there's little else that it can be used for. The school doesn't need a car park. The school needs more space on the side of the road on which it is built.

I believe that a couple of acres should be purchased from the farmer whose land surrounds Galley Common School, and a new state of the art school, with ample playing areas should be put in its place. A new school along the lines of Arley Primary would be wonderful. The money to acquire the land and the cost of construction could come from the Developers and the Local Authority.

300+ dwelling will put tremendous pressure on Plough Hill Road and Tunnel Road. The junction of Plough Hill Road with Coleshill Road by the Chase pub is bad now, but it will be dreadful during the school run and rush hours! Tunnel Road leading up towards Ansley will also see a huge increase in traffic.

Would you like to suggest any changes to improve the proposals?: If and when the 300+ houses are built, the Developers and Planners should provide for ample offroad parking. The housing estate at Waggstaff Drive, Lilleburn Drive etc. is painfully short of offroad parking, leading to cars parked near junctions, on pavements and double parked. People in Galley Common need cars, so there absolutely must be ample offroad parking to ensure unhindered flow of traffic and easy access of emergency vehicles.

Are there any other comments you would like us to consider?: I would like to receive a written responses to all my comments from the Developers and from Planning.

Prefix: Mr
Your name: Richard David
Your email: rthdavid@googlemail.com
Address: 22 Campbell Close, Galley Comon, Nuneaton, Warwickshire
Postcode: CV10 9PZ
To Whom it may concern,

My name is Allan Taylor and I am Chair of Governors for Galley Common Infant school. We have discussed your proposed new residential development of approximately 300 homes on land off Plough Hill Road and remain opposed to this scheme.

The school is currently above capacity and would be unable to cope in its present state to cater for anymore children.

Regards

Allan Taylor
Are there any other comments you would like us to consider?: As a resident of Plough Hill Rd I would be keen to understand how as part of this development you would address the existing traffic issues on the street. The junction between ploughhill road and Coleshill Rd with the current volume of traffic is already a problem at peak times, particularly the lead up to it around a blind bend where there are always parked cars. In addition speeding on Plough Hill Rd is a major concern to current residents, again what measures would you propose to address this issue in light of the increase in traffic this will bring.

Prefix: Mr
Your name: Andy Godfrey
Your email: andy.godfrey1975@googlemail.com
Address: 62 Plough Hill Rd
Nuneaton
Postcode: CV10 9NY
Plough Hill Road

Form Name: Ploughhillroad  
Date of Submission: Wed, 25 Jun 2014 08:53:40 +0100  
Your server: www.your-views.co.uk  
IP address of person using form: 90.221.176.236  
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/  
FormBuilder version: 0.7.2  
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: The site plan is way too big and the school cannot take that many more children, in the current climate trying to sell 300 houses with out offering them to the council would be almost impossible
Would you like to suggest any changes to improve the proposals?: A smaller development of 100 houses would be more reasonable
Are there any other comments you would like us to consider?: Galley common is a small beautiful sought after village if you add this amount of houses it would no longer be a close knit community
Prefix: Miss
Your name: Oleta smith
Your email: Leta_Lui_56@hotmail.co.uk
Building more houses on a congested road is a bad idea, destroying a nature reserve is an awful idea. There are plenty of redundant factory sites in the local area that are an eyesore which could easily be redeveloped into new houses.
Plough Hill Road

Looking at the plans, do you have any comments that will help us shape our masterplan?: As a resident of Frensham Drive where it comes to an end near to the proposed development, one thing sprang immediately to my mind. It is imperative that any development is accessed only from Plough Hill Road. On no account should there be a roadway put through to the new development from Frensham Drive or Selby Way where the current pedestrian bridge link is. If that were to happen, our quiet, residential street with plenty of children's play areas, would become a rat run - a short cut for people trying to get to the development at Galley Common faster by cutting out the circuit around Chapel End. We already have people tearing up our street occasionally, presumably having looked at a map or satnav and thinking they can get through to Galley Common. A rat run is to be avoided at all costs.

I am also concerned about the impact on the Black Track walkway. There is a lot of wildlife in that area, preserved by the walkway. The proposed houses look very close to the Black Track and would inevitably cause some disturbance. I would hope that they could be moved further away, giving the wildlife some space. After all, they have been used to open fields until now.

Would you like to suggest any changes to improve the proposals?: Pull the houses further back where they run parallel with the Black Track to preserve the landscape for wildlife.

