

Recd 7 March
by post

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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 checked="" type="radio"/> Individual
	<input type="radio"/> Landowner/Developer
	<input 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. _____
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Q3 Your Details	Q4 Agent's Details (if relevant)
Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

See attached letter

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="radio"/> Yes | <input type="radio"/> No |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| <input checked="" 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 checked="" type="radio"/> Yes
<input type="radio"/> No
<input type="radio"/> Site included within the Plan (please give details) Site Ref: <u>P.A 24</u> Site Name: <u>COLLEGE WAY / MELBURY</u>
<input type="radio"/> Site not included in the Plan (please give details) Site Name and address: <u>PLAYING FIELD</u>

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

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

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.

SEE
ATTACHED
LETTER

(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.

(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.

Possibly
- To protect
my interests
as mentioned
in my
letter

(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.

[REDACTED]
Bilborough College Estate
Strelley
Nottingham
Nottinghamshire
[REDACTED]

08 March 2016

Dawn Alvey
Nottingham City Council
LH BOX 52
Planning Policy Team
Loxley House
Station Street
Nottingham
NG2 3NG

Dear Dawn,

RE: PA24 COLLEGE WAY – MELBURY SCHOOL PLAYING FIELD

4125 Thank you for sending me 100 sets of forms regarding the above application which I have distributed to all the residential houses on the Bilborough Estate.

It might be helpful for me to give you some background information to this proposed site which may save you some time and probably help you in your various searches etc.

The developers of the Bilborough Estate some 10 years ago were George Wimpey who I now believe are called Taylor Wimpey due to a merger with Taylor Woodrow homes, told the earlier Residents that the plot of land in question would never be built on as it was totally unsuitable.

The situation you will need to investigate as to why involves the following:

The land is constantly waterlogged.

There is an active Spring close to the area where College Way meets the site and this is evident by the strong growth of Bull Rushes and Reeds.

This would result in putting in a Culvert and where would the water drain to?

Close to the A6002 can be seen a ventilation shaft which was used to support the mining activity which is claimed to be under this proposed site. The Mortgage Companies are aware as some of the earlier Residents had a problem obtaining a mortgage resulting from the Mortgage Company's searches.

George Wimpey had to change their original development plans at the top end of College Way to Housing although Apartment Blocks were originally planned. I am no expert but maybe there was a weight issue as this area is very close to the Spring.

There is also the situation regarding the 'Safety Area' for Melbury School which I believe was registered around 1992 for the safety of the school children should the school catch fire. My understanding is that this area takes some 30m from the school boundary into the land.

Regarding my next point I do not know the terminology for this but when a development takes place near a school playing area then properties have to be so many metres from the play area as a deterrent to the obscene people who use binoculars to spy on the children.

There is no real access for construction traffic to develop the site.

I acknowledge that I am no expert in property development but taking all of the above into account my feelings are that this site is totally unsuitable for consideration.

4125

However I feel that there is a solution which would put the land to use with a value to the community.

The other day I met a couple on the land measuring up near the school so I approached them as to what they were doing.

Penny Poyzer has some connections with Melbury School and she was measuring out the auditorium area where the children could gather at a safe distance should the school catch fire.

Penny wants to develop the area as a natural wildlife area where the children could benefit educationally.

In addition she wants to develop a growing area for both plants and vegetables and has plans to plant an orchard of various fruit trees.

Having mentioned this to the Residents on the Bilborough estate there is great support and many of them are prepared to donate various fruit trees in return for sharing some of the harvest.

It is a massive project but it would be very good if Nottingham City would endorse the idea and perhaps later on, when financially things have recovered, assist financially in this project.

This proposal, to me, represents a solution to this waste area and puts it to good use and I feel is very worthy of strong consideration.

Finally I have to now make my objections should it be decided to go ahead and be considered for the development of social housing.

Firstly I do not have any problems with the site being developed for social housing subject to the following conditions:

College Way is not used as an access point onto the site.

The site access is from White Lodge Gardens.

On the map attached I have drawn a Blue Line which represents a 2.5m high double skinned brick wall allowing absolutely no access either pedestrian or vehicular from the proposed site to the Bilborough College Residential Estate.

The justification for the above conditions are as follows:

The Properties on the Bilborough Estate would drop in value by some £10,000 which gives a total of £1,000,000.00 loss of valuation for the entire estate – this does not include the apartments.

The Property and Vehicle Insurances would increase on the Bilborough Estate.

It is unfortunate that East of this proposed site has a lot of petty crime details of which are sent to me via Councilor Jill Owen on a weekly basis.

I would rather that the crime stays there and does not perpetrate into our Residential area.

College Way is not adequate to support additional traffic especially as there is a small traffic calming area, marked on the attached map, in the centre of this road.

4125 There are no amenities on College Way so no access either by vehicle or by foot is needed.
There is no way that construction traffic including articulated lorries would be able to use the
Bilborough College Estate to access the proposed site.

The wooded area by the side of the site, marked on the attached map, is already used for illegal
activity during term time by the College Students.

