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**Nottingham Liberal Synagogue – ref -3768**

Representations to Nottingham Local Plan Part 2  
Inspector's Matters, Issues and Questions

**Matter 4 - Issue 8 – Site Allocation PA21  
Mansfield Road – Sherwood Library**

## 1.0 INTRODUCTION AND CONTEXT TO THE REPRESENTATION

- 1.1 This response to the Inspectors Matters, Issues and Questions is in respect of Matter 4, Issue 8 and specifically the proposed mixed use allocation PA21 – Mansfield Road – Sherwood Library. From the outset, the Nottingham Liberal Synagogue (NLS) wish to indicate that they have no in principle objection to the proposed allocation and the benefits it will bring to the local community. Their issues relates solely to maintaining if not enhancing the level of off-street public parking provision on the site post completion of the proposed development.
- 1.2 The proposed site PA 21 allocation boundary includes the entirety of the Spondon Street car park. The car park is owned by Nottingham City Council and has 48 free, unrestricted public car parking spaces and 8 electric vehicle recharge points. The signage at the car park entrance states that – *This is a Nottingham City Council owned free parking facility provided for the benefits of residents or visitors using any of the local facilities. Open 24 hours*
- 1.3 On street car parking in the vicinity is extremely limited. There is daytime limited (30 minutes) parking on the northern side of Spondon Street with capacity for 6-7 cars. Mansfield Street does not have time limiting parking but its capacity is restricted by a combination of double yellow lines, residential driveway entrances and the relatively narrow width of Mansfield Street. Off-street parking is limited in most of the streets in this immediate area east of the main A60 with competition for spaces between residents, workers and visitors to the busy Sherwood District Centre. Cars parked straddling the footway along Mansfield Street is a commonplace and daily occurrence.
- 1.4 Apart from Spondon Street, there are two other City Council owned car parks serving Sherwood District Council at Winchester Street and at Hall Street. There are two additional off privately owned street parking areas on the northern side of Hall Street and within the curtilage of the Sherwood Manor Public House. Part of the Hall Street (north) car park is available for public use between 9:00 and 17:30 and the Sherwood Manor car park is intended for use by patrons of the premises and has camera surveillance.
- 1.5 The Nottingham Progressive Jewish Congregation (now Nottingham Liberal Synagogue) was founded in 1965. The congregation extends to approximately 170 adults and children, with members coming in from Derbyshire and Leicestershire as well as various locations within and beyond the city of Nottingham. The Synagogue is located on the junction of Lloyd Street and Mansfield Street and has been on the site for around 50 years. The

premises back directly onto the north eastern boundary of the Spondon Street car park – part of site allocation PA21.

- 1.6 The NLS is a major focal point of the Jewish community and is a well-used facility. The synagogue holds services every Friday evening (Erev Shabbat) and on Saturday Mornings (Shabbat) where there are normally 30-40 people in the congregation. Other regular activities include Bar Mitzvah, at least 12 High Holy Day and Festival events in the Jewish Calendar where attendance can be as high as 130 -150 members, and, regular social interfaith events where again in excess of 100 attendees can be expected.
- 1.7 The weekly Saturday services and events correspond to peak shopping time within the Sherwood shopping centre and the early Friday evening services correspond to when resident parking on the streets and in the unrestricted car parks is high. The synagogue itself has limited on-site parking (around 10 vehicles). Patrons use the Spondon Street (if spaces available) or look for on street parking. The Hall Street and Winchester Street car parks are less likely to be used by the high proportion of elderly members of the synagogue particularly in the winter months.
- 1.8 The city council car parks in Sherwood are heavily used, particularly on Saturdays which also correspond to the times when religious services and events are held at the synagogue. Whilst bus services between the City Centre and Sherwood and onto Arnold and Mansfield are good, the practicalities of accessing the synagogue from other parts of the city and indeed outwith the city itself becomes very difficult particularly when whole families may be travelling together. The NLS is highly concerned that any material reduction in capacity in its public car parks will impact on the ability of its congregation to conveniently access the synagogue.
- 1.9 At Table 1 in this statement is a survey undertaken by the NLS recording the City Council owned car park occupancy over the three weeks leading up to the (22.10.18) deadline for submission of responses to the Inspector's matters. The survey indicates that all three car parks are heavily patronised most daytimes and evenings. Highlighted in the table are the Saturday lunchtime/ afternoon times when all three car parks are effectively full on consecutive Saturdays when the shops are trading and there are normally events and/or services at the synagogue.
- 1.10 We are not aware of any prior car parking occupancy survey being undertaken by the City Council in advance of the site allocation PA21.

2.0 **INSPECTORS QUESTIONS – Matter 4 /Issue 8 – Policy SA1 – Allocation PA21**

2.1 The concerns of the NLS can be encapsulated in responses to the first two Inspectors Questions in respect of issue 8.

