



19 June 2014

Agenda Item:5

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT**

**SHERWOOD ENERGY VILLAGE / OLLERTON SOUTH TIP, NEW  
OLLERTON: PROPOSED ACQUISITIONS AND DISPOSAL (FOR NOTING)**

**Purpose of the Report**

1. To note the Highways and Transportation implications of the proposal to enter in to a land contract at Sherwood Energy Village and Ollerton South Tip, involving land acquisitions and disposal.

**Information and Advice**

2. At its meeting on 19<sup>th</sup> May 2014, Finance and Property Committee approved the terms of a land transaction between the County Council and the owners of Sherwood Energy Village. The proposed transaction relates primarily to a number of land transactions between the parties, but as part of that overall package, the proposal affords an opportunity to conclude a number of outstanding highways related matters at Sherwood Energy Village. This report identifies those matters, for noting.
3. Several years ago, Sherwood Energy Village was constructed on the site of the former Ollerton Colliery. Nottinghamshire County Council was heavily involved in the original remediation of the site, in partnership with East Midlands Development Agency (now The Homes and Communities Agency) and the original developer, Sherwood Environmental Village Ltd. Sherwood Environmental Village Ltd later went into liquidation and the freehold of the (largest part of the) Energy Village was acquired from the Liquidator by a company called Pathfinding (SEV) Ltd.
4. Prior to the liquidation, Nottinghamshire County Council had taken assignments of long leases on a total of four office blocks from an associated company of Pathfinding (SEV) Ltd. These office blocks are known as Ollerton House, Bevercotes House, Welbeck House and Thoresby House. These properties are held on 125 year leases, granted in 2004 and 2007 respectively.
5. Nottinghamshire County Council has significant freehold land ownership to the south of Sherwood Energy Village, known as Ollerton South Tip. These areas comprise the reclaimed colliery spoil heaps of the former Ollerton Colliery.

6. A transaction is proposed between the County Council and the owners of the Sherwood Energy Village (Pathfinding (SEV) Ltd) which will rationalise and improve the County Council's landholdings in the area. The key elements of that transaction are summarised below (the matters relating directly or indirectly to Highways are highlighted in bold text):-

<u>Transaction Element</u>	<u>Description</u>
Purchase of Freehold Reversions in Welbeck House, Ollerton House, Bevercotes House and Thoresby House, Sherwood Energy Village	County Council to acquire freehold reversionary interests in the office blocks known as Thoresby House, Welbeck House, Ollerton House, Bevercotes House. This transaction will merge the Council's freehold and leasehold property interests at this location.
<b>Deed of Grant</b>	<b>To permit the County Council, as highway authority, to discharge surface water in to Swales at Sherwood Energy Village.</b>
<b>Highways Adoptions</b>	<b>The owner of Sherwood Energy Village to dedicate land at the Energy Village to allow the County Council to adopt the estate roads as public highways maintainable at public expense.</b>
<b>Traffic Regulation Order</b>	<b>Following adoption of the Estate Roads as public highways, the County Council will promote a Traffic Regulation Order aimed at reducing congestion on the highways at the Energy Village.</b>
<b>"The Boulevard", Sherwood Energy Village</b>	<b>The existing pedestrian link between New Ollerton town centre (at Wellow Avenue) and the Energy Village (at Darwin Drive) is known locally as "The Boulevard." The owners of the Energy Village will grant rights for the general public to use The Boulevard as a pedestrian route in perpetuity.</b>
Land Transfer (1)	The County Council will sell its freehold interest in PART of its land ownership at the former Ollerton South Tip to the owners of the Energy Village. It is anticipated that this will eventually facilitate an extension to the Energy Village.
Land Transfer (2)	The owners of Sherwood Energy Village will transfer the freehold interest of a small part of the Energy Village site to the County Council. This will provide a regular and sensible boundary between the Energy Village and the Council's retained land to the south of the Energy village.
Right of Way	The owners of the Energy Village will grant the County Council a revised right of access through the Energy Village to the Council's retained land at Ollerton South Tip.

7. It has always been the County Council's intention to offer to adopt the roads associated with Sherwood Energy Village as highway. However, negotiations

stalled due to wider issues relating to the County Council's interests in the site and the Owner was not prepared to treat the highway adoption as a separate matter. Should this now be resolved, it is considered that the roads are in a reasonable state of repair for an estate of this age and that they can now be adopted. However, there are issues with the street lighting that will require repair and on street parking needs to be controlled by the use of a Traffic Regulation Order to ensure that this is undertaken in a sensible manner.

- a. A deed of dedication will be required from the Owner of the estate such that the County Council can then adopt the roads as highway. This will require supporting by a deed of grant to allow the discharge of highway water into the estate's privately maintained sustainable drainage system. (This is provided for in the proposed transaction)
- b. Pedestrian access rights will also need to be secured between Darwin Drive and Rufford Avenue, known as "The Boulevard," to ensure an appropriate pedestrian connection is always available to the town centre. (This is provided for in the proposed transaction). This will incur some legal fees and there are already outstanding fees that have yet to be charged for that will need to be met.
- c. The County Council has a long-standing public transport aspiration to see the railway line to the south of Ollerton reopened to passenger traffic (as an extension to the Robin Hood Line). This aspiration is contained in the Nottinghamshire Local Transport Plan 2011-2026 (Paragraph 4.4.1). The proposed transaction is consistent with this Policy objective, and on that basis the transaction is strongly supported.

8. The costs associated with these works is estimated to be as follows:

a. Costs Associated with Highways Adoptions	£12,000
b. Estimated Cost of Traffic Regulation Order	£3,000
c. Repairs to Street Lighting (to enable adoption)	£14,260

### **Other Options Considered**

9. There are realistically no other options available which would achieve the improvement and rationalisation of the County Council's landholdings in and around the site of the former Ollerton Colliery.

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

10. To improve and rationalise the County Council's landholdings in and around the former Ollerton Colliery, and to facilitate adoption of estates roads as highways maintainable at the public expense.

### **Statutory and Policy Implications**

11. 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**

That the decision of the Finance and Property Committee (19<sup>th</sup> May 2014) to enter into this transaction be noted, in particular in connection with those matters affecting Highways and Transportation.

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

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

### **Constitutional Comments**

12. This report is for noting only therefore no comments are required.

### **Financial Comments (TR 23/4/2014)**

13. A report to secure funding for this acquisition will be considered at the next Capital Asset Management Group meeting.

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

14. None.

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

15. Ward(s): Ollerton  
Member(s): Councillor Stella Smedley

File ref.: //IB/SB/  
SP: 2626

Properties affected: 00758 - Bevercotes House, 00759 - Thoresby House, 00761 - Ollerton House, 62230 - Ollerton South Pit, 00760 - Welbeck House