



# 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](mailto: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

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

<b>Q2</b> 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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	<b>Q3</b> Your Details	<b>Q4</b> Agent's Details (if relevant)
Title	MR	
First Name	ALASTAIR	
Last Name	SMITH	
Job Title (if relevant)		
Organisation (if relevant)		
Address Line 1	[REDACTED]	
Address Line 2		
Address Line 3	NOTTINGHAM	
Address Line 4		
Address Line 5		
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

**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>PA24</u> Site Name: <u>MAZRUPI SCHOOL / COLLEGE WAY</u>
<input 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**)

**Which part?**

<input type="radio"/> Yes	<u>N/A</u>
<input type="radio"/> No	<u>N/A</u>
<b>Policy</b>	_____
<input type="radio"/> Policy text	
<input type="radio"/> Justification text	<u>N/A</u>
<input type="radio"/> Yes	<u>N/A</u>
<input type="radio"/> No	<u>N/A</u>

- 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

**Q9** 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

**Q9** 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)

ENCLOSED LETTER OF OBJECTION

**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.

REASONS AND OBJECTIONS TO PROPOSED  
PLAN DETAILED IN ENCLOSED 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.

BE INVOLVED IN THE FULL PROPOSAL  
AND PLANNING PROCESS FOR MY OWN  
PERSONAL UNDERSTANDING, IF PRACTICABLE

(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](mailto: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.

Mr A.Smith & Miss O.Kania

[REDACTED]  
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

As residents of the Bilborough College estate and home owners on College Way with an aspect facing onto the proposed development site we would like to raise our objection to these plans.

We appreciate the need for social housing developments and understand that these are a necessary to ensure social and community cohesion and provide valuable accommodation for people who are in need

Our concern in principal lies with the potential access route into the proposed site from College Way.

We believe College Way would not be suitable, adequate and was not designed to support additional traffic, of the specific kind requiring access to a build site such as heavy plant hire and articulated vehicles.

There is currently already a small traffic calming area in the centre of this road dedicated to ensuring resident only access is maintained at a peaceful level. A place where residents freely park currently making this route even less suitable for large lorries to pass.

There will be inevitable disruption and damage wrought upon the road which we find objectionable and given we are governed by Broxtowe BC any disputes could become extremely protracted and problematic

As a solution we would like to see the site access provisioned if the proposal goes ahead, from White Lodge Gardens or Melbury Road. Two existing Nottingham CC roads, one of which currently services the school

Under pinning our objection is the fact there are no amenities of any sort on College Way so no access by vehicle is needed by any proposed development into this estate. Much more suitable would be to build the access which can channel traffic towards existing infrastructure services such as bus routes shops and public amenities like the library and medical centre via Melbury road.

Sadly and it is an unfortunate fact that East of this proposed site there are also quite high levels of petty crime, we would rather that the crime stays there and does not perpetrate into our residential area.

Opening up a potential thorough fare from Bilborough road through College Way onto this site will lead to a significant rise in antisocial driving behavior via scooters, motorbike and quad bikes using this route as a cut through. A disturbance of our existing peace, not to mention opening this as a road right next to a childrens play area at the end of College way where many residents take their small children to play would not be something we would like to see happen for safety and child welfare reasons

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After consultation with other residents on the estate we believe there are additional objections and concerns which we would echo, in quantitative terms a development of social housing with unilateral access into our estate could see individual properties on the Bilborough Estate drop in value by some £10,000 which when aggregated over all properties reaches into the £1mill figure. Upon purchase of our property we were advised of several environmental and structural issues that meant this plot would not be developed on because it was not physically possible, a factor which influenced our decision to purchase. We believe details of these are filed under one of our neighbours objections for reference

Qualitatively however we believe there is an alternative use for the space which we wholeheartedly support along with many residents on the estate.

A development plan for the site as a natural wildlife area where the children at the school and surrounding areas could benefit from, these include a growing area for both plants and vegetables and as well as plans to plant an orchard of various fruit trees perhaps a community allotment even.

This proposal, represents a solution to this waste area and we feel should be considered strongly.

