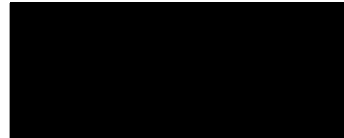


ISSUE: GREEN BELT MINOR ADJUSTMENTS

GLENNIS HARRIS

REPRESENTOR No: 734



Lisa Albrighton
Programme Officer
Coventry City Council
Examination Office
Civic Centre 4
Much Park Street
Coventry CV1 2PY

16th August 2016

Dear Ms Albrighton

Re: Coventry Local Plan Examination – Response Statement

Thank you for the programme information from which I hope to have followed the guidelines correctly.

Mr Peter Simon's representation was submitted 4 years ago and as he is now retired an update of relevant aspects is attached for the Inspector's Examination Hearings.

Yours sincerely



Glennis Harris

Encs; 3 copies

THE UNIVERSITY OF CHICAGO

CHICAGO, ILLINOIS

RECEIVED

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
RECEIVED

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

ISSUE: GREEN BELT MINOR ADJUSTMENTS

GLENNIS HARRIS

REPRESENTOR No: 734

Re: Duggins Lane Land R/O 76 & 74A Nailcote Avenue

During the consultation period it was noticed this representation was not included in the SHLAA Listings of approved and discounted sites.

Planning Officers had inadvertently taken the site as being part of the wider adjoining farmland WE29. Mr Andrews acknowledged it as being separate and advised me to request a minor adjustment to the Green Belt Boundary. He also suggested I look at section 9 of the NPPF Guidance Link which I have now done and note the following points:

- a) **Para 85 Item 6: Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.**

The Green Belt boundary as indicated on the Development Plan does not follow topographical and landscape boundary features on the site.

This could be established by: The historical boundary hedgerow from the frontage into the site being continued with new planting along the chicken wire fencing to join up with the hedgerow at the rear end of 74 Nailcote Avenue's garden. See photo's 2 and 3.

On the frontage this would form a straight line with the boundary of property number 33 directly opposite the site.

Implementing the above would also identify the separateness and the different natures of the adjoining sites more clearly and,

address Inspector Nigel Payne's concerns in para 3.302 and para 3.315 of his 2010 report of the importance of a strong defensive Green Belt boundary on the western edge.

- b) **Para 85 Item 2: When defining boundaries local planning authorities should: not include land which it is unnecessary to keep permanently open.**

Cont'd -

ISSUE: GREEN BELT MINOR ADJUSTMENTS

GLENNIS HARRIS

REPRESENTOR No: 734

The strip of land between the indicated Green Belt boundary line shown on the site plan and the boundary of the site is the area that the minor adjustment refers to.

The rest of the land is on the residential side – not in Green Belt.
All of the land has been and still is my garden, although partially maintained, of late, with no lawn for ease of upkeep.

A brief history is: I lived at 74A Nailcote Avenue from 1973. When downsizing in 1991 in order to retain ownership of the garage it was separated off along with the rear end of the garden where the garage stands.

A permanent building structure has been on the site since planning was granted in 1985.

A public footpath behind Nailcote Avenue rear gardens through to Tanners Lane was not used for several years. The entrance to the site from Duggins Lane was gated due to frequent fly tipping. This was before Standard Triumph Sports Complex was built in 1993, thereby closing the footpaths that linked Duggins and Tanners Lane.

Since then walkers access and exit WE29's field via a stile on the urban city boundary in Duggins Lane.

A proposal for a small unit is included in the representation. This is due to long-term rheumatoid arthritis and my present home, on the opposite side of Duggins Lane, needing adaptations. The Old Smithy (a listed building by curtilage) has constraints and is, therefore, unsuitable for this.

It is hoped that the evidence given shows the plot as being garden land and can come under the heading of rear garden development which the 2010 Government Legislation encourages for small developments such as this.

ISSUE: GREEN BELT
HINDU ADJUSTMENTS
GLENNIS HARRIS
REPRESENTOR: 734



ISSUE: GREEN BELT
MINOR ADJUSTMENTS
GLENNIS HARRIS
REPRESENTOR: 7314



LODGE: GREEN DEER
MINOR ADJUSTMENT
GLENNIS HARRIS
REPRESENTOR: 734



ISSUE: GREEN BEL
MINOR ADJUSTMENT.
GLENNIS HARRIS
REPRESENTOR: 734



