

**19 May 2014****Agenda Item: 10****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****GAMSTON DEVELOPMENT OPTIONS – RUSHCLIFFE CORE STRATEGY  
2013/14****Purpose of the Report**

1. To inform the Finance & Property Committee of the issues and options available relating to the ongoing planning, promotion and disposal of potential development land East of Gamston.
2. To seek approval to pursuing Option 6, as detailed in the exempt appendix to this report, subject to further review on a quarterly basis.
3. Details of any proposed development agreement between Nottinghamshire County Council and respective landowners will be reported to the Committee for prior approval at the appropriate time.

**Information and Advice**

4. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
5. As reported to Committee on 7 August 2013 the Council made a joint response with other landowners on the Rushcliffe Borough Council's (RBC) Core Strategy consultation document dated June 2013.
6. In October 2012 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.
7. 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.

8. 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.
9. RBC's 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.
10. The County Council owns part of the land within the wider site area initially proposed by RBC for consultation. The Council's ownership extends to approximately 55 Ha of land immediately to the south of the Grantham Canal. The remaining land area is owned and/or controlled by five principle parties. In accordance with the approval of Finance and Property Committee at its meeting on 7<sup>th</sup> August 2013, the Council has worked with other landowners and has submitted a joint submission to RBC which demonstrated how proposed development in this area could be delivered.
11. The Council also owns approximately 16 hectares of land to the north of the canal which has been included in the joint land owners' submission to RBC for potential incorporation into a revised proposal.
12. In summary, the proposal comprises mixed use development scheme comprising up to 4000 new houses, 20ha business areas, schools, shops, community facilities, open space and woodland with corresponding infrastructure within a defined area.
13. The proposed development will be a significant boost to the local economy during the construction phase and in the longer term the proposed employment land will facilitate the creation of new jobs along with the other anticipated community facilities etc.
14. Work is ongoing jointly with the other landowners to contribute to the evidence base to inform the allocation decision in order to optimise the chances of securing an allocation in the adopted RLP Core Strategy. This work includes highway/transportation modelling, and heritage issues relating to Pill boxes and a review of infrastructure/services.
15. Rushcliffe Borough Council will then submit the relevant information to the Inspector for a final examination. If successful the site will be formally allocated for development in the adopted Rushcliffe Local Plan Core Strategy estimated to be published around summer 2014. The next stage would be to prepare a planning application following the adoption of the Core Strategy.
16. The stages and timescales of the project are as follows (future dates are best current estimates):

Stage 1 – Planning and Feasibility	July - August 2013
Stage 1A Inception	31 October 2013
Stage 1B Rushcliffe Local Plan	Autumn/Winter 2014
Stage 1C Outline planning/EIA	Spring/Summer 2015

Stage 2 – Pre-development  
Stage 2A Phasing, design and reserved matters  
Stage 2B Pre-construction

### Stage 3 - Implementation

17. The Council has a number of options available in terms of participating in and progressing this project with the ultimate aim to deliver the most economically advantageous benefit to the Council, balanced appropriately against all identified risks to the Authority. The options are set out in the exempt appendix. The various options have been considered by both Finance and Legal Services and their comments are given below.
18. Finance comments: Initial work has been undertaken to identify the cash flows associated with options 4, 5 and 6 - these are detailed in the exempt appendix. There are risks associated with the estimated cash flows from both a timing and value perspective. As such, they will need to be updated and refined as the scheme progresses. It should be noted that all proposals for capital expenditure requiring additional resources to be found by the County Council will need to be considered initially by the Corporate Asset Management Group. Formal approval will then be required through Finance and Property Committee.

### Other Options Considered

19. As detailed in the exempt appendix.

### Reason/s for Recommendation/s

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

### Statutory and Policy Implications

21. 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/S

1. That Finance and Property Committee note the issues and options available relating to the ongoing planning, promotion and disposal of potential development land East of Gamston.
2. That Option 6, as detailed in the exempt appendix, be approved subject to further review on a quarterly basis.
3. That the details of any proposed development agreements between

Nottinghamshire County Council and respective landowners are reported to the Committee for prior approval.

**Jas Hundal**

**Service Director – Transport, Property & Environment**

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

#### **Constitutional Comments (CEH 28.04.14)**

22. The recommendations fall within the remit of the Finance and Property Committee by virtue of its terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market.

#### **Financial Comments (GB 25.04.14)**

23. The financial implications are stated within the report.

#### **Background Papers and Published Documents**

24. 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**

25. Ward(s): Ruddington, West Bridgford Central and South

Member(s): Councillor Steve Calvert, Councillor Liz Plant, Councillor Reg Adair

File ref.: /IB/SB/

SP: 2627

Properties affected: 50025 - Tollerton Airport, 07040 - Gamston Depot, 00086 - Hill Farm (Land only), 50026 - Vacant Field off Bassingfield Lane