

Dawn Alvey (local Plans Manager)
 Development Department
 Policy & Research Team
 Nottingham City Council
 LH Box 52
 Loxley House
 Station Street
 Nottingham
 NG2 3NG

Mrs & Mrs Buckley

[REDACTED]
 Barton Green
 Nottingham
 [REDACTED]

9th February 2016

Consultee Number: 1883

Ref: Objection to Local Plan Publication Part 2 Proposed Site Allocation PA57 – Clifton West – Residential.

Dear Dawn

With reference to your letter received on 30th January 2016 regarding the local plan part 2 Site allocation PA57-Clifton West – Residential. We here by wish to object to the proposed plans, below are our details for the objection. We have also completed the response form as directed in the letter.

- Proposed buildings too close to our property.
- De-values our property, due to the current cul de sac being made into a through road.
- The removal of a section from the front of our property to enable the road to become wider for traffic.
- Disruption, noise and pollution of the works trucks on us whilst work takes place.
- Hawksley Gardens is already NOT wide enough to accommodate current traffic, parking and emergency services demands.
- Hawksley Gardens is NOT wide enough for a bus route.
 Increased traffic to Hartness Road which is already in need of surface repair, an alternative access route in the estate MUST be sort as Hartness Road would not cope with the increased volume of traffic this will cause. It was be chaotic and dangerous!
- An access route must be made elsewhere (top of the estate where the new A453 is as already access there)
- Increased pressure to Hartness Road by using this for access would put the residents especially families with children in danger. The emergency services will not be able to get through if access from Crusader Island is congested. (Only one way in and out) 4 years ago there was an emergency incident on the estate which resulted in the Access Road Hartness Road being closed for 24 hours. NO vehicles could get in or out!
- Increased traffic to A453 to gain access to site (already bottle necking in areas even after dueling)
- No facilities on the estate/education to accommodate families moving in.
- Disruption to the environment, removal of trees and threat to wildlife.
- Building an access road across a public bridal way (which appears in the Doomsday book)
- Site too close to protected woodland at rear of site (preservation order on some of the trees)
- Disruption of farming land and countryside which is used daily by walkers, families and children.

We are always being told to protect and help the environment and its wildlife and all you want to do is build on it or take it away. Soon there will be nothing left for future generations to enjoy.

4153 We purchased our property over 18 years ago with the intent to improve it for our future and also because of the lovely environment it was already in. The above proposed changes will have a damaging effect not only us but or neighbours, the environment and our future.

Yours Sincerely

[REDACTED]
 Mr & Mrs Buckley



**Nottingham
City Council**

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
----------------------------------	----------------------------------

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. 1883
--	-----------------------------------

	Q3 Your Details	Q4 Agent's Details (if relevant)
Title	Mr & Mrs Buckley	
First Name		
Last Name		
Job Title (if relevant)		
Organisation (if relevant)		
Address Line 1	Barton Green	
Address Line 2	Nottingham	
Address Line 3		
Address Line 4		
Address Line 5		
Post Code		
Telephone Number		
E-mail Address		

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?

- Yes
- Yes
- Yes

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).

- Yes
- Site included within the Plan
(please give details)
Site Ref: **PA57** _____
Site Name: **_Clifton West - Residential**
- 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)

No

Policy

_____ N/A _____

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 text

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

Q7 Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q9**) 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

Q8 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.

We DO NOT support section PA57 – Clifton West – Residential, reasons as below.

Objections are:

- 4537 Proposed buildings too close to our property.
- 4538 De-values our property, due to the current cul de sac being made into a through road.
- 4539 Disruption, noise and pollution of the works trucks on us whilst work takes place.
- 4540 The removal of a section from the front of our property to enable the road to become wider for traffic.
Hawksley Gardens is already NOT wide enough to accommodate current traffic, parking and emergency services demands.
Hawksley Gardens is NOT wide enough for a bus route.
Increased traffic to Hartness Road which is already in need of surface repair. An alternative access route in the estate MUST be sort as Hartness Road would not cope with the increased volume of traffic this will cause. It was be chaotic and dangerous!
An access route must be made elsewhere (top of the estate where the new A453 is as already access there)
Increased pressure to Hartness Road by using this for access would put the residents especially families with children in danger. The emergency services will not be able to get through if access from Crusader Island is congested. (Only one way in and out) 4 years ago there was an emergency incident on the estate which resulted in the Access Road Hartness Road being closed for 24 hours. NO vehicles could get in or out!
Increased traffic to A453 to gain access to site (already bottle necking in areas even after dueling)
- 4542 No facilities on the estate/education to accommodate families moving in.
- 4153 Disruption to the environment, removal of trees and threat to wildlife.
- 4543 Building an access road across a public bridal way (which appears in the Doomsday book)
- 4153 Site too close to protected woodland at rear of site (preservation order on some of the trees)
- 4544 Disruption of farming land and countryside which is used daily by walkers, families and children.
- 4153 Always being told to protect and help the environment and its wildlife and you want to do is build on it or take it away. Soon there will be nothing left for future generations to enjoy.

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.

(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?

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.

(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.