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Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

# Agenda

# **Cabinet**

Date: Thursday 2 February 2017

Time: **12.30 pm** 

Place: Reception Room

For any further information please contact:

**Lyndsey Parnell** 

Senior Elections and Members' Services Officer

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# **Cabinet**

# **Membership**

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

Councillor Peter Barnes Councillor David Ellis Councillor Gary Gregory

Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

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# MINUTES CABINET

### Thursday 8 December 2016

Councillor Michael Payne

Councillor Michael Payne Councillor Peter Barnes Councillor David Ellis

Councillor Jenny Hollingsworth Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Absent: Councillor John Clarke and Councillor Kathryn Fox

Officers in Attendance: L Parnell, H Barrington, M Hill, J Robinson,

D Wakelin, L Juby and K Walters

#### 46 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Fox and Clarke.

# 47 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 NOVEMBER 2016.

#### **RESOLVED:**

That the minutes of the above meeting, having been circulated, be approved as a correct record.

#### 48 DECLARATION OF INTERESTS.

None

#### 49 LEY STREET PLAY AREA AND TRIM TRAIL

The Service Manager, Community Relations, introduced a report, which had been circulated prior to the meeting, seeking approval to provide a Trim Trail and Play facility at Ley Street, Netherfield.

#### **RESOLVED:**

 To spend funding acquired through applications to Nottinghamshire County Council's Supporting Communities Programme and WREN on the provision of a Trim Trail and Play facility at Ley Street, Netherfield; and • To establish, by virement, the capital programme expenditure and financing budgets for the Ley Street Play Area and Trim Trail.

#### 50 FORWARD PLAN

Consideration was given to a report of the Service Manager, Elections and Members' Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

#### **RESOLVED:**

To note the report.

#### 51 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

#### **Councillor Peter Barnes (Environment)**

- The Christmas lighting on Front Street is in place and the light switch on was well attended, with local businesses appearing busy.
- Work on the visitor centre at Gedling Country Park was slightly delayed, but workers were back on site.
- New depot welfare building was now in place and providing better facilities.
- Recently attended the APSE awards in Blackpool as the street cleansing team had been shortlisted for an award. While the team had placed within the top 10, the Portfolio Holder had had a number of discussions with other authorities about their practices and had discussed the potential for learning from the team who had won the award for the last 6 years.

#### Councillor Henry Wheeler (Housing, Health and Well-being)

- The Severe Weather Protocol was now in place for this winter.
- The Housing Needs Team are working with other districts to try and access trailblazer funding to work with young homeless people in schools.
- The Portfolio Holder had presented to the Overview Scrutiny Committee and had received lots of questions regarding the Portfolio.
- Work had begun on the all-weather pitch at Redhill Leisure Centre and work on the health suite at Carlton Forum Leisure Centre would begin in January.
- Free fitness memberships were being made available in December ready for the New Year.
- Attendance at the Bonington Theatre was increasing and the film schedule includes a number of classics over Christmas.

- Nottingham City Sustainability and Transformation Plan has been published and will be consulted on until the 16<sup>th</sup> of February, with events being held in each CCG area.
- The CCG recently held a Big Health Debate and are considering no longer providing Ibuprofen on prescription.

# Councillor Gary Gregory (Policy Advisor) on behalf of Councillor Kathryn Fox (Community Development)

- Recently attended the 6 monthly meeting with Gedling Play Forum and discussed the need for some groups to be selffunding.
- The Christmas Light switch on event in Arnold had been well attended and stall holders had responded positively.
- Work is being undertaken with local community groups to find ways to cope with shortages of funding.

#### **Councillor David Ellis (Public Protection)**

- A taxi driver was recently prosecuted and fined after refusing to transport a visually impaired lady and her guide dog. The Portfolio Holder credited officers, Paul Gibbs and Hannah Cash for their diligence in prosecuting the offender.
- Recently met with Nottingham City Council to discuss working together, aligning policies and standards to allow joint enforcement across the Borough and City areas.
- The Public Protection team had been busy in local pubs reminding staff of their responsibilities in preparation for the festive season.
- Neighbourhood Wardens were busy in town centres helping shoppers to be aware of the risks of leaving their shopping unattended.

### **Councillor Jenny Hollingsworth (Growth and Regeneration)**

- An employability speed dating event would be taking place at Colonel Frank Seely School next week.
- A date had been set for the Local Plan Examination in February.
   The examination would take place over two weeks in February, with a potential additional week in March.
- Had recently attended an East Midlands Trains stakeholder's conference regarding future train provision.
- A briefing regarding the development of Top Wighay would take place next week following receipt of a transport plan for the site.

