

Nottingham City Council
Development Department
Policy & Research Team
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Loxley House
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27/11/2013

Dear ,

Nottingham City's New Local Plan - Preferred Option Consultation.
Aspley Garden Allotments - Options 1 & 2 D88 & D89 respectively.

As an owner of an allotment in the above complex, I am surprised to discover that the above site has not been recommended to be taken forward to the preferred Option Stage. Reference Planning Committee notes 23rd October 2013.

This is against the background of consistently being told by the media that there is a desperate shortage of land available within our cities for house building and as a consequence incursions into the green belt will have to be accepted.

Access to the site/s has not been raised by the planning department as being a significant problem. The Ring Road Major Works adjacent to the site which were programmed between 2013 to 2015 subject to Full Approval are now well on the way to completion. Again traffic capacity within the local road network is likely to be compatible with any envisaged development as stated by your planning department.

Comments

1) There are at least 6 Bus Services, within walking distance of the site, that give direct access to the City. Namely the Aspley Lane, Beechdale Road and Nuthall Road NTC services. If you include the Ring Road and Hospital Link services you would be hard pressed to find an area with better connections. For the more energetic there is the NCN6 cycle route on the doorstep.

2) Fragmented ownership is only a problem if you wish to make it so. Ninety percent of the ownership, 220 out of 240 wish to sell. Within the sale agreement it is proposed to allocate the 5 acre area, adjacent to the David Lloyd Centre, for use by those who wish to continue gardening.

3) Where the registered boundary has been locally removed, and the attached allotment annexed to form an extended garden to the associated house, the development boundary could be adjusted, locally to suit, without any difficulty.

4) Redevelopment of the site would avoid the ongoing anti-social activities which are widespread and virtually impossible to control. We are talking about having garden gate locks cut off and the removal of complete gates. The dumping of commercial and domestic waste, including rubble, refrigerators, tyres, broken glass, part empty drums

containing unknown obnoxious waste. Old TV sets, broken toilets, hypodermic needles, etc and even a part filled large gas cylinder, the list is endless. Development of this site would eliminate this problem and at the same time improve the security of the surrounding properties.

5) The proposed development would not have any serious impact on the amount of open space in the area.

Examination of the map indicates that within approximately 1 mile of the site there are numerous green areas, namely:-

- a) The David Lloyd Leisure Centre complex and the sports ground that runs adjacent to Grassington Road from the Aspley Lane end as far as Holbeck Road.
- b) Sandwiched between Grassington Road and the railway line are the City owned Windmill Gardens.
- c) The South Field Road Playing Field.
- d) The Melbourne Park recreation ground accessed from Newton Drive and Melbourne Road.
- e) The Manning School Playing Field.
- f) The King George 5th Playing Field.
- g) The Glaisdale Comprehensive School Playing Field.
- h) The Harvey Haddon Sports Complex.
- i) The Playing Field and Sports Ground which straddles the railway line - Wilkinson Street area.
- j) Wollaton Park

Finally Options DS88 & DS89 are not designated as a spaces open to the public.

6) If the site was mainly residential, the maximum permitted carbon emissions would be determined by the Code for Sustainable Homes Technical Guide in force at the time of build. Since the standards for thermal insulation are continually being revised and made more demanding, emissions likely to be less than that required by the current Code Level 3 rating.(i.e. the minimum permissible build standard.)

The importance of this prime site should not be overlooked. Based on the constraints and comments sheet, I conclude there is no particular issue recorded that warrants its exclusion from the Preferred Option List.

Hence I request that this site be reassessed, objectively, by an independent inspector and a report raised which includes any ranking factors used.

Yours sincerely

R. Fretwell