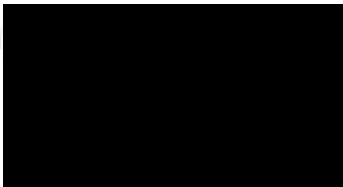
There is also a children's play area, marked on the attached map, which would be accessible to the site
if no wall is constructed.

We are also controlled by Broxtowe so any disputes would be problematic as to who is responsible be it
Nottingham City or Broxtowe. Better if the Boundary is enforced by a permanent barrier so that there
can be no controversial disputes as to who is or was at fault.

I would like to thank you for helping us to understand the situation and listening to our comments.

Should you require clarification please do not hesitate to contact me and let's hope that we can work to
an amicable solution.

Kind regards

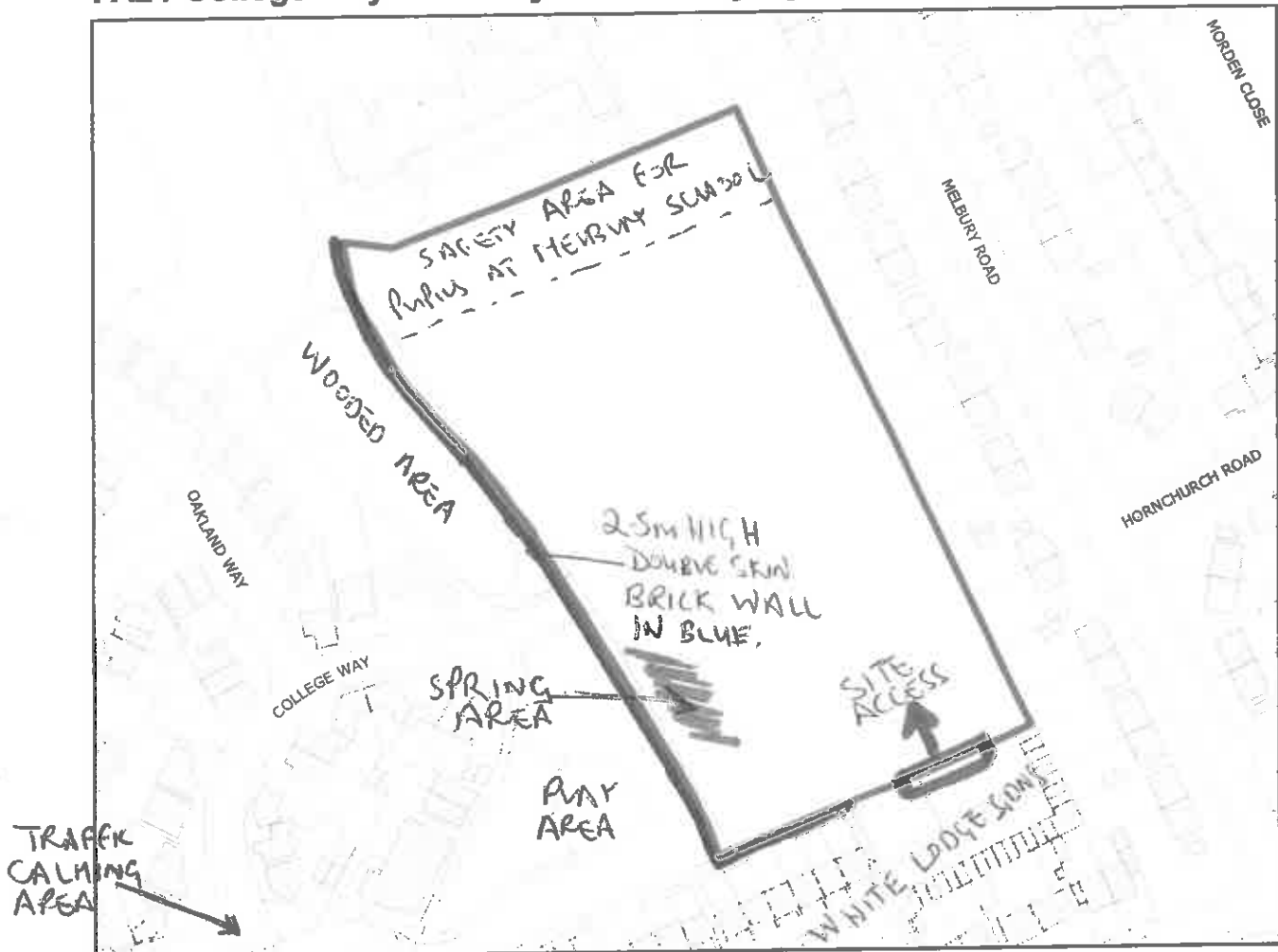


Tim Strangeway

Tel: [REDACTED]

Email: [REDACTED]

PA24 College Way - Melbury School Playing Field



<p>Site Area (ha): 1.39</p> <p>Ward: Bilborough</p> <p>Address: College Way</p> <p>Current use: Open space</p>	<p>Proposed use: Residential (C3, predominantly family housing) with provision of on site open space.</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space with links to existing open space in the north west. Within Minerals Safeguarding Area and there is a small area with coal mining legacy within the site - requires consideration prior to development.</p>
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