

16 June 2014**Agenda Item: 5(f)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND
ENVIRONMENT****TOP WIGHAY FARM URBAN EXPANSION AREA - PROGRESS UPDATE
(FOR NOTING)****Purpose of the Report**

1. To update Members on progress regarding the various phases of the proposed urban expansion area at Top Wighay Farm, Annesley Road, Hucknall. (For noting)

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 annex.
3. Background:
 - a. Top Wighay Farm is a Council owned site to the north of the built up area of Hucknall, situated to the east of the A611 Annesley Road and north of Wighay Road. The Council owned land totals some 63 Ha (156 acres) and is currently farmland. Various third party ownerships adjoin the Council's land ownership.
 - b. Top Wighay Farm has a planning designation for an urban expansion area and development is supported by the local planning authority, Gedling Borough Council.
4. Planning / Allocation:
 - a. Top Wighay Farm has an existing Local Plan allocation for over 500 houses, together with some 15 Ha (fronting Annesley Road) allocated for employment generating uses. The balance of the site is shown in the extant local plan as being reserved for potential further development.
 - b. As part of its Core Strategy Review Gedling are seeking to increase the housing allocation at Top Wighay Farm to 1000 homes, together with allocations for education and transportation uses as demand dictates.

- c. The Gedling Aligned Core Strategy is currently being reviewed by an independent Planning Inspector (on behalf of H M Government) and the Inspector's report is expected later this year. The report will crystallize Gedling's district wide development objectives for the life of the Core Strategy.
5. Allocated Employment Land: An update on progress in bringing forward the allocated Employment land is contained in the Exempt Appendix.
6. Residential Development Land: An update on progress in bringing forward the allocated Residential land is contained in the Exempt Appendix.
7. The land is subject to an existing Agricultural Tenancy. An updated commentary on that position is contained in the Exempt Appendix.

Other Options Considered

8. As Top Wighay Farm has an existing planning designation for various forms of development, no other options for the site are being considered at the present time. Top Wighay Farm is identified in the Council's strategic land disposal programme with the opportunity for significant capital receipts over forthcoming years.

Reason/s for Recommendation/s

9. The Report is for noting, to update Members on progress.

Statutory and Policy Implications

10. 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 the report is noted.

Jas Hundal

Service Director – Transport, Property & Environment

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

Constitutional Comments (SSR 16.5.14)

11. This report is for noting only and therefore no decision is sought.

Financial Comments (TR 20.5.2014)

12. The report is for noting.

Background Papers and Published Documents

13. None.

Electoral Division(s) and Member(s) Affected

14. Ward(s): Newstead
Member(s): Councillor Chris Barnfather

File ref.: /IB/SB/
SP: 2628
Properties affected: 00077 - Top Wighay Farm