

Received by hand SR
10/3/16

1825 Lowe J

Nottingham

7th March 2016

Nottingham City Council
a/o Ms D Alvey/Mr S Ryder
Development Dept
Policy & Research Team
LH BOX 52
Loxley House
Station Street
Nottingham
NG2 3NG

Dear Ms Alvey/Mr Ryder

Nottingham City Council – Local Plan Part 2
Land and Planning Policies Document

Consultee Number 1825
New Aspley Gardenholders Ltd, Sites DS88 and DS89

On behalf of the democratically elected Management Committee of New Aspley Gardenholders Ltd I enclose the 'Response Form' with the additional information contained in this letter.

1. Ownership

There are 245 allotments, 90% of owners wish to sell, and the remaining 10% fall into the following categories:-

10 are no longer contactable (presumed deceased)

11 allotments are attached to rear gardens of houses – not a problem as this will determine new line of site boundary

10 allotments where owners (5 owners) do not wish to sell – including 1 person with 4 gardens apparently being used on a commercial basis!

The majority of owners are elderly, where owners have died and bequeathed them to family members it can fragment ownership and normally the new owners do not wish to cultivate them. The vast majority of allotments are now unused.

2. Anti – Social Activity – Vandalism, Theft etc

Vandalism, theft, tipping, fires, squatters – these activities and more are all taking place irrespective of whether allotments are unused or cultivated. The long site boundary (over 1 kilometre), exposed to public footpaths is from a

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practical point of view impossible to secure from illegal entry and throwing of waste from the back of a truck, whilst parked on the footpath is a simple matter.

3. Open Space Network – *POLICY EN1*

Examination of any reasonable map of the surrounding area will show an abundance of open space e.g.

- a. David Lloyd Leisure Centre and sports ground
- b. Windmill Gardens
- c. Bluecoat School playing fields
- d. Melbourne Park
- e. Manning School playing fields
- f. King George 5th playing fields
- g. Harvey Haddon sports complex
- h. Glaisdale Comprehensive playing fields
- i. Wollation Park
- j. Ellis Gillford Comprehensive playing Fields

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I contend that the loss of for example 80% of this mainly derelict site, offering no public access will be more than compensated for by a well planned new development. This new development, comprising mainly housing built to high eco – standards with approved landscaping to achieve balanced bio-diversity would also have public access.

In its present state this land is surplus to requirements.

Allotments – Policy EN 4

I refer to paragraph 1 parts a, b, c and d.

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a. 'No demonstrable need' – a maximum of only 10% of the allotments are being used for the reasons referred to

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b. Retention of up to 20% of site for redevelopment of existing allotments would result in more efficient use. This would more than meet existing needs with scope for some growth, if needed in this area.

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c. The derelict allotments make a negative contribution to the 'Open Space Network.' Re-development would make a positive visual contribution and offer enhanced recreational opportunities to a greater number of people through mainly new housing.

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cont

d. 'Nature conservation value' – by removing the risks from tipping of noxious waste and illegal fires (to strip insulation from wires etc) nature conservation will be enhanced, well balanced and considered new landscaping will also offer scope to increase bio-diversity.

(3)

4805 Nottingham City Council has shown in the past that in exceptional circumstances it will re-designate allotment sites for development. Indeed it is proposing to do so in the future with site PA2 Blenheim Allotment, 7.05 hectares.

I contend that for the reasons given in this letter and Mr R. Fretwell's analysis that the circumstances pertaining to this site are exceptional.

Green – Belt in Greater Nottingham Area

4806 Failure at this time of a growing shortage of houses to re-designate a derelict site within the city, for mainly housing will further increase the growing pressure to meet demands by using Green-Belt and farm land around Nottingham.

The Nottingham City Council has already proposed to re-designate site PA57, Clifton West (9.58 hectares), at present comprising farm land and university playing fields for housing. Housing development on land surrounding Sharp Hill woods, West Bridgford has already commenced. This site is visibly conspicuous and contentious and Field Farm near Stapleford is already approved for housing.