Are there any other comments you would like us to consider?: One of the reasons I bought my house was because it was on the edge of open countryside. I will be completely hemmed in by the development. I am not keen on the development because I enjoy the access to the countryside, seeing the wildlife along the Black Track and would prefer it to remain the way it is now - open fields and hedgerows.

Prefix: Mrs
Your name: Lanney
Your email: clayfieldshouse@talktalk.net
Address: 57 Frensham Drive, Nuneaton, Warks.
Postcode: CV10 9QL
Looking at the plans, do you have any comments that will help us shape our masterplan? As this is quite a large development I would hope it will have a variety of house types and sizes, some small houses for first time byers as well as 3, 4 and 5 bed houses in keeping with the estate to the south of the development.

Prefix: Mrs
Your name: J Canning
Your email: judie.canning@yahoo.co.uk
Plough Hill Road

Form Name: Ploughhillroad
Date of Submission: Tue, 17 Jun 2014 14:28:20 +0100
Your server: www.your-views.co.uk
IP address of person using form: 109.151.189.160
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: Don't do it
Would you like to suggest any changes to improve the proposals?: Don't do it
Are there any other comments you would like us to consider?: This is not a suitable site for 300 homes it will make what is a busy road even more busy. Have you been to the site the road is not suitable at all. We have plough hill road and Tunnel road one way in and out. What about the local doctors surgery they already cover a wide area are they able to take on what could be a 1000 more patience. what about the local school are they on your side because of the sweetener car park. As for adding a shop on what is already a busy corner along with school traffic you are asking for trouble and a serious accident hot spot. I suggest you come to the site at school time morning and evening to see for yourself .If you build 300 homes on Plough hill it will benefit no one the roads are not suitable. We have houses being built in Camp hill and in Nuneaton the long shoot which is building right up to Mira and beyond so I see no need for housing on Plough hill Road. The only benefit will be to your wallets as you walk away leaving a badly planned housing estate. Affordable housing why don't you build youth centre for young people make it affordable for them to do sport keep them occupied. We already have issues in Galley common where young people have nothing for them to do they turn to crime. My partners van has been broken into numerous times give young people somewhere to go.

Prefix: Mrs
Your name: Hannon
Your email: kathleen_hannon63@hotmail.co.uk
Address: 4, Blake Close
Galley Common
Nuneaton
Postcode: CV10 9RQ
Re Potential residential development of land off Plough Hill Road Nuneaton.

I live in a house approx 100 yards from the site of the new potential development. I have lived in the village for a number of years over which time the area has been widely developed and grown in size with new house building.

The problems that are now encountered are that although the village has grown, ancillary services have not developed at the same rate. There are two main access roads in and out of the village, both are heavily used with increased traffic, including an industrial estate which houses a very large car storage facility that uses car transporter vehicles as part of their business. At the moment to leave the village especially in the morning the queues of traffic are horrendous, this would only become worse with the above proposal of further residential development.

There is also another small access road out of the village, Park Lane, a very small lane with passing points. This is also used a lot and is inadequate for present use, without increased traffic from the development.

In the leaflet sent from Gladman it quotes that “The site is well located with good access to existing community facilities and the local public transport network” As you can see from above this is in fact not true. Also public transport is limited, in fact one bus per hour travels from the village!!

With increased residential buildings there would be more children requiring education. The village school has been extended to full capacity to maintain a facility for the present residents. There would not be further space to develop the school.

The village at present has limited communal facilities ie one general store, and one chemist, there is also only a very small doctors practice. This is also inadequate for the proposal.

In answer to the questions in your leaflet, with the location of Galley Common I do not think it is an area that is desirable for young professionals due to its lack of facilities.

I am strongly opposed to the proposal and look forward to your reply.

Kind Regards Carole Bennett
On behalf of my wife & I we would like to strongly object to this proposed residential development off Plough Hill Road in Nuneaton.

There are becoming fewer & fewer areas like this, with open fields nearby where we can safely allow our pet dogs to run & roam quite freely without any risk to their lives from nearby traffic and we are not the only ones that think so. These fields are used by many dog walkers who not only provide their pets with good exercise but obviously themselves too, it provides an escape for a few hours a day from the pressures & stresses of everyday life.

I really can’t believe for one minute that Nuneaton needs to build more homes, everywhere you go round here nowadays there are new homes being thrown up like Lego houses & general consensus of opinion from people is that they are too small, ruin the locality either by their build or the land they utilise, are not that affordable & in many cases are not even sold anyway. The landscape in this alleged green & pleasant land of ours is being totally disrupted & ruined.