#### **Councillor Michael Payne (Resources and Reputation)**

- The Communications Team had been shortlisted for "Best Small Team" at Gov 2.0. The team do an outstanding job for such a small team.
- As part of the Council's digitalisation strategy an app for booking leisure classes had been launched, a number of waste services including garden waste and pull outs could now be requested online and all services could now be paid for online.
- The judgement had now been issued on the Judicial Review of the Wind Turbine in Woodborough. The Portfolio Holder felt that this outcome was a clear indication of the diligent way that the Planning Team worked and asked that the Director of Organisational Development and Democratic Services pass on thanks to Mike Avery and Lyn Sugden who supported Counsel in court and asked that the judgment be made available to all Members.

#### 52 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

#### 53 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

#### 54 PROPOSED PURCHASE OF ARNOLD MARKET

The Estates Surveyor introduced a report, which had been circulated prior to the meeting, seeking approval to enter into negotiations to purchase Arnold Market. The Chair reminded Members that they had received an exempt document in relation to this item, which could be discussed in closed session if Members wished.

#### **RESOLVED to:**

Authorise officers to enter into negotiations to acquire the Arnold Market site for no more than the maximum price set out in Exempt Appendix 2 and report back to a future Cabinet meeting on the success or otherwise of the negotiations

The meeting finished at 1.15 pm

Signed by Chair: Date:



# **Report to Cabinet**

**Subject:** Annual Programme of Community Events 2017/18

**Date:** 2<sup>nd</sup> February 2017

**Author:** Community Investment Manager

**Wards Affected** 

ΑII

### **Purpose**

To request Cabinet approval for the 2017/18 Annual Events Programme.

#### **Key Decision**

This is not a key decision.

#### Background

- 1.1 Gedling Borough Council's Community Event Service have traditionally organised and delivered a range of high quality community events across the borough with a programme of play days, themed children's activity days and two major community events forming the basis of a dynamic programme catering to all sections of the community. All events and activities are free and much valued and supported by residents in the borough.
- 1.2 Many events are delivered in close partnership with local voluntary, community and residents organisations and every opportunity is provided to showcase and promote the skills, talents and services of Gedling residents and groups. New and additional events are often requested, with some new events being reflected in this report. Whilst the programme of 18 events is challenging, particularly given the limited resources of just one full time officer delivering the major events, themed activities and play days, it is nevertheless deemed achievable with a focus upon partnership.
- 1.3 In January 2017 the Portfolio Holder for Community Development made the decision to remove the Gedling Show from the annual events programme and to explore options for a new annual event on Gedling Country Park in its place for 2018. This decision reflects the Council's commitment to continually refreshing the events programme in the light of new developments, and our aim to support and grow community led proposals that meet the Council's priorities, i.e. the Gedling Country Park event, Skate

Jam programme and Gedling Arts Festival.

### Proposal

- 2.1 It is proposed that the Council delivers a programme of events in 2017/18 as detailed at Appendix 1. This includes a launch event for the new visitor centre at Gedling Country Park when it is opened in early summer 2017.
- 2.2 It is accepted that resources are limited and that successful delivery of the demanding proposed programme is dependent on:-
  - no new events being added to the programme, in order to ensure that planned events are delivered to a high standard to agreed timescales and within existing resources;
  - electronic booking systems being maximised;
  - Gedling Play Forum being encouraged to develop their capacity to ensure they can continue to support the delivery of the Council's events programme.

#### **Alternative Options**

3.1 Not to approve the programme of events for 2017.

Gedling Borough Council recognises the importance of community events in terms of supporting community development, inclusion and cohesion therefore this option does not support the current corporate priority to deliver a programme of community events.

3.2 To approve a different programme of events.

The programme is kept under annual review and can be adjusted subject to changing priorities, however the proposed 2017/18 programme is deemed viable and effective in the current operating environment.

#### **Financial Implications**

4.1 The delivery of the events programme is subject to budgets being approved by Council for 2017/18.

#### **Appendices**

5.1 Appendix 1: Proposed event programme 2017/18

#### **Background Papers**

6.1 None

#### Recommendation

7.1 That the Community Event Programme for 2017/18 set out in Appendix 1 be approved.

### **Reasons for Recommendations**

8.1 To enable a programme of events to be delivered during 2017/18 within the resources available in the Community Relations Service area.



# **Appendix 1: Proposed Gedling Borough Council Events Programme 2017/18**

# **High Profile Events**

**Arnold Carnival** – Saturday 17<sup>th</sup> & Sunday 18<sup>th</sup> June Arnot Hill Park, Arnold, Nottingham

Gedling Country Park Visitor Centre Opening: Date to be confirmed

Opening event of the new visitor centre and café, Gedling Country Park.

