

7 December 2015

Agenda Item: 7c

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

PROPOSED URBAN EXTENSION EAST OF GAMSTON/NORTH OF TOLLERTON - UPDATE

Purpose of the Report

1. To update Committee on progress on the proposed urban extension east of Gamston/North of Tollerton.
2. To note current arrangements to procure a funding partner and explore the possibility of submitting a joint application with the other private and public land owners (all members of the Gamston Consortium) to receive funding from the Local Enterprise Partnership (LEP) as part of the Local growth Fund round 3 for 2017/18.

Information and Advice

3. December 2014: Rushcliffe Borough Council (RBC) approved the first stage of its Local Plan Core Strategy Development Plan. This strategic planning document sets out the large housing and employment development sites within Rushcliffe borough up to 2028. The Local Plan identifies that land required for the Urban Extension East of Gamston/North of Tollerton is to be released from the Green Belt.
4. The landowners and their various representatives known as the Gamston Consortium, of which the County Council is one, have to date collaborated on the basis of Memoranda of Understanding. The members of the consortium are continuing to work together but now recognise the need to replace the Memoranda of Understanding with a (legally binding) agreement to promote their respective parcels of land through planning.
5. July 2015: the Finance & Property Committee approved the principal of a two stage approach the first to enter a Land Promotion Agreement, the second stage to enter a Land Collaboration Agreement.
6. The County and City Councils jointly appointed external solicitors who have now issued a first draft of the Land Promotion Agreement. This document simply outlines how the Gamston Consortium members manage and share the costs of promoting either the preparation of a Masterplan or Supplementary Planning Document (SPD) leading to an outline planning application for the whole Gamston site. An SPD creates a planning policy for the area and becomes part of the RBC Local Plan where as a Masterplan is not officially part of the planning policy for the area.

7. The Land Promotion Agreement contains key “planning milestones” these are as follows: -
- Master Plan
 - Phasing Plan
 - Infrastructure Plan
 - Public Consultation
 - Planning Application
 - Legal Planning Agreements
8. The Finance & Property Committee approved the key financial terms of how the private and public land owners, developers and house builders will work together as part of the Land Promotion Agreement. For reasons of confidentiality the names of the parties and commercial sensitivity of the detailed financial arrangements that relate to specific terms were contained in the exempt appendix to the report which was approved by the Council in July 2015.
9. There has been some delay in obtaining the required approval from some of the private landowners and their representatives. Notwithstanding these difficulties discussions are continuing positively with Rushcliffe BC in respect of entering a Planning Performance Agreement (PPA) with Rushcliffe BC.
10. This type of agreement is frequently entered into, given the overall scale of the proposed development, between the developer promoting the scheme and the Planning Authority. The PPA will set out a detailed programme for the pre-application discussions with key stakeholders.
11. We are also continuing to explore various funding alternatives; these could include submitting an application to the Local Enterprise Partnership (LEP) for funds circa 3-5M for initial infrastructure works, that will be made available as part of the Local Growth Fund Round 3 in 2017/18. A report will be presented to a future Committee on the whole question of funding. It is anticipated that the procurement of the funding partner will only be completed once a successful planning strategy has been further developed.

Other Options Considered

12. The County Council has considered the option of promoting its land separately but this is not practical as Rushcliffe Borough Council wish to receive a single and comprehensive planning approach for all the land released from the Green Belt.

Reason/s for Recommendation/s

13. To update members on the proposed Planning Promotion Agreement in order to bring forward the development of the whole site.

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/S

- 1) That Committee notes the progress currently being made with entering a Land Promotion Agreement with the other private and public landowners.
- 2) That Committee notes the ongoing exploration of various funding alternatives, one of which is to jointly submit with the other members of the Gamston Consortium an application to the LEP for initial funding during 2017/18.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Oliver Dyke 0115 977 2395

Constitutional Comments (CEH 12.11.15)

15. The report is for noting purposes only.

Financial Comments (JPEG 12/11/15)

16. As this report is for noting, there are no specific financial implications arising directly from this report.

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 Liz Plant, Councillor Steve Calvert, Councillor Reg Adair

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SP: 2946

Properties affected: 50025 - Tollerton Airport, 50026 - Vacant Field off Bassingfield Lane