

**18 July 2016****Agenda Item: 5d****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &  
PROPERTY****LAND AT CAMBERLEY ROAD & HOEWOOD ROAD, BULWELL – LEASE  
OF PART FOR A COMMUNITY PARK FACILITY****Purpose of the Report**

1. To seek approval to the granting of a lease to Nottingham City Council to enable the Local Authority to create a community park facility on half of the Camberley Road/Hoewood Road site, Bulwell, as shown on the attached plan.

**Information and Advice**

2. The County Council owned land at Camberley Road/Hoewood Road, Bulwell, is a previous landfill site measuring 6.3ha (15.75 acres). Although within the Nottingham City boundary, the site did not transfer on Local Government reorganisation because the City Council was reluctant to accept a site with known contamination issues.
3. In response to the concerns and needs of the local community, following a number of public meetings over the last ten years, the City Council have secured funding from the FCC Wren Community fund to improve access, create new entrance features and seating areas and to create new planting areas to enhance the biodiversity of the site. The main emphasis of the 'Hoewood Road Project' will be to retain the sites natural features and habitats and to maintain an open aspect and clear site lines across the site. As a result, maintenance will be minimal but will focus on cleansing and habitat management.
4. The County Council have recently carried out a qualitative risk assessment of the site to ascertain the extent and exact nature of the contamination and to inform how the land is managed and whether it could be used as public open space or sold for development. The results of this confirmed that both uses are possible, subject to appropriate designs being incorporated to control both ground gas and leachate generation (the watery solution that results after water passes through landfill).
5. The proposal is for Nottinghamshire County Council to retain approximately half of the site for disposal and subsequently industrial development. The remaining half of the site to be leased to the City Council for the creation of the public open space utilising the funding that has been secured.
6. Negotiations with Nottingham City Council have led to the terms outlined in appendix 1 being provisionally agreed.

7. The terms include the option to grant an access licence to the City Council following the resolution of this Committee to grant a lease that will enable early entry to the site in advance of the completion of the legal documentation. This will facilitate utilisation of the approved funding and avoid delays in the creation of the open space.

### **Other Options Considered**

8. The County Council could refuse the request by the City Council and instead look to dispose of the whole site for commercial development.

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

9. The granting of a long lease to Nottingham City Council for half of the Hoewood Road site on the terms outlined in this report provide the local community with an open space facility whilst absolving the County Council of any ongoing maintenance liabilities.

### **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 approval is given to the granting of a lease to Nottingham City Council to enable the Local Authority to create a community park facility on the basis as outlined in this report.

**Jas Hundal**

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

**For any enquiries about this report please contact: Brian Hoyle 0115 9772479**

### **Constitutional Comments (SOM 13.06.16)**

11. The recommendation falls within the remit of the Finance and Property Committee under its terms of reference.

### **Financial Comments (RK 04.07.2016)**

12. The financial implications are set out in the report.

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

13. None.

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

14. Ward(s): Outside Nottinghamshire  
Member(s): Outside Nottinghamshire

File ref.: /BH/

SP: 3069

Properties affected: 52052 – Land at Camberley Road and Hoewood Road, Bulwell