2.2 *Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?*

*Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated? What factors led to the proposed modification to delete allocation PA22 and amend the boundary of allocation PA85?*

2.3 Local Plan Allocation PA21 indicates that the proposed use of this site shall be

*Retail (A1), residential (C3), office (B1) community facility/library (D1). There is a desire to accommodate the existing library on this site as part of any redevelopment proposal.*

2.4 The site plan does not set out any detail as to where and how the respective elements of the scheme might be accommodated on the site which incorporates the entirety of the Spondon Street Car Park (and this is accepted by NLS). The supporting development principles set out in the policy state that: -

*Development should provide an active frontage to enhance the District Centre. Adequate parking should be ensured as part of development proposals. There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior consultation required*

2.5 The concern of the NLS is the supporting statement that ‘Adequate parking should be ensured as part of development proposals’ There is no elaboration of or quantification of what constitutes ‘adequate’ parking relative to this site and the NLS consider that given the current parking demand and constraints within Sherwood there should be no material loss of car parking whatsoever arising from the development of allocation PA21. In this context they consider that the policy drafting is uncertain and unsound, and consequently is neither justified nor effective. With reference to Inspector’s questions 1 and 2. It is the view of NLS that without more specific clarity and reassurance on retained parking provision, the site

allocation, or part thereof covering the Spondon Street Car Park is not appropriate or justified and that part of the site should not be allocated.

2.6 The matter of certainty can be addressed by amending the policy and development principles within Site PA21 to specifically state that there will be no reduction in off-street car parking provision as a result of the implementation of PA 21. This can clearly be achieved by not developing the Spondon Street car park, retaining the spaces as an undercroft if this site is to be developed or redistributing the spaces across to the southern side of Spondon Street within the extent of the allocated site. How this is achieved is not an issue for the NLS, only reassurance that the current level of provision is maintained.

2.7 This focus of this representation impacts not only on the synagogue but on local residents without off-street parking space and other businesses within Sherwood who rely on the parking availability to attract visitors to the centre during the day and evenings due to the significant restaurant offer that Sherwood possesses. The NLS caretaker received the following local comments during her car parking survey:

*Two ladies at Winchester Street concerned about losing Spondon Street car park due to their elderly mother not being able to manage the walk down when she visits that end of Mansfield Street. Both ladies would place an objection to the car park being removed if they were able to. Were disappointed locals haven't been made aware of the redevelopment of the site.*

*A gent named Terry who lives on Mansfield Street was also concerned. He said that as it is, most evenings when he comes home he is unable to park in front of his home and with 7 new homes being build, there could be at least 7 new cars that need to park. He was concerned that Winchester Street which is often full, wouldn't be able to handle the local parking issues. He would also raise concerns should the development go ahead without local consultation in regards to parking.*

*Local PC Alex also said that Winchester Street and Hall Street would not be able to cater to the overflow should Spondon Street be closed.*

2.8 The City Council may be in a position to advise the Inspector on any scheme proposals for the Sherwood Library site that are not as yet in the public domain. They may already be considering the parking implications yet the NLS seek certainty through the Inspector that the current parking levels can be maintained.

2.9 In terms of rewording the allocation policy text we would propose: -

#### **Proposed Use**

*Retail (A1), residential (C3), office (B1) community facility/library (D1) and retained public car parking. There is a desire to accommodate the existing library on this site as part of any redevelopment proposal*

#### **Development Principles**

*Development should provide an active frontage to enhance the District Centre. **The current unrestricted level of public parking provision for residents and visitors to Sherwood must be ensured as part of development proposals.** There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior consultation required*

**TABLE 1 – SHERWOOD PUBLIC CAR PARK OCCUPANCY SURVEY – 6/10/18 – 20/10/18**

**Spondon Street Car Park:** Capacity = 3 disabled/ 45\* regular + 8 electronic vehicle charge points

Date	Time	No of vehicles
06/10/18	17:58	29
07/10/18	12:00	41
11/10/18	13:15	39
12/10/18	19:00	38
13/10/18	11:05	44
15/10/18	18:45	26
17/10/18	16:15	40
18/10/18	18:30	31
20/10/18	13:00	44

**Winchester Street Car Park:** Capacity = 3 disabled/ 61 regular

Date	Time	No of vehicles
06/10/18	18:15	32
07/10/18	13:28	56
11/10/18	13:19	59
12/10/18	20:00	28
13/10/18	15:36	60
15/10/18	19:40	27
17/10/18	16:35	57
18/10/18	18:20	58
20/10/18	13:05	60

**Hall Street Car Park:** Capacity = 2 disabled/ 26\* regular/ 1 motorbike

Date	Time	No of vehicles
06/10/18	18:20	19
07/10/18	13:33	28
11/10/18	13:22	28
12/10/18	20:08	16
13/10/18	15:40	24
15/10/18	19:45	12
17/10/18	16:45	28
18/10/18	18:15	19
20/10/18	13:06	27

\* Waste skip occupying one parking bay at time of surveys

44 yellow highlight denotes Saturday daytime occupancy

