

**Date:** 4<sup>th</sup> September 2016  
**Our Ref:** SRC  
**Your Ref:**

**Mr Steven R Cox**

**Mrs Rita Cox**

By email; programmeofficer@coventry.gov.uk

To  
Ms Rebecca Phillips  
Inspector  
C/O Coventry City Council  
Civic Centre 4  
Much Park Street  
Coventry  
CV1 2PY



Dear Tenant

**RE; Land North of Upper Eastern Green Lane Coventry**

I write to register my objection to the proposal for development of the above site. In my opinion the building on this strategically important area of green belt land and would be completely contrary to all of the findings of a relatively recent Inspectorate decision made by:-

- 1) Local residents and those who had been represented by the Allesley and Eastern Green Residents Association.
- 2) CPRE
- 3) All of the Councillors
- 4) Regional Government Inspector
- 5) Independent Government Inspector. He stated in the Core Strategy, Section 3.404 of his report, that the proposed boundary 'would not provide a new logical, firm and defensible boundary to the Green Belt'. The Inspector further stated that any new junction on the A45 'would almost inevitably lead to further pressure for more land to the south of the A45 to be released for development in the future'. It must be noted that approximately 10 years ago the junction crossing the A45 from Pickford Green Lane was closed for safety reasons.

Furthermore he stated the the Meriden Gap of which the land forms a significant part, **given it's proximity to the A45**, is Coventry's most important Green Belt and therefore **should never be developed**.

Considerable research had been made from all sources which came to this conclusion that development on this land was inappropriate.

It is understood that recently, the land has been re-categorised down from grade 5 to 2, purely because of the Golf Course Outbuildings. It must be noted that these are in separate ownership.

I am certain you would agree that this is not a correct categorisation of this land and a misrepresentation of the facts.

It is also important to note that in the Government's Manifesto of 2015 a statement was made that 'need to build houses is not sufficient on its own to justify the release of green belt for housing'.

With regard to the Western limit of the proposed development this is most definitely not a 'Defensible Boundary' to the green belt. Immediately adjacent and to the west is a rugby sports ground covering several acres. Under the National Planning Policy Framework 2012 a rugby club is a brownfield site which removes any presumption against development.

The last report concluded local roads are congested and this is further compounded by the completion of the majority of the subsequent Banner Brook Development. The morning and evening rush hour in particular has Parkhill Drive congested.

The facts and findings of the previous Inquiry remain completely relevant and I respectfully ask you to uphold those findings and do not allow this proposed erosion of a strategically important area of Green Belt.

Yours Sincerely

Steven and Rita Cox