If you have ever visited this town you will understand just what the traffic situation is like even now without adding to the issue. This small town of ours where I was born & grew up is in my opinion unfortunately growing way out of control and what you propose to do (along with all the other money grabbing developers) is just fuelling the fire and making it worse. More and more people seem to be selling up to try and make a move back into the countryside, now there’s a TV programme that clearly doesn’t have much of a future ‘Escape to the Country’!!!

I realise that the land in question probably doesn’t house sufficient rare kinds of wildlife but it does still contain wildlife, there are many foxes & the occasional deer that roam there just to name a few.

Has anyone considered the local amenities, schools etc. What about the additional strain on the emergency services for example. At one time some years ago we had our own local Police Station but now there are so few Police stationed in Nuneaton it frightens me to think what the future holds.

My wife in particular is fuming about this development as she has twice in the past cast her vote (naively it now seems) in favour of a particular Party, because she was advised by their local politician that under no circumstances would these fields be built upon. Politicians eh, just like property developers, somebody greases their palms & suddenly anything is possible.

When we bought our house back in 1998 one of the main considerations we looked at was the surrounding areas, after all we made the move from the Town Centre in Nuneaton so that our kids could grow up in a more rural area and in addition to this was the dog walking scenario – it was a win win situation. We love living here, we have great neighbours and I really don’t want to have to start looking to move again so please listen to the people who object to this development, I urge you to cease this project now.
Regards,
Mr & Mrs. G. Long
Plough Hill Road

Form Name: Ploughhillroad
Date of Submission: Sun, 15 Jun 2014 12:51:32 +0100
Your server: www.your-views.co.uk
IP address of person using form: 86.134.12.69
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character:

Looking at the plans, do you have any comments that will help us shape our masterplan?: develop somewhere else
Would you like to suggest any changes to improve the proposals?: take it somewhere else
Are there any other comments you would like us to consider?: I am opposed to the housing development for several reasons .
1: devaluation of our properties .
2: noise and nuisance .
3: spoiling the view from our / neighbouring properties
4: there has been enough development around Galley Common area to date .
5: take away the close knit community feeling that Galley Common has always had .
6: new play areas have already been built on the Chesterton estates .
7: loss of walking space for dog walkers .
8: the view was one of the main reasons we purchased our house .
Prefix:: Mrs
Your name: Yvonne Perry
Your email: yvonne-ann1@hotmail.co.uk
Address: 4 Ruskin Close
Galley Common
Nuneaton
Warwickshire
Postcode: CV10 9RU
Are there any other comments you would like us to consider?: I feel I must strongly oppose this development. Having lived in this in area for most of my life, I and many others have always enjoyed the green space behind where we live. We already have the development of Camp Hill in the vicinity which is still ongoing and there is a good proportion of those homes still standing empty despite the numerous assisted purchase schemes. We simply do not have the infrastructure in this area to support another 300 homes. The roads are choked during peak times, schools would not be able to meet the extra demand not to mention the drain on health services. This area of Nuneaton has always been considered the cheaper side of town. We do not need it turning into some kind of urban ghetto! Please feel free to contact me.

Prefix: Mrs
Your name: Mandy Johnson
Your email: Mandyjohnson72@talktalk.net
Address: 27 Merlin Ave Nuneaton
Postcode: CV10 9JY
Plough Hill Road

Form Name: Ploughhillroad
Date of Submission: Sat, 14 Jun 2014 14:07:38 +0100
Your server: www.your-views.co.uk
IP address of person using form: 5.67.87.206
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character:

Are there any other comments you would like us to consider?: I live in Freesland Rise, which will be at the rear of this development - we already experience anti-social behaviour from groups of youths using our road as a short cut to get through to Galley Common and Camp Hill - with this development that will only increase and that's very concerning.
Prefix: Miss
Your name: Susan
Your email: Venables
Address: 69 Freesland Rise, Nuneaton, Warks
Postcode: CV10 9QE
Plough Hill Road

Form Name: Ploughhillroad
Date of Submission: Sat, 14 Jun 2014 13:31:43 +0100
Your server: www.your-views.co.uk
IP address of person using form: 86.17.78.12
URL of page containing form: http://www.your-views.co.uk/ploughhillroad-comment/
FormBuilder version: 0.7.2
Tab Character:

Are there any other comments you would like us to consider?: how long might the building process last?
Can I have an assurance that the mature trees and wildlife habitat flanking the Backtrack (the Shuntngs) - the footpath/cycle way to the far right of the proposed site - will be unaffected?
Prefix: Mrs
Your name: Susan West
Your email: susanwest40@hotmail.co.uk
Address: 71, Merlin Avenue

Postcode: CV10 9JY
To whom this may concern

My wife and I have lived at Galley Common for nearly 30 yrs. and we strongly disagree with this proposal, as we feel there is already enough houses in this village. Since we have moved here there has been 3 estates built and we feel that the roads have too much traffic as it is without a further 300 houses being built; especially if there is on average 2 or more cars per house, the village is too small and we only have one major road through the village; also Galley Common school is too small for this amount of new children to attend. We hope that these reasons for voting against this proposal will be listened to and acted on.

Mr. M. Gildor
Appendix C

Press Advert
Access road will pave the way for Bermuda’s new station

By Claire Harrison
daili.harrison@nuneaton-news.co.uk

CONSTRUCTION of a new railway station in Nuneaton is imminent as a temporary new road to the site has been given the go-ahead.

Members of the regulatory committee at Warwickshire County Council have approved the creation of what will be a temporary access road to a section of land off the B4113 Coventry Road.

This will pave the way for developers to be able to get heavy goods vehicles down onto the site so that work can get underway to start building the new Bermuda Railway Station.

In a report to the committee, it stated: "The applicants envisage that the station will take about 12 months to construct and it is planned to start construction as soon as practically possible after temporary access arrangements have been agreed."

"Once construction works are completed the access and the permitted development works would be removed."

The new station at Bermuda Park will include two platforms, waiting shelters, stairs and ramps, ticket machines, CCTV cycle parking and 30 car park spaces.

It will provide an extra link between Nuneaton’s main train station to Bedworth station, which is to be extended, and a new station that is being created at the Ricoh Arena. These are all part of the Coventry to Nuneaton Rail Upgrade schemes known locally as NURCLE.

At the start of April, the government gave its seal of approval to the major upgrade of the Nuneaton to Coventry rail line, which was music to the ears of commuters and residents many of whom have waited years for the scheme to finally get on track.

Once the first phase is completed, the second phase of the major project will follow. This includes the electrification of the line, which should pave the way for new rolling train stock to be used, which will lead to a train service along the line every 30 minutes.

The Department for Transport has said it will fund up to £4.75 million of the £13.6 million scheme, which is being championed by Coventry City Council and Warwickshire County Council, as well as being supported by Nuneaton and Bedworth Borough Council.

H ave Y ou Se e n ?
See more photos and stories at nuneaton-news.co.uk

PUBLIC CONSULTATION
LAND OFF PLOUGH HILL ROAD NUNEATON

Gladman Developments is proposing a residential development of approximately 300 new homes.

This is an opportunity to comment on and influence the planning of this site.

Further details and our proposals will be on the website below:

www.your-views.co.uk/ploughhillroad

or, write to us:
Your Views Plough Hill Road, Gladman House, Alexandra Way, Congleton, Cheshire, CW12 1JB

Stonebridge
Nuneaton

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Appendix D

Consultation Boards from Website
Have your say

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development of up to 300 units on land off Plough Hill Road, Nuneaton.

Gladman Developments Ltd wish to hear your views with regard to the quality, mix and design of this proposed development. We will consider your views and ideas as we develop our masterplan.

This is your opportunity to comment on and influence the planning of this site. You will have further opportunity to provide comment to Nuneaton and Bedford Borough Council during the planning application process. All comments can be sent via the website, email or posted to Gladman Developments.
Housing need

Every council is required by the government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. It is clear that there is a need for houses to meet the present unmet and future needs of the community in Nuneaton.

An ideal location

The site is in a sustainable location within close proximity of a good range of local facilities and public transportation links. The development of the site would assist in strengthening the viability of existing facilities. The site borders existing residential development and forms a rational location for Nuneaton to expand sustainably.
Landscape character

The surrounding site context is influenced by the residential estates of Galley Common adjoining the southern site boundary. Plough Hill Road aligns the western edge of the site, with The Plough Hill Golf and Conference Centre and adjoining nursery, paddocks and residential curtilage to the north of the site providing a fragmented urban fringe setting beyond the northern site boundary. The former Stockingford Branch rail line, which is now in use as a wooded pedestrian and cycle route, provides a vegetated context along the eastern site boundary and forms a good visual screen to adjacent lower lying dwellings.

