

23 February 2015

Agenda Item: 7g

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

TOP WIGHAY FARM URBAN EXPANSION AREA - PROGRESS UPDATE

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.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. Following the Report of the Government Planning Inspector (Summer 2014), which found the draft Gedling Aligned Core Strategy to be robust, the planning authority (Gedling Borough Council) have subsequently adopted the Core Alignment Strategy. This adoption confirms the status of Top Wighay Farm in the planning hierarchy as a major site for development for housing and employment uses.
5. Allocated Employment Land:
 - a. An update on progress in bringing forward the allocated Employment land is contained in the exempt appendix.
6. Residential Development Land:

- a. An update on progress in bringing forward the allocated Residential land is contained in the exempt appendix.

7. Agricultural Tenancy:

- a. 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 a 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 contents of the report and the contents of the exempt appendix be noted.

Jas Hundal

Service Director – Transport, Property & Environment

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

Constitutional Comments (EP 08.01.2015)

11. The report is for noting only.

Financial Comments (TR 20.01.2015)

12. The report is for noting only.

Background Papers and Published Documents

13. None.

Electoral Division(s) and Member(s) Affected

14. Ward(s): Newstead, Hucknall, Kirkby-in-Ashfield South

Member(s): Councillor Chris Barnfather, Councillor Alice Grice, Councillor John Wilmott, Councillor John Wilkinson, Councillor Rachel Madden

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SP: 2780

Properties affected: 00077 - Top Wighay Farm