# **Themed Arts and Craft Events**

Gedling Play Forum and Gedling Borough Council deliver a series of themed arts and craft afternoons for children aged under 14. Parents must be in attendance at all times and a SEN Chill Out Zone is available to serve children with special needs.

**Spring Themed Children's Event** – Saturday 8<sup>th</sup> April The Civic Centre, Arnot Hill Park, Arnold, Nottingham

**Halloween Arts & Craft Event** – Saturday 28<sup>th</sup> October Civic Centre Foyer, Arnot Hill Park, Arnold, Nottingham

**Christmas Arts & Craft Event** – Saturday 2<sup>nd</sup> December Civic Centre Foyer, Arnot Hill Park, Arnold, Nottingham

Chinese Dragons and Lanterns – January/February 2018 The Civic Centre, Arnot Hill Park, Arnold, Nottingham

# **Play Days**

Gedling Play Forum and Gedling Borough Council present a chance for the under 14s to express themselves through creative and imaginative play. Something for all ages and abilities, again parents must be in attendance at all times and a SEN Chill Out Zone is provided.

**Calverton Play Day** – Saturday 15<sup>th</sup> July William Lee Memorial Park, Park Road, Calverton

Papplewick Play Day – Wednesday 26th July Linby Lane, Papplewick, Nottingham

**Arnold (Gedling) Play Day** – Wednesday 9th August Arnot Hill Park, Arnold, Nottingham

**Gedling and Carlton Play Day** – Wednesday 23<sup>rd</sup> August Burton Road Recreation Ground, Burton Road, Gedling, Nottingham

# **Arts and Performance**

**Evolution Dance Festival** – date and venue to be confirmed

Local dance groups from around the Borough come together in a showcase of local dance performance.

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# **Localities led events**

Newstead Cleaner and Greener Day: date to be confirmed

Netherfield Gala: date to be confirmed

Killisick Fun Day: date to be confirmed

# **Assisted Events**

**International Women's Day Celebrations:** 8th March to end of March

This event is led by a cross party group of elected members and representatives of key local community organisations. Activities commence 8<sup>th</sup> March and community led events are supported throughout the month, culminating in a recognition and celebration event hosted by the Mayor of Gedling at the end of March.

Gedling Arts Festival: 17<sup>th</sup> – 22<sup>nd</sup> July

Led by New Writers UK and delivered in partnership with Arnold Methodist Church and other local community and business partners.

Up to eight 'Skate – Jam' events at various GBC Parks around the Borough: July – August, dates to be confirmed

This event is led by Friends of Arnot Hill Park. The Skate – Jam events are possible due to a successful 'Awards for All' bid submitted by Friends of Arnot Hill Park, assisted by the Events and Play Officer. Timing and content of each event are subject to a consultation with local schools led by the Gedling Youth Council during Feb/March.

Arnold Christmas Craft Fair and Market to coincide with the Lights Switch on: Date to be confirmed

This event is led by a consortium of local business and community partners in Arnold.

# Agenda Item 6



#### **Report to Cabinet**

**Subject**: Quarterly Budget Monitoring, Performance Digest & Virement Report

Date: 02 February 2017

Author: Senior Leadership Team

#### **Wards Affected**

Borough-wide

#### **Purpose**

- To update Cabinet on the likely outturn of the Revenue and Capital Budgets for the 2016/2017 financial year. The budgets include all carried forward amounts from the 2015/2016 financial year.
- To seek Cabinet approval for budget and performance indicator changes outlined in this report.
- To inform Cabinet of the position against Improvement Actions and Performance Indicators in the 2016/2019 Gedling Plan.

#### **Key Decision**

This is a Key Decision

#### **Background**

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.
- 1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have been brought together and are now embedded in the way the Council works.
- 1.3 In addition, performance reports now focus more directly on the Council's priorities and offer an "early warning" system of instance where targets may not be secured.
- 1.4 A full overview of our performance is shown on our website which can be accessed via the following link:

http://www.gedling.gov.uk/aboutus/howwework/prioritiesplansperformance/howisgedlingdoing/

Members are recommended to view these reports which provide valuable background detail to this summary paper. This provides a more in-depth review of indicators, actions and outcomes for guarter 3.

