

**From:** Annette Perkins [mailto: [REDACTED]]  
**Sent:** 04 October 2017 10:47  
**To:** Paul Tansey; LDF NCC  
**Subject:** RE: Land Planning PA55 109-113 Ruddington Lane NG11 7BY  
**Importance:** High

Hello Paul,

5157

Following our conversation this morning, the boundary of the revised plans is incorrect & still showing 107-127 from the developers original application in 2005.

The developers had approached all neighbours along our row of 101 to 163 Ruddington Lane in 2005 with decent offers to purchase residence's land. There was some interest shown by neighbours between 107-127 because a large offer was made to buy the land & their plans had about 10 houses, was nicely landscaped & we even thought about it, though we use our double garage & they wanted to demolish it for the whole land.

**PLEASE refer to their original housing plans with about 10 dwellings with a 'larger land border' submitted in 2005 107-127 & compare it to their current plans of 21 dwellings with a 'smaller land border' 109-113.**

In 2005, the developers submitted their outlined plans upon the assumption that the purchase of the land would go ahead. Unfortunately, there was a slump in the market & the developers came back with half the offer to buy the land & residents refused to sell.

Over the last 17 years, when property along our row went up for sale, these developers purchased the houses & land behind to give them a majority ownership.

Therefore, the property developers recent plans are to build 21 dwellings behind 8 houses (as they're knocking down one semi to put a road through).

I would appreciate your **URGENT** investigation to this, as your letter states "**all responses must be received by Friday 10th November 5pm**".

For information, please see details of my objection email below of the current request of 21 dwellings in a small area:

----- Original Message -----

**From:** [REDACTED]  
**To:** [REDACTED]  
**Date:** 07 September 2017 at 14:51  
**Subject:** Comments for Planning Application 17/01760/PFUL3

Mrs Annette Perkins,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 2:51 PM on 07 Sep 2017 from Mrs Annette Perkins.

## Application Summary

**Address:** 109-113 And Land To Rear Ruddington Lane Nottingham NG11 7BY  
**Proposal:** Demolition of number 111 Ruddington Lane; the creation of an access from Ruddington Lane and the development of 21 dwellings, comprising apartments, 1 , 2 , 3 and 4 bed houses together with groundworks, landscaping and other associated works.  
**Case Officer:** Ms Kathryn White

[Click for further information](#)

## Customer Details

**Name:** Mrs Annette Perkins  
**Email:** [REDACTED]  
**Address:** [REDACTED], Nottingham [REDACTED]

## Comments Details

**Committer Type:** Neighbour  
**Stance:** Customer objects to the Planning Application

### Reasons for comment:

**Comments:** My husband Ian & I bought our house for the 'rural & peaceful countryside setting". Since losing the 'Nature Trail' to the Tram, the wildlife lost their natural habitat & we now have pigeons & magpies constantly in our gardens making a mess & attacking the nests of blackbirds etc.  
There are established trees where you propose the housing development & if the trees are removed, there will become more pigeons & magpies taking over our gardens & driving out the much loved smaller birds & wildlife.  
We understand the governments need to build extra housing, but don't understand why you would propose a 3 storey building to be built in our rural area & stray from the normal 2 storey buildings. There are no other 3 storey buildings in close proximity & you would create a precedence that anyone could build a 3 storey apartment to maximise profits.  
There are currently 32 semi-detached houses in the long row between 101 & 163. You propose to build 21 dwellings behind 9 of these houses, which is a lot in such close proximity. There will be more noise from vehicles & people from behind our houses that will ruin our rural, peaceful homes.  
We are also concerned about the traffic from the proposed development & the impact it may possibly have on the current service road running alongside & behind the properties 101 to 163, as most residents have garages with vehicles & own the right of way for our 15ft clearance on the original cinder road.

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