Topographically, the site slopes from the south to the north with a discernible ridgeline formed across the 130m contour line between the middle and southern sections of the site. The on-site topographical arrangement affords wide ranging panoramic views across the rolling arable farmland landscape to the north-west and across the wider surrounding townscape of rising development and terraced residential suburbs where the skyline is punctuated by ridgeline development and blocks of woodland.
Local built character

The site is located on the residential edge of Nuneaton. The surroundings are predominantly 20th and 21st century in age, including a very high proportion of late 20th century housing. Building scale is almost entirely two storey. There is the occasional exception to this rule, such as the locally listed three storey Hill Farmhouse, located on the site’s southern boundary.

Houses range from detached, semi-detached and small runs of terraces and the size of properties is relatively modest. Roof forms are typically side gabled, with a low profile. Materials include render, which is particularly evident on older, traditional properties in the area such as Hill Farmhouse. Ne wer properties include a mix of brick and render, albeit with less consistency in colour and type to their older counterparts. Fenestration is typically in the form of casement windows. Houses are typically enclosed by a small front garden with low soft landscape boundary such as a hedgerow.
Constraints and opportunities

- Site
- Residential blocks
- Open space
- Potential convenience store / school car park
- Public rights of way
- Green cycle route
- Existing vehicle route
- Potential access points
- Sensitive residential boundary
- Trees
- Tree preservation orders
- Contours
- Significant buildings (labelled)
- Golf course and driving range
- Gas pipeline
Visual context

The visual envelope is largely contained by local topography and built form although views are afforded from elevated vantage points from the wider surrounding townscape where the site is experienced as a sloping urban edge pasture contained by built form and dense tree cover, positioned below the skyline along a ridge of residential built form and scattered trees. The footpaths crossing the site and those residential receptors immediately adjoining the southern site boundary will likely be the most sensitive to on-site development and are likely to experience the most significant effects as a result of the proposals. Other footpaths and areas of residential development within close proximity to the site would view the development more distantly, through filtering vegetation where there is an established precedent for built form along the current southern boundary backdrop adjoining the site.
**Historic context**

Historic map regression demonstrates the relatively recent nature of the widespread development of the area surrounding the site. The first Ordnance Survey of 1888-9 recorded very limited development in the local area, including Hill Farmhouse, located beyond the site’s southern boundary and some small pockets of development along Plough Hill Road. The Stockingford Branch train line formed the site’s eastern boundary and a number of small structures were recorded within the site boundary.

By 1914, limited but notable additional development had taken place including St Peter’s Church and Gailey Common Infant School on Plough Hill Road. By 1960, residential development was also recorded along Plough Hill Road, however by 1986-91, extensive residential development has encroached to the southern and eastern boundaries of the site.
Local facilities

The land use character of the area immediately around the site is mixed, with a built context to the south and east and a less developed context to the west. Nuneaton has a wide range of services and facilities located across the urban area. There are significant areas of employment located to the south and east of Nuneaton in addition to the employment opportunities offered in Nuneaton town centre. In the vicinity of the site there is Galley Common Infant School, bus stops along Plough Hill Road, a food store, medical centre and pharmacy.

The site is therefore within close proximity of a reasonable range of local facilities. The development of the site would assist in strengthening the viability of these uses.
The framework
Thank you for taking the time to view these information boards. We welcome your feedback on our proposals. Feedback comments can be sent via the website, email or posted to the address below:

Website: www.your-views.co.uk/ploughhillroad
Email: comments@your-views.co.uk (using subject line ‘Plough Hill Road’)

Address: Your Views, Plough Hill Road, Nuneaton
  Gladman House
  Alexandria Way
  Congleton
  CW12 1LB
Appendix E

Email from Dave Neale
Hi Laurie,

As discussed I have no objections to the principle of the parking provision. We just need to ensure that children and parents will be able to safely cross Plough Hill Road. This could be as simple as dropped tactile kerbs with some guard railing especially if a school crossing patrol is already present. With the possible uplift in residents as a consequence of the development, a school crossing patrol may be triggered and or a signalised pedestrian crossing.

We can obviously discuss the details in due course, should you want to enter into formal pre-application discussions, to discuss a TA scope etc.

Kind regards

Dave Neale

________________________________________________________________________

Dave Neale MIHE
Team Leader
Highways Development Management
Planning & Development Group
Economic Growth
Communities Group
Warwickshire County Council