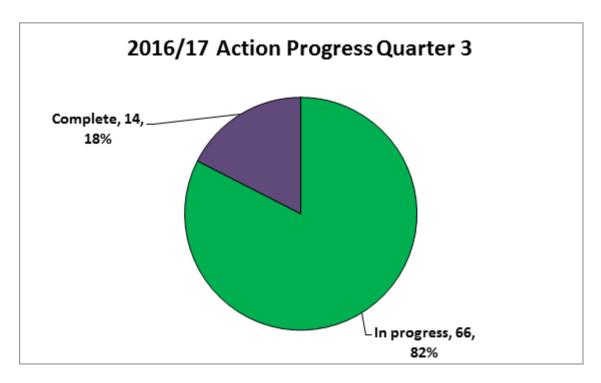
- 1.5 A full set of papers that appear on the website have been printed and these reports are available in the Members' Room
- 1.6 These reports contain explanations of variances from expected performance together with trend arrows for all the performance indicators within the Council Plan (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for all Council Plan actions showing progress made against project milestones.
- 1.7 The assessment criteria used for actions and indicators is based on red amber and green traffic light symbols. To be assessed as green performance indicators must be in line with their expected performance at this stage of the year, whilst actions must be on target against the "completed" or "in progress" milestones determined within Covalent.
- 1.8 In cases where Cabinet has agreed to amend a target during a year, progress is assessed against that amended target rather than the original target.

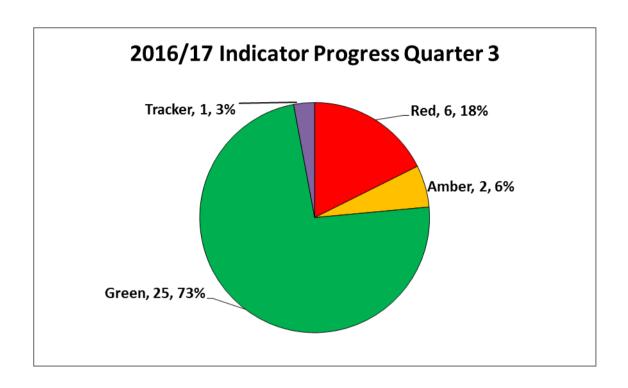
# **Proposal**

#### 2 Quarterly Progress Report

#### 2.1 Performance Information

2.1.1 Overall Performance at Quarter 3 against the 2016/19 Gedling Plan actions and indicators shows the following:



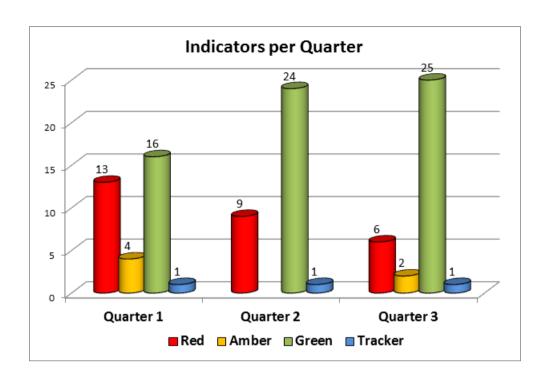


#### **Actions**

2.1.2 Of the 80 actions, 14 are completed and 66 are in progress.

#### **Indicators**

2.1.3 Performance at the end of quarter 3 has improved since quarter 2. Twenty five of the 34 performance indicators that are appropriate for quarterly monitoring are on target and of the remaining 6 are red, 2 are amber and one indicator is for tracking purposes only.



2.1.4 Of the 8 indicators shown red or amber at the end of quarter 3, 4 are expected to improve and be on target at year end. However 4 indicators are expected to be behind target at year end, despite management action. In addition a further 4 indicators which met their target for quarter 3 are currently expected to miss target by the end of year.

The following performance indicators are highlighted as particular areas of concern and requiring focused attention in 2017/18:-

#### Housing Development

- Number of affordable homes delivered (gross)
- Net additional homes provided

In keeping with the national picture, development of new homes continues to be extremely slow, though a number of sites are in the pipeline for development. At the time of preparing this report, the Section 106 Agreement for Gedling Colliery was close to being signed and the developer is expecting to start on site by 1 March 2017.

In addition to pushing for starts on sites with existing planning permission, consideration is currently being given to the feasibility and value of establishing a local authority controlled housing development company.

#### Waste

- Residual household waste per household in Kg
- Percentage of household waste sent for reuse, recycling and composting

As has been reported previously, recycling has plateaued against an increasing waste stream. Investment in and active promotion of the garden waste service should yield improvements in performance in 2017/18.

#### Sickness absence

Working Days Lost Due to Sickness Absence (rolling 12 month total)

Absence for December is slightly better "month on month" compared to this time last year. As a result of active management, the number of cases of long term absence has decreased which helps to keep absence levels below those experienced in recent months. However, there has been substantial short term absence which means that the overall monthly rate of absence remains moderately high. In addition, as reported at the end of quarter 2, the annual "average" level of absence shows marked increase not only because of the current levels of absence but also because the months that have been replaced through the rolling 12-month cycle experienced exceptionally low levels of sickness absence - in summary in our calculations we are replacing very low levels of absence with higher levels of absence. Officers continue to take steps to actively manage sickness absence.