Summary

4807 The New Aspley Gardenholders committee (on behalf of over 90% of its members) have been actively participating in the Nottingham City Council planning process since 2009 in order to have sites DS88 and DS89 re-designated for potential development and to date has met with negative response. (This comment does not apply to the 'enquiries team' who have been most helpful at all times)

In summary I contend that with Mr R Fretwell's analysis, (copy enclosed) and this letter, we have shown that the factors pertaining to these 2 sites are of an exceptional nature and that all aspects of redevelopment would show positive outcomes.

To inflexibly adhere to their present classifications will allow the sites to become more derelict and prolong the downward spiral. I therefore welcome the opportunity to have our 'Response' objectively assessed by an independent Planning Inspector.

Yours sincerely

For and on behalf of The New Aspley Gardenholders Ltd

J. Lowe



Encls: 1. Response Form

2. Sustainability Appraisal Analyses by Mr. R Fretwell

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Nottingham City Council Local Plan Part 2: Land and Planning Policies Document Publication Version Response Form

Ref:

For official
use only

You are advised to read the guidance note before completing this form, but if you have any questions, please call 0115 876 4594. For the online form if your response to any question is longer than 10,000 characters or contains maps/diagrams you can either upload your response using the online form or send it via email.

Please return this response form to localplan@nottinghamcity.gov.uk or Nottingham City Council, LH BOX 52, Planning Policy Team, Loxley House, Station Street, Nottingham, NG2 3NG.

Your response will be regarded as a formal response on the Local Plan Part 2: Land and Planning Policy Document.

Responses must be received by 5.00pm Friday 11 March 2016.

Part A – Contact Details and Future Notifications

| | |
|----------------------------------|---|
| Q1 Are you responding as? | <input type="radio"/> Individual |
| | <input type="radio"/> Landowner/Developer |
| | <input checked="" type="radio"/> Organisation |
| | <input type="radio"/> Other _____ |
| | |

| | |
|--|--|
| Q2 If you have commented before on the Local Plan and have your consultee ID number (this will have been provided on your consultation letter) please provide it. | <input type="radio"/> ID No. <u>1825</u> |
| | |

| Q3 Your Details | |
|----------------------------|--------------------------------------|
| Title | <u>MR.</u> |
| First Name | <u>JOHN</u> |
| Last Name | <u>LOWE</u> |
| Job Title (if relevant) | |
| Organisation (if relevant) | <u>NEW ASPLEY GARDEN HOLDERS LTD</u> |
| Address Line 1 | |
| Address Line 2 | <u>RUDDINGTON</u> |
| Address Line 3 | <u>NOTTINGHAM</u> |
| Address Line 4 | |
| Address Line 5 | |
| Post Code | |
| Telephone Number | |
| E-mail Address | |

| Q4 Agent's Details (if relevant) |
|---|
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Q5 Do you wish to be notified of any of the following?

(please tick yes or no for each question)

- Submission of the Local Plan Part 2 for Examination?
- Publication of the Recommendations of the Inspector?
- Adoption of the Local Plan Part 2?

| | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Part B – Your Response

If you wish to make more than one response you will need to fill out another form for each response.

Q6 What does your response relate to? (please select one only from a-e below).

a) Does your response relate to a site (whether included or not included within the Plan)? (if yes, please specify the site and move to **Q9**)

Which site? (please provide details of the site including ref number and site name. If your comments relate to a site not included in the Plan please provide details so that the site can easily be identified).

| |
|--|
| <input checked="" type="checkbox"/> Yes |
| <input type="checkbox"/> No |
| <input type="checkbox"/> Site included within the Plan (please give details) Site Ref: <u>DS88 / DS89</u> Site Name: <u>NEW ASPLEY GARDENS</u> |
| <input type="checkbox"/> Site not included in the Plan (please give details) Site Name and address: _____ |

b) Does your response relate to a Policy? (if yes, please give the Policy, give details then move to **Q9**)

Which Policy? (please provide the Policy reference)

| |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

Does your response relate to the Policy text or justification text?

