
From: NATHAN giles <[REDACTED]>
Sent: 30 January 2016 13:17
To: LDF NCC; vicky.giles; nathan.giles
Subject: Local Plan - Part 2 - Consideration requested.
Attachments: _Nottingham City Local Plan Part 2 Response form Jan 2016.doc

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern

4154 Please find attached my response form to take into consideration relating to site PA57. I have no objections
to building on the site, more houses are required and this is a great site for this, however I am hugely
4545 concerned with the idea of using Hawksley Gardens and Finchley close as the access points for 285 new
builds. My view is that this suggestion is not 'Sound', the roads are not big enough to carry that amount of
traffic and it will make these streets unsafe for residents who already live there, including children. I believe
4546 there are alternatives to this that will lessen the impact, that I have laid out in the attached so please take this
into consideration to the next phase of this Local plan.

Kind Regards

Nathan Giles

[REDACTED] resident.



**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 <input type="radio"/> Landowner/Developer <input type="radio"/> Organisation <input type="radio"/> Other _____
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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. _____
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	Q3 Your Details	Q4 Agent's Details (if relevant)
Title	Mr	
First Name	Nathan	
Last Name	Giles	
Job Title (if relevant)		
Organisation (if relevant)		
Address Line 1		
Address Line 2		
Address Line 3	Nottingham	
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?**

- | | |
|---------------------------|--------------------------|
| <input type="radio"/> Yes | <input type="radio"/> No |
| <input type="radio"/> Yes | <input type="radio"/> No |
| <input type="radio"/> Yes | <input type="radio"/> 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 type="radio"/> Yes
<input checked="" type="radio"/> No
<input type="radio"/> Site included within the Plan (please give details) Site Ref: <u>PA57</u> Site Name: <u>Clifton West</u>
<input checked="" type="radio"/> 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)

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)

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

<input checked="" type="radio"/> Yes
<input type="radio"/> No
Policy _____
<input checked="" type="radio"/> Policy text
<input checked="" type="radio"/> Justification text

<input checked="" type="radio"/> Yes
<input type="radio"/> No

Which part?

<input checked="" type="radio"/> Policies Map
<input checked="" type="radio"/> Section 1: Introduction
<input checked="" type="radio"/> Section 2: Background
<input checked="" type="radio"/> Appendix 1: Parking Guidance
<input checked="" type="radio"/> Appendix 2: Schedule of Proposed Transport Network Schemes
<input checked="" type="radio"/> Appendix 3: Housing Delivery
<input checked="" type="radio"/> Appendix 4: Employment Delivery
<input checked="" type="radio"/> Appendix 5: Retail Delivery
<input checked="" type="radio"/> Appendix 6: Methodology for Significant HMOs Concentration
<input type="radio"/> 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.

4545

From the plans, it would appear that access to PA57 is granted through Hawksley Gardens and Finchley close. Neither of these streets are sufficient or suitable to withstand 285 houses worth of vehicular traffic (assuming at least 2 cars per household this equates to ~600 vehicles passing through).

4154

The site is perfectly situated to be built on to extend the Barton Green estate wider, but access through these narrow streets, where houses have been built without sufficient parking as it is and cars have to be parked on the road is not sufficient to withstand that amount of traffic to be safe for residents already living on the in those streets, they are barely sufficient now for the volume of houses on both streets.

Hartness road is more than adequate to manage the additional traffic, it is wider, there are not so many houses facing onto the street, but safety should be considered here. My suggestion would be to:

4545

need to change this to 4546

- a. Create a slip road from the newly built A453 that is left in, left out between the newly created Mill Hill roundabout and crusader island that takes majority of the traffic via a slip road onto the new part of the estate along with pushing the majority of the traffic onto the A453 (this section is 40 MPH and little different to other roads that join the A453 further into the Clifton estate); or link this access off of Barton lane and use the Mill Hill roundabout for the majority of the access. This way the majority of the traffic will go behind Barton green as is, without introducing so much volume into two small streets
- b. Along with 'a.', create an access road from Hartness Road/Pieris Drive along the end of the open fields, going around the back of the Juniper Close providing safer access internally to the new estate, i.e. to link it together
- c. Create path ways from Hawksley Gardens and Finchley close rather than vehicular access
- d. Consider the traffic light phasing onto the A453 at Crusader island (about 4-5 can get through on the current phasing), there are already queues of cars early morning, with the people already on Barton Green trying to get to work and an additional 600 cars will only make this more complicated.
- e. If all access from the A453 is onto Hartness Road crusader island is going to become extremely congested. At peak times 4-5 cars alone can queue to turn right onto the A453, therefore the extra traffic could lead to congestion for the right lane of the A453 approaching Crusader island, slowing down the exit to the M1, so some consideration to the phasing would be appropriate here also.

4547

There is also no indication in the plans of the types of houses that are being built, however there appears to be a lack of larger accommodation, with the exception of Clifton Village for growing families on this side of the Clifton estate, so hopefully a mix of 3-5 bed houses are being considered.

(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.

See 11.

(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.

(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.