#### Improvements in performance

- 2.1.5 The following indicators have continued to improve from quarter 1 and are exceeding their quarter 3 targets:
  - The number of apprentices hosted within Gedling Borough Council has increased from 7 in quarter 2 to 10 in quarter 3 against a target of 6.
  - The number of attendances at the Bonington theatre have increased significantly during quarter 3 to 8703 from 5101 in quarter 2 against a target of 7580.
  - The number of one stop shop customers seen within 15 minutes has increased from 87% achieved in quarter 2 to 88% in quarter 3 against a target of 83%.
  - The percentage of 'other' planning applications processed within 8 weeks has increased from 94.6% in quarter 2 to 95.76% in quarter 3 against a target of 80%.
  - The time taken to process new Housing Benefit and Council Tax Benefit claims has fallen from 6 days achieved in quarter 2 to 5.3 days in quarter 3 against the target of 6 days.

#### Achievements

2.1.6 A separate report is produced highlighting key achievements delivered during quarter 3, focusing on areas where the Council has made a real difference to people's lives. This is attached as Appendix 5 and is available on the Council's website and in hard copy in the Members' Room. The following outcomes are identified for particular attention:  Mental Health Befriending for Arnold Residents - The new Mental Health Befriending Service, run by Arnold Methodist Church and supported by the Council, has now recruited further volunteers and received additional interest following information in the Contacts magazine. This includes links with Alzheimer's Society, Men in Sheds, carer's support and a number of professionals in the mental health field.

The breadth of activities on offer to visitors is increasing including a new multi games table including such things as pool and table football, creative writing courses and a wider range of craft activities.

The weekly Friday sessions offer a safe place for sufferers, carers and their families that they find rewarding and good for their wellbeing.

 Gedling Colliery Event - In November a reunion event was organised by the Communications Team to commemorate 25 years since Gedling Colliery closed. A service, beacon lighting and reunion event took place and around 220 ex-miners attended. The feedback received was that it was a great event and attendees were very thankful to the council for organising.

Blanket press coverage was also received across Nottinghamshire with ITV Central, BBC East Midlands Today, BBC Radio Nottingham and Notts TV all covering the event as their main stories on the night of the event. The Nottingham Post also had a feature piece on the event. A feature writer from the Guardian also attended and fed back to the Team stating that the event was very good.

New Digital Services - In October a new Digital strategy was approved by Cabinet.
 The strategy will support our aim to improve the lives of residents, support local business and provide high quality and excellent value services.

Our Digital strategy focuses on four priority areas: Customer, Council, Community and collaboration and a Digital Programme Board has been set up to oversee digital projects.

In the last few months advances have been made centrally and by individual service areas to improve internal systems and to increase the number of services customers can access on line.

• Erasmus - The apprenticeship project supported through the Erasmus+ programme is designed to share valuable learning to improve delivery of effective apprenticeship schemes. The project draws on the expertise of countries in which apprenticeships are well-embedded and highly regarded and shares this experience in very practical ways with other participants such as the UK where apprenticeships are not quite so well developed. We are lucky to have a lead role for the UK being undertaken by Julie Beresford in our Economic Development Team. In support of this work, our trainers, and in particular Mike Calladine, have been involved with designing and delivering training modules for local business managers to help them effectively coach apprentices in the workplace and to manage their performance properly. As we are an accredited training centre, it has also been possible to offer "Management Awards" accredited by the Institute of Leadership and Management to these local business people; something which is quite new to a number of these managers. One cycle of

training has been delivered, another is planned and there is a possibility of a third. For the training team it has been a hugely satisfying experience to work with other teams of the Council to deliver meaningful interventions within the local community that can make a tangible and practical difference to the quality of our local apprenticeship programmes.

#### 2.2 Financial Information

2.2.1 Appendices 1 and 2 set out details of the current financial position on the Council's General Fund Revenue Budget and the Capital Programme 2016/17.

#### 2.2.2 General Fund Revenue Budget

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 31 December 2016. In summary the Council's General Fund outturn is projected to be in line with the current approved budget.

