

Our ref: JC/MW/021
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Councillor Jim Creamer
County Hall
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Re: Question Under Procedure Rule 32

Would the Chairman agree with me that the extra 1,300 houses being built on Top Wighay Farm and at the North of Papplewick Lane, will be built without any thought to the pressures that it will have on the people of Hucknall.

Hucknall residents are raging with the extra housing being built and the lack of public infrastructure to service these properties.

Would the Chairman agree with me that it is time to confront Gedling Borough Council with the extra services that would be required when the extra housing are occupied on the outskirts of Hucknall. And it is time to encourage Gedling Borough Council to put aside the 106 monies to invest in the people's health, education and highways.

Councillor John Wilmott

Dear Councillor Wilmott

As you are aware Top Wighay Farm and the North of Papplewick Lane sites have been identified within Gedling Borough Council's Local Plan to meet the Borough's housing and employment requirements up to 2028.

Gedling Borough Council has allocated the development sites for up to 1,300 dwellings plus employment land. S106 contributions will be required from developers for infrastructure, transport, highways and other community facilities.

The County Council is aware that extensive modelling work was carried out by technical specialists during the preparation of Gedling's Core Strategy which tested the full range of infrastructure impacts associated with the developments. The modelling indicated that the infrastructure impacts would be acceptable subject to the required improvements being funded appropriately through developer contributions.

County Council officers have been actively working with Gedling Borough Council to determine developer contributions required as a direct result of these developments.

Development contributions in respect of the Top Wighay sites are as follows.

1. **Primary School:** The provision of a new one-form-entry (210 place) primary school on a 1.5 hectare site PLUS contributions for the build of approximately £3.5 million.
2. **Secondary School:** Secondary school developer contributions are included within the Borough Council's Community Infrastructure Levy (CIL). Based on the County Council's adopted formula, a contribution of approximately £3 million would be required.
3. **Highways:** Gedling Borough Council will need to ensure that an appropriate Traffic Modelling, Transport Assessment and Travel Plan accompany applications before planning is granted.

The Development Brief prepared by the Borough Council is clear in that public transport should be given priority over private vehicles in the design of the road layout. The principal access to the housing allocation will be formed by a fourth spur off the A611 / Annesley Road / Wighay Road roundabout.

Requirements for developer contributions in terms of highways will be assessed by the County Council on a case by case basis when planning applications are submitted to the Borough Council.

4. **Libraries:** Financial contributions will be sought on a site by site basis to maintain the County Council's statutory responsibilities and vision for libraries.

Based on the formula contained within the strategy, this is likely to be in the region of £200,000.

5. **Health:** Mitigation measures required for health provision are dealt with by NHS England and those requests are made directly to Gedling Borough Council.

The planning application for North Papplewick Lane was approved by Gedling Borough Council in October 2015. The agreement includes a requirements for Highways, Education and Libraries as follows:

- Primary Education: £1,140,000 PLUS land to build the 105 place primary school;
- Secondary Education: £276,160;
- Integrated Transport: £45,000
- Libraries: £11,615

6. During the consultation period Ashfield District Council Officers and Members had a number of meetings and briefings including on site at the proposed developments.

The Top Wighay development is still in its infancy as no planning application for the site has yet been submitted to Gedling Borough Council for determination.

In conclusion, I can reassure you that the County Council is proactively engaged with Gedling Borough Council to ensure that appropriate developer contributions are secured to enable the County Council to satisfactorily address the impacts of these developments on County Council's services.

Yours sincerely

Councillor Jim Creamer
(Chairman of the Environment and Sustainability Committee)