

23 March 2015

Agenda Item: 9c

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

PROPOSED URBAN EXPANSION AREA EAST OF GAMSTON – UPDATE

Purpose of the Report

1. To note the latest update in connection with the proposed Urban Expansion Area east of Gamston.

Information and Advice

2. In October 2012 Rushcliffe Borough Council (RBC) submitted part 1 of its Local Plan (the Rushcliffe Core Strategy) to the Secretary of State for examination by a Planning Inspector. The Rushcliffe Core Strategy is the Council's strategic planning policy document which includes proposals for major development sites in a number of locations across Rushcliffe.
3. RBC's earlier Local Plan was that around 9,600 new houses should be built by 2026. The Inspector has however concluded that this plan does not identify enough new homes to meet the identified housing needs of the Borough and in addition, a comprehensive review of the Green Belt should be undertaken.
4. In order to enable RBC to undertake the additional work required to address these issues, the Inspector suspended the examination of the Core Strategy until October 2013. As a consequence, RBC published its revised proposals for consultation, including at least a further 3,550 houses (in addition to the original 9,600) to be planned by 2028. RBC's revised proposals include a large site east of Gamston, where Nottinghamshire County Council (NCC) have a substantial land ownership.
5. Rushcliffe's revised plans were considered by the (re-opened) Public Inquiry, and in December 2014 the Inspector reported on these revised Core Strategy proposals.
6. Following the Inspector's positive report, on 22nd December 2014, RBC formally adopted Radcliffe Local Plan Part 1: Core Strategy Development Plan Document. This adopted Core Strategy sets out the main strategy for development across the Borough up to 2028 and makes a number of land allocations for housing, employment and related development. This includes the Gamston Urban Extension area. The Core Strategy removes the land allocated for the Gamston Urban Extension from the Green Belt.

7. A Legal Challenge to the process for the adoption of the Core Strategy has been launched by Barton in Fabis Parish Council. It is understood that the legal challenge is unconnected with the Gamston allocation. The consortium of land owners at Gamston is moving forward irrespective of the challenge (see below).
8. The consortium of landowners at Gamston, of which NCC is one, collaborated on the basis of memorandums of understanding to achieve the planning allocation referred to above. The Consortium members have agreed to continue working together to produce an overall scoping report to identify the various environmental and technical reports which will be required by RBC to support an Outline Planning Application for the development of the Gamston Urban Expansion area. Details of the costs associated with this work will be reported to Committee once these are more firmly established.
9. Members of the consortium have agreed to explore the potential to progress a more formal (legally binding) collaboration agreement between the various parties. It is likely that such agreement will encompass a detailed approach to the steps necessary to secure planning consent and will also cover the “equalisation” of land value and cost sharing between the parties. The objective here would be to ensure that the scheme can be delivered at minimum cost exposure to the Council. A report of these proposals will be brought to a later meeting of Committee once a more detailed structure for any such agreement is known.
10. At its meeting on 15 September 2014, Committee approved the conducting of a formal procurement exercise to identify a potential development partner to work with the County Council on the delivery of this project. This is a complex procurement exercise which is now underway. A draft Procurement document has been prepared covering the contractual framework for any development partnership, financial requirements and which seeks a Partner with the experience and financial robustness necessary to undertake a contract of this scale. The procurement document is currently being reviewed by the Council’s Procurement team and legal advisers.
11. As the proposal for a development agreement between the Consortium Members is progressed, the rationale for seeking a development partner/funder will be reviewed and findings will be presented to Committee for consideration as part of the report feedback outlined in Section 9 above.

Other Options Considered

12. Not applicable.

Reason/s for Recommendation/s

13. To update Members regarding progress on the proposed Gamston Urban Expansion Area.

Statutory and Policy Implications

14. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

- 1) To note the latest update in connection with the proposed Gamston Urban Expansion Area.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Ian Brearley 0115 977 4840

Constitutional Comments (SOM 23.02.2015)

15. The Report is for Noting only.

Financial Comments (TR 25.02.2015)

16. As this report is for noting only, financial comments are not required.

Background Papers and Published Documents

17. None.

Electoral Division(s) and Member(s) Affected

18. Ward(s): Ruddington, West Bridgford Central and South
Member(s): Councillor Steve Calvert, Councillor Liz Plant, Councillor Reg Adair

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SP: 2809

Properties affected: 50025 - Tollerton Airport, 00086 - Hill Farm (Land only), 50026 - Vacant Field Off Bassingfield Lane