Should you require clarification please do not hesitate to contact me  
We are happy to work in co-operation to ensure all parties needs are met

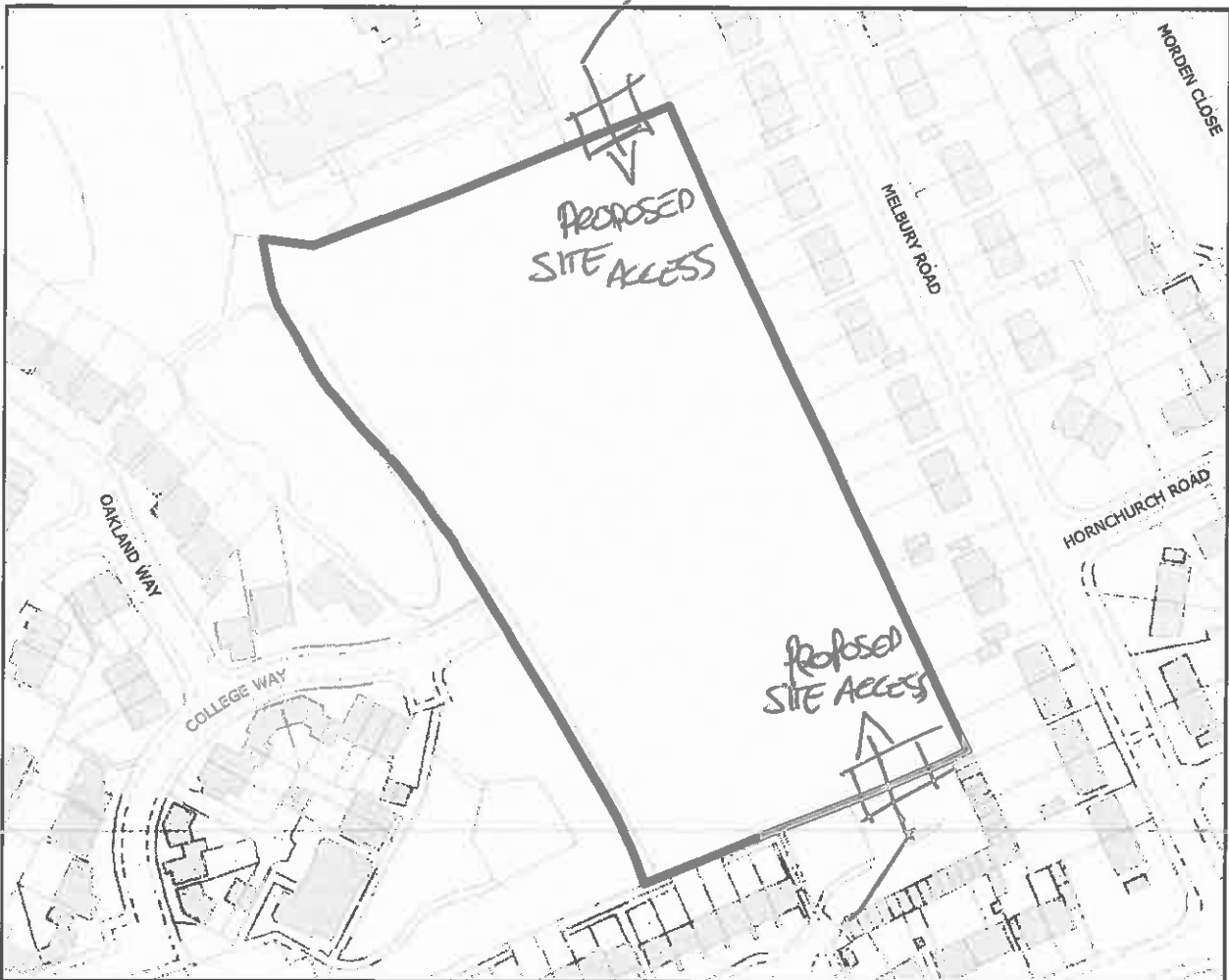
Kind regards

Alastair Smith & Olivia Kania

Tel: 



### PA24 College Way - Melbury School Playing Field



<p><b>Site Area (ha):</b> 1.39</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> College Way</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with provision of on site open space.</p> <p><b>Development principles:</b> 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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