# **General Fund Revenue Budget 2016/2017 - Change Analysis**

	£
The original 2016/17 budget approved by Council on 3 March 2016	12,623,300
Revenue Carry Forwards from 2015/16 approved under delegation arrangements by the Chief Financial Officer	83,400
The current total approved budget for 2016/2017 and Cabinet's Maximum Budget is:	12,706,700
Up to the end of December 2016 expenditure less income totalled	8,541,000
In the remaining 3 months of year we expect net expenditure to be	4,165,700
Total net revenue spend for the year is currently expected to be	12,706,700
Projected Revenue (Under)/Overspend 2016/17	0

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolios of the Council and includes a detailed variance analysis identifying the current proposed changes for quarter three against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

The major variances detailed in Appendix 1 include:

- Estimated Redundancy and Pension Strain Cost of £294,200, partly funded by a contribution from the Transformation Fund of (£92,400);
- Employee Vacancy savings (£120,400);
- Savings in the Carlton Hub expenditure budgets (£21,000);
- Additional Christmas Lighting expenditure £14,800;
- VAT refund of (£82,200) on swimming lessons at Arnold Leisure Centre proposed for transfer to capital reserves to fund capital maintenance in

2017/18; plus additional swimming lesson income of (£16,600) for the current year reflecting that the activity is exempt from VAT;

- Saving on Utilities at Leisure Centres (£19,200)
- Additional Cemetery Income (£15,000);
- Reduced Land Charges Income £22,400;
- Reduced Pre-application Planning Income £15,000.

Also attached for Members information are the budget virements that have been approved during Quarter 3 in accordance with Financial Regulations:

- Appendix 3 Virements approved by Portfolio holders for amounts of £50,000 or less;
- Appendix 4 Virements authorising the usage of Earmarked Reserves and Revenue Budget Funds approved by the Chief Financial Officer and Corporate Director.

#### 2.2.3 **Capital Programme**

Appendix 2 details the current projected position on the Capital Programme and its' financing for 2016/17, analysed by Portfolio, and this is summarised in the table below. Cabinet is recommended to approve these changes.

### Capital Budget 2016/2017 - Change Analysis

	£
Original 2016/17 budget approved by Council on 3 March 2016	4,366,900
Capital Carry Forwards from 2015/16 approved under delegation arrangements by the Chief Finance Officer and by Council	695,600
Amendments approved by Cabinet at Quarter 1	131,000
Amendments approved by Cabinet at Quarter 2	(60,600)
Supplements/Virements approved by Council/Cabinet	480,500
The current total approved budget for 2016/17	5,613,400
Proposed Quarter 3 Amendments to the 2016/17 Programme	
Schemes identified for deferral:	
Affordable Housing Scheme – funded by S106 – schemes still to be identified;	(270,000)
Arnold Leisure Centre Flat Roof Replacement – scheme now to be completed in conjunction with the replacement of the suspended ceiling so delayed until 2017/18;	(123,400)
Disabled Facilities Grants/Better Care Fund (see paragraph below)	(200,000)

Schemes identified for deferral continued	£
CCTV Monitor Equipment – delay due to potential collaboration with other authorities;	(50,000)
Gedling Country Park Visitors Centre – delay due to additional foundation works and site clearance (see paragraph below);	(380,000)
Carlton Cemetery Expansion – delayed tender process;	(210,000)
Asset Management Fund – earmarked for replacement of suspended ceiling replacement at Arnold Leisure Centre 2017/18;	(102,400)
Land Sales Fees – delay in the completion of land sale.	(89,400)
Scheme to be deleted:	
HCA Starter Homes Station Road – scheme cancelled as no longer viable – grant to be repaid to HCA	(33,600)
Total Proposed Amendments to the Capital Programme	(1,458,800)
Proposed Revised Capital Programme 2016/17	4,154,600
Actual Expenditure to Quarter 3 2016/17	2,479,200
Estimated Expenditure Quarter 4 2016/17	1,675,400
Projected Outturn 2016/17	4,154,600
Projected Capital Programme Variance 2016/17	0

There is a bi-monthly capital monitoring of the projects chaired by the S151 officer and attended by finance officers and project officers. This meeting is pro-active in ensuring that the existing capital projects are delivered as efficiently and quickly as possible.

#### Gedling Country Park Visitor Centre Update

The current approved budget for Gedling Country Park Visitor Centre is £1,258,500 and work commenced on site on 26 September 2016.

During the excavation works for the foundations a large quantity of what ultimately proved to be hazardous chemical and demolition waste (numerous pieces of mining equipment) was uncovered. The necessary pre-construction surveys had been completed in the initial development stages of the project but did not reveal anything untoward underground. This is not uncommon for this type of project.

Works were suspended on site for a four week period whilst investigations were undertaken into the scope of the problem and solutions identified. The conclusion is that a more expensive piling solution for the foundations is required than originally envisaged. The demolition waste also required remediation, incurring additional costs to treat and dispose of it and would have been realised regardless of the decision to

proceed or abort the project. In addition, the delay to the works on site has resulted in an additional cost for preliminaries (construction staff costs, site set up and welfare etc) as the construction programme has had to be extended with a now projected completion date of 2 June 2017.

The project delay means that only £878,500 of the current approved budget of £1,258,500 is expected to be committed in 2016/17, with the remaining £380,000 now proposed for deferral to 2017/18.

