

Anca Seaton

From: [REDACTED]
Sent: 27 September 2023 20:29
To: Planning Policy
Cc: [REDACTED]
Subject: Borough Plan Review - Regulation 19 Consultation

Dear Sir or Madam,

I am writing in relation to the Borough Plan Review – Regulation 19 Consultation. In particular, I wish to express my concerns regarding area SEA6 on Bowling Green Lane in Bedworth. We have previously been told that there are plans to build 93 dwellings plus a care home and 60,000 square metres of industrial floorspace here.

I think the planned industrial development is totally inappropriate for an area which is largely residential. One of my chief concerns relates to the traffic that will be generated. I understand that all of the HGVs from the industrial site will be routed via School Lane in Exhall. This road is not suitable for such traffic. It is used twice a day as a pedestrian and cycle route for students attending Ash Green School. Furthermore, the junction where School Lane meets Coventry Road and the Bayton Road industrial estate is already very congested; it simply will not cope with any more HGVs. The scale of the industrial floorspace and associated parking bays would suggest that a huge number of lorries will be arriving and leaving the site each day. This will pose a safety risk for all pedestrians as well as adding to the problems on roads which are already clogged with traffic. Has an up-to-date traffic survey been carried out on School Lane that includes the number of vehicles using the Coventry Road junction during the evening rush hour? The roadworks carried out in August/September on Coventry Road caused huge problems at the Bayton Road junction. Traffic regularly came to a complete standstill and the queues went back as far as the Colliery Lane junction in Bedworth. This went on for several weeks and was incredibly inconvenient for residents and businesses in the area. This just goes to show the nature of the problems in this area and this is without the enormous amount of extra traffic that would be generated if the proposed development goes ahead.

I note on the latest version of the Borough Plan, that the area marked for industrial usage (SEA6) now extends as far as the old Pedley's caravan storage site on Goodyers End Lane. The proposed entrance/exit to the industrial site (currently in use by Renault Trucks) is totally inappropriate. The bend in the road in effect causes a blind corner and it simply cannot cope with a large number of vehicles using this as an entrance/exit each day. Fairly recently, a student from Ash Green School was knocked down on that corner. The pavements are quite narrow here and the traffic swerves around the corner without being able to see what is coming.

Can I please urge you to consider these points carefully before any further decisions are made regarding these developments? I have raised many of my concerns during previous consultations but I am yet to be satisfied that any of these issues have been addressed. Will I receive a response to this email answering my points? If not, when and where on the NBBC website will responses be published?

Yours faithfully,

[REDACTED]