

**From:** Don Gifford  
**Sent:** 14 February 2013 20:34  
**To:** planningpolicy  
**Subject:** Representation on Final Modifications to the DPD

For the immediate attention of:  
The Planning Policy Business Unit,  
Newark & Sherwood District Council.

We wish to **support** the decision of the Council stated in paragraphs FMP 156/7 of the recent "Final Modifications Consultation Document" of the Allocations & DM DPD, to **remove** reference to the land at the rear of Charta Mews (Lo/Ho/3) from the Plan and revert it to Green Belt.

As local residents we have always been of the view that this land should not be developed, and more specifically that access to it is inadequate for any development. This view was expressed in our Representations in July 2012. We also submitted our more detailed case in our responses to the premature Outline Planning Application submitted (and later withdrawn) by the landowner. In addition to the criteria of the Highways Authority, our own objections concerned the actual use of the the entrance route by those living on and adjacent to it.

We therefore fully agree with and support the advice you have received from the Highways Authority, and your subsequent decision to **remove** site Lo/Ho/3 from the DPD.

In view of the importance of this email, I would be grateful for your confirmation of its receipt, and that it will be presented to the Inspector for her consideration.

Mr D W Gifford

on behalf of:

Mr T Freeman, 1 Charta Mews  
Mr P & Mrs K Wilson, 3 Charta Mews  
Mr D & Mrs G Gifford, 4 Charta Mews  
Mr A & Mrs M Hughes, 5 Charta Mews  
Mr A & Mrs M Garrod, 5 Magna Close  
Mr T & Mrs L King, 6 Magna Close

Planning & Economic Development  
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19<sup>th</sup> September 2012

**Re: Planning Application 12/01119/OUT, Land North of Charta Mews, Lowdham**

**Comments & Objections to Refuse Vehicle Swept Path**

The following comments and objections are made with the support of the following residents living in Charta Mews and within its immediate vicinity.

Mr P & Mrs K Wilson  
3 Charta Mews

Mr D W & Mrs G Gifford  
4 Charta Mews

Mr A & Mrs M Hughes  
5 Charta Mews

Mr A & Mrs M Garrod  
5 Magna Close

Mr T & Mrs L King  
6 Magna Close

We again ask that the request for outline planning permission should be refused.

Mr D W Gifford

We note the comments made by Waterman to the Applicant regarding proposed general access to the site, and for the purpose of refuse disposal. We make the following observations, comments and objections to their statements.

**Waterman Drawing "Refuse Vehicle Swept Path"**

This drawing is submitted to illustrate the path of a refuse vehicle through the proposed driveway. However we object strongly to the misleading bold red site designation lines either side of the driveway – these are outside the site, yet appear to indicate the limits of the site. Careful examination of the drawing shows the actual driveway width to be much narrower, although not dimensioned. We suggest that where access is limited, as in this case, legally accurate boundaries of ownership must be designated on submitted drawings. Walls, hedges and fences are all indicated but no widths are shown. The drawing is therefore incomplete and unacceptable.

The Swept Vehicle Path data is a 'perfect' computer generated route – achieving this would be unusual given human fallibility! The route is shown so close to fences and walls that it would be extremely unlikely for these not to be hit! As the route enters the site it is shown conflicting with a small tree at the front of no 5 Charta Mews, passing along a shared driveway and about 1 metre in

front of the large picture window to the lounge of no 2 and its rear garden, and then over the driveway and past the side and rear gardens of no 1. Although no 2 Charta Mews is presently occupied by the Applicant, that cannot be assumed to always be so - future occupiers would inherit the gross intrusion into their privacy. Approval of such a regular route for Refuse trucks (and other traffic) so close to existing homes, gardens and driveways is unacceptable. It has been stated in a previous submission that the homes in Charta Mews are family homes in a quiet unfenced environment, which only rarely sees heavy vehicles. This proposal will completely change that environment. The proposal also assumes the 'right of passage' over shared driveways of residents opposed to the development. We therefore ask that Outline Planning Permission be refused.

### **Width of Access**

Waterman appear to give pre-eminence to the Manual for Streets (2007) document, rather than the 6C Highways Design Guide (revised 2012) used by Nottingham County Council. This would appear to be because it suits their case to use a manual that dimensions a street width which is within their perceived available space, whilst failing to take any account of pavement width. It is notable that the MfS manual itself declares *"Streets should not be designed just to accommodate the movement of motor vehicles. It is important that designers place a high priority on meeting the needs of pedestrians, cyclists ....."*. We note that Nottinghamshire County Council have themselves recommended refusal of this Outline Planning Application with a full explanation of their requirements. We too ask for this application to be refused on these grounds.

### **Turning Space for Refuse Collection vehicles**

Waterman have also undertaken a swept path analysis of a proposed turning area for Refuse Collection vehicles. Again this is a 'perfect' computer generated manoeuvre, however it does require the vehicle to reverse onto the private part of the driveway of plot 1, narrowly missing a cultivated area. As stated previously, achieving this in real life and on a regular basis would be almost impossible! It is uncertain from the submitted Site Section drawing, but it would appear that this proposed turning area is at a point where the driveway gradients change significantly, thus complicating a difficult and tight manoeuvre. From the information supplied it would appear that a much larger level turning area is required. The gradient and length of the proposed driveway, prohibit the movement of 'wheelie bins' to a lower collection point by the residents as an alternative option, thus demanding a collection service. The proposals offered for this are inadequate and we therefore ask for this application to be refused because of the lack of a satisfactory waste disposal facility.

We would expect the NSDC Refuse Collection section to be consulted on this aspect of the proposed development, as without a collection service the proposal is completely impractical, requiring the application to be refused.

We would also expect the Fire and Rescue Service to be consulted although we acknowledge that the views of Nottinghamshire Highways to reject this application may already cover their view.

### **Conclusion**

We see nothing in the submission by Waterman that provides adequate and suitable access to the site via the proposed route, and consequently we ask that Outline Planning permission for this development be refused.