The additional budget requirement to fund the additional works detailed above and enable completion of the scheme is £196,000 bringing the total estimate to £1,454,500. This will be considered by Cabinet on 16 February for referral to Budget Council for approval as part of the Capital Programme report for 2017/18.

#### Disabled Facilities Grant (DFG) Update

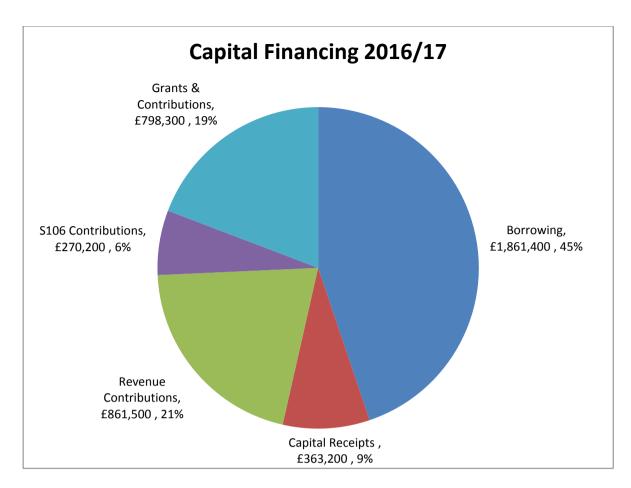
At its meeting on the 19 May 2016 Cabinet approved an increase in the capital budget to £820,000 for the Disabled Facilities/ Better Care Fund Grant, following notification of an increase in Government Grant via Notts County Council.

Since that date discussions at the Health and Wellbeing Board regarding the actual allocations have been ongoing. Recent approvals have been given for additions to the Handy Persons Scheme and an Assisted Technology scheme, to be delivered in conjunction with Gedling Homes, and it can now be confirmed that the full amount of £820,000 has now been allocated by the Board for spend in Gedling.

However, current budget monitoring indicates that the budget of £820,000 will be underspent by £200,000 and this is now proposed for deferral to 2017/18. The Health and Wellbeing Board have agreed that any 2016/17 grant that remains unused can be carried forward to 2017/18.

#### **Capital Programme Financing**

The projected method of financing the current capital programme requirement of £4,154,600 is detailed in Appendix 2 and summarised in the chart below:



### Capital Receipt Monitoring

When the Council sells General Fund assets it is permitted to use this income to fund capital expenditure. The initial capital receipts estimates for 2016/17 projected that £1,021,500 would be generated and the whole amount was forecast to be used in financing the capital programme in 2016/17.

However, the latest projected outturn for capital receipts generation in 2016/17 is £150,000, a reduction of £871,500 against the initial estimate. This is mainly due to a delay in finalising land sales which are now expected to complete in 2017/18. This includes the sale of a major development site, Teal Close, which was expected to generate a capital receipt in instalments between 2016/17 to 2021/22 but is now expected between 2017/18 and 2022/23.

Overall, the total capital receipts generated from land sales are expected to be broadly in line with initial estimates but these will now be applied to finance later years of the capital programme i.e. 2017/18 onward. Due to the value of schemes proposed for deferral to 2017/18 (detailed in the table above) it will not be necessary to undertake additional borrowing to finance the 2016/17 programme to replace the shortfall in capital receipts. This will be fully reflected in the capital programme report to Cabinet on 16 February 2017.

The financing detailed in the table above of £363,200 includes capital receipts brought forward of £213,200 plus the new capital receipts of £150,000 now expected to be generated during the year.

#### Community Infrastructure Levy (CIL) Monitoring

Officers have been requested to report to Cabinet on the progress with the Community Infrastructure awards. To date 41 liability notices have been issued.

In total, since the implementation of CIL (15 October 2015), 34 Self-Build Reliefs have been granted either for new dwellings, residential extensions over 100 square metres or residential annexes. During 2016/17 (as at 31 December 2016) the Council has received 11 payments totalling £40,300.

#### **Alternative Options**

Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

#### Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

#### Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed.
- Restrict the effectiveness of medium term planning process and preparation of the forward budget if pressures and areas of efficiency are not readily identifiable during budget preparation.
- Budget not reflective of latest performance information.

Reason for rejection – Not likely to result in the best outcomes in financial management or support delivery of priorities.

#### **Financial Implications**

The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed.