Which part of the text? (please provide the related Policy criteria or paragraph number)

| |
|---|
| Policy |
| _____ |
| <input type="checkbox"/> Policy text |
| <input type="checkbox"/> Justification text |
| _____ |

c) Does your response relate to another part of the document? (if yes, please state which section then move to **Q9**)

Which part?

- Policies Map
- Section 1: Introduction
- Section 2: Background
- Appendix 1: Parking Guidance
- Appendix 2: Schedule of Proposed Transport Network Schemes
- Appendix 3: Housing Delivery
- Appendix 4: Employment Delivery
- Appendix 5: Retail Delivery
- Appendix 6: Methodology for Significant HMOs Concentration
- Appendix 7: Schedule of Caves

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to Q9)

- Yes
 No

Which document?

- Sustainability Appraisal
- Equalities Impact Assessment
- Preferred Option Report of Consultation
- Employment Background Paper
- Retail Background Paper
- Green Belt Background Paper
- Climate Change Background Paper
- Site Assessment Background Paper
- Minerals Background Paper
- Sustainable, Inclusive and Mixed Communities Background Paper
- Transport Background Paper
- Infrastructure Delivery Plan

e) Does your response relate to another item not listed? (please specify then move to Q9 where you can provide more details)

- Yes (please give details)

Q7 and Q8 are required by Planning Regulations. Please refer to the guidance note for more information

Q9 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)

- Yes
 No

Q10 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)

- Yes
 No

If you consider that the Plan is unsound, explain why (please select all that apply and explain in the box to Q11)

a) Do you consider the Plan is unsound because it is not 'positively prepared'?

- Yes
 No

b) Do you consider the Plan is unsound because it is not 'justified'?

- Yes
 No

c) Do you consider the Plan is unsound because it is not 'effective'?

- Yes
 No

d) Do you consider the Plan is unsound because it is not 'consistent with national Policy'?

- Yes
 No

Q11 Please explain why you 'support' or 'do not support' the Local Plan Part 2 (ie why you think the Plan is/is not legally compliant/sound). Try and be as precise as possible.

4808 I consider the plan is NOT sound because it does not objectively, fairly and consistently assess the criteria (headings 1 to 14 of Site Appraisal) between sites.

Please see attached letter from Mr J. Lowe and analysis of Sustainability Appraisal' from Mr R. Fretwell.

(please continue on a separate sheet if necessary)

Q12 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in **Q11**. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

Re-designate sites DS88 and DS89 for 'potential development', this would then show that an objective assessment has been made.

(please continue on a separate sheet if necessary)

Please note your response should cover succinctly all the information, evidence and supporting information necessary to support/justify the response and the suggested change, as there will not normally be a subsequent opportunity to make further responses. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q13 If your response is seeking a change, do you consider it necessary to participate at the examination in person?

- Yes, I wish to participate in person at the examination
- No, I do not wish to participate in person at the examination

Q14 If you wish to participate in person at the examination, please outline why you consider this to be necessary.

As a democratically elected committee member for 90% of members of the New Arpley Garden Holders Ltd.

(please continue on a separate sheet if necessary)

Please note the Inspector will determine who participates at the Examination and the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination.

Responses must be received by 5.00pm Friday 11 March 2016.

Thank you for taking the time to have your say on the Nottingham City Council Local Plan Part 2: Land and Planning Policy Document. For further information about this consultation and / or the Local Plan document please contact: Local Plans team on 0115 876 4594 or email localplan@nottinghamcity.gov.uk

Data Protection - The response(s) you submit on the Local Plan Part 2 will be used in the plan making process and may be in use for the lifetime of the Local Plan in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that responses cannot be treated as confidential and will be made available for public inspection. All responses can be viewed at the Council offices. If you provide your email address this will be the method of communication used in the future by default unless you advise us otherwise.