

**07 August 2013****Agenda Item: 5****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****SUBMISSIONS TO THE REVISED RUSHCLIFFE CORE STRATEGY 2013****Purpose of the Report**

1. To seek approval of the Finance & Property Committee for the County Council, to the submission of a joint response with other land owners to Rushcliffe Borough Council's (RBC) Core Strategy consultation in respect of the potential development site lying to the East of Gamston, and to the RBC Green Belt Review.

**Information and Advice**

2. As reported to committee on 15 July 2013, 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, approximately two weeks prior to the previous report of 15 July, RBC published its revised proposals, including at least a further 3,550 houses (in addition to the original 9,600) to be planned by 2028. This publication set the deadline for submissions as 9 August 2013.
5. These revised proposals include a large site east of Gamston, extending to over 300 Ha, as a new strategic mixed use development allocation, including the delivery of around 2,500 homes by 2028, and with capacity to provide around a further 1,500 homes post 2028.

6. The County Council owns approximately 55 Ha of land immediately to the south of the Grantham Canal which falls within the area of RBCs proposals and will be promoted as part of any proposed scheme in order to maximise the potential benefits to the Council and community at large. It is anticipated the proposed development will include employment land allocation which will be a significant boost to the local economy and in the longer term the proposed employment land will create jobs along with other anticipated community facilities etc.
7. Additionally the Council owns further land to the north of the Grantham Canal comprising 194 Ha. Part of this land may be promoted by the Council for inclusion as an additional area to be added to the RBC revised core strategy proposals.
8. In order for any land to gain a development allocation in the finally adopted Local Plan it is essential to provide all the necessary information about the site, required in RBC's consultation process. This information principally requires the land owners to clearly demonstrate how proposed development on the site could be successfully delivered within the required timescales.
9. Rushcliffe Borough Council will then submit the relevant information to the Inspector for a final examination.
10. As previously approved by Committee, the Council is working with other land owners to define the extent of the proposed site and demonstrate its "deliverability" by submitting a consultation response to confirm that the site is:
  - a) Available
  - b) Suitable
  - c) Achievable
  - d) Viable
11. Various technical studies have been commissioned including highway studies, consultation with the Highways' Agency, topographical surveys etc. and a meeting has taken place with RBC planners to discuss the developing joint submission. This meeting was positive and the parties agreed with RBC the work which would be undertaken. This has been used to inform both the joint submission and the ongoing dialogue with RBC.
12. The initial response needs to be submitted to RBC on 9 August and will be supported by further information provided after the completion of various surveys and feasibility studies. The detailed outcomes of these will be submitted to RBC once completed, after 9 August.
13. A meeting of all key parties is due to take place on 1 August 2013 to agree the geographical area of the proposed development, to confirm all parties' willingness to co-operate and to agree the wording of a proposed submission to RBC. A full copy of the Core Strategy Consultation submission will be made available to Committee at the Finance and Property meeting and an executive

summary will be circulated to Councillors after 5 August and prior to the committee date.

14. In addition, as required by RBC's consultation, the Council as landowner has also prepared a submission about further proposed amendments to the extent of the Green Belt which would support future development on other Council owned land not linked to the Gamston development. This would exclude land at Adbolton from the Green Belt to become "Safeguarded Land" i.e. potentially available for future development should an appropriate case be made. A full copy of the Green Belt Review submission is attached to this report.
15. The Council's response as a planning Authority is being prepared and will be the subject of a separate report to the Environment & Sustainability Committee at the appropriate time.

### **Reasons for Timescale**

16. In order to meet the Finance and Property Committee timescales this report has been prepared in advance of critical meetings which is due to take place on and around 1 August, with the other land owners, prior to the Committee meeting on 7 August. These meetings could not be held any earlier as they will be informed by ongoing studies and surveys of the site which are currently being conducted by the land owners in response to RBC's recent request.
17. These meetings are essential to the Council's ability to contribute to the preparation of the joint submission to Rushcliffe Borough Council (RBC). As a result it has not been possible to provide the appendices to Members any earlier, however the outcome of those meetings and any finalised drafts will be provided to Committee for approval on 7 August.
18. As explained in the report to Committee on 15 July, the timescale for these submissions has been imposed by RBC as a result of the Planning Inspector's recent intervention into RBC's Core Strategy review. The timing of this process is therefore entirely beyond the control of the County Council.

### **Other Options Considered**

19. The Council could choose not to support the promotion of this land for development but in so doing it would miss out on a substantial development opportunity.
20. Alternatively the Council could remain as a silent partner within the promotion of the wider site by the other land owners but this risks a complete loss of control over the final submission and may mean that the Council's land value is substantially reduced or the Council's land is removed from the scheme entirely by the other parties involved.

### **Reason/s for Recommendation/s**

21. To promote the Council's land for a potential development allocation.

## **Statutory and Policy Implications**

22. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **RECOMMENDATION/S**

That Finance and Property Committee: -

- 1) Approves the Council's joint response with other landowners on the RBC Core Strategy consultation document dated June 2013.
- 2) Approves the Council's response to the Green Belt review set out in appendix 1.

**Jas Hundal, Service Director  
Transport, Property & Environment**

**For any enquiries about this report please contact: Alison Warren on 0115 977 2094**

## **Constitutional Comments (SSR 18/7/13)**

23. The recommendations of this report fall within the scope of decisions which may be approved by the Finance and Property Committee.

## **Financial Comments (MA 26/07/13)**

24. There are no direct financial implications arising from the contents of this report. As reported to Committee in July, costs associated with the various studies, to a maximum of £40,000, have been contained within existing budgets. Any subsequent financial implications arising from the potential development will be included in future reports to Committee.

## **Background Papers and Published Documents**

25. Report to Finance and Property Committee 15 July – Implications of the Revised Rushcliffe Core Strategy (Gamston)

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

**Electoral Division(s) and Member(s) Affected**

26. Ward(s): West Bridgford Central and South, Radcliffe-on Trent, Ruddington  
Member(s): Councillor Liz Plant, Councillor Steve Calvert, Councillor Mrs Kay Cutts, Councillor Reg Adair

File ref.: /AJW/SB/

SP: 2491

Properties affected: 09998 - Various NCC Properties/non-property item