### **Appendices**

- 5 Appendix 1 General Fund Revenue Budget 2016/17 Budgetary Control Report
  - Appendix 2 Capital Programme 2016/17 Budgetary Control Report

- Appendix 3 Virements approved by Portfolio Holders
- Appendix 4 Use of Earmarked Reserves and Revenue Budget Funds
- Appendix 5 Examples of Outcomes achieved during Quarter 3 2016/17

### **Background Papers**

6 Detailed Quarterly Budgetary Control Exception Reports

#### Recommendations

#### Members are **recommended**:

- a) To note the progress against Improvement Actions and Performance Indicators in the 2016/19 Gedling Plan;
- b) To approve the General Fund Revenue Budget virements included in Appendix 1;
- c) To approve the changes to the capital programme included in paragraph 2.2.3; and
- d) To note the Portfolio Holder virements and use of reserves and funds during the last quarter as detailed in appendices 3 and 4.

#### **Reasons for Recommendations**

7 To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

Grand Summary
Revenue Quarterly Budgetary Control Report

December 2016

	Current Approved Budget	Profiled Budget	Actual to date	Variance	%	Projected Outturn	Projected Annual Variance
	£	£	£	£		£	£
Community Development	1,521,400	931,917	849,746	-82,171	-9	1,524,200	2,800
Housing, Health & Well-being	2,507,885	2,616,800	856,237	-1,760,563	-67	2,578,385	70,500
Public Protection	1,651,515	557,336	415,465	-141,871	-25	1,591,215	-60,300
Environment	4,592,600	2,321,116	1,989,634	-331,483	-14	4,561,600	-31,000
Growth & Regeneration	899,000	399,500	374,426	-25,074	-6	930,100	31,100
Resources & Reputation	1,528,100	4,375,567	4,055,516	-320,051	-7	1,521,200	-6,900
U Total General Fund ນ	12,700,500	11,202,236	8,541,023	-2,661,213	-24	12,706,700	6,200
Cabinets General Fund Maximum Budget	12,706,700				=	12,706,700	0

# **COMMUNITY DEVELOPMENT PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# REVENUE ITEMS TO BE REPORTED

	Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budge	t Variance	Reason for Variance (New Items Only)
				Favourable	Adverse	
		£'000	£'000	£'000	£'000	
<u> </u>	Democratic Mgmt &					
- 1-	Representation					
ᆔ	Employee Expenses	126.3	121.3	5.0		Saving due to vacancies.
<u>ا</u> ت						
n 1-	Community Centres					
ا د	Employee Expenses	167.4	175.2		7.8	Redundancy costs of staff restructure partly offset
5						by vacancies.
	Promises Deleted Eveness	74.5	84.8		10.2	1
	Premises Related Expenses	74.5	04.0		10.3	Repair work needed to bring sites up to standard in
ı	ncome Reserves	(13.0)	(23.3)	10.3		preparation for asset transfer and health and safety
						funded from Asset Management Reserve.
5	Supplies & Services	10.4	19.9		9.5	Community Ownership & Management of Assets
	• •					project - funded by external grant
F	Revenue Income	(121.5)	(131.0)	9.5		
- 1-	All other budget heads	1,277.3	1,277.3			
I	ncluding items previously reporte	d				
	DODTEOU 10 TOTA:	4 504 4	4 =0.1.5	9.5	07.0	
	PORTFOLIO TOTAL	1,521.4	1,524.2	24.8	27.6	
L						£2.8K Adverse

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# **HOUSING, HEALTH & WELLBEING PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# **REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budge	t Variance	Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Housing Needs	200.5	407.0		400.0	Not Contact Data and
Employee Expenses	300.5	427.3		126.8	Net Cost of Redundancy and Pension Strain arising from the Housing Restructure.
Premises Related Expenses	27.1	30.6		3.5	Additional maintenance required to bring temporary accommodation back into use, funded from Asset
Income Reserves	(28.8)	(32.3)	3.5		Management Reserve.
Housing Benefit Administration					
Employee Expenses	539.7	524.7	15.0		Saving due to vacancies.
Revenue Income	(561.2)	(570.6)	9.4		Additional Universal Credit grant and HB Admin Penalty income, partly offset by reduced Admin Subsidy grant.
Calverton Leisure Centre					, ,
Revenue Income	(349.3)	(346.8)		2.5	Reduced swim income due to pool closure for maintenance works, partly offset by additional DNA users.

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# **HOUSING, HEALTH & WELLBEING PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# **REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget	Variance	Reason for Variance (New Items Only)
			Favourable	Adverse	
Carlton Forum Leisure Centre	£'000	£'000	£'000	£'000	
Employee Expenses	759.8	751.4	8.4		The pool was closed due to maintenance issue, resulting in a saving on holiday cover, overtime and instructors, offset by loss of income.
Revenue Income	(1,107.2)	(1,096.8)		10.4	Reduced swim income due to pool closure for maintenance works and an ongoing decline in public swimming and reduced sports hall and squash income, partly offset by increased DNA membership.
Redhill Leisure Centre Premises Related Expenses	110.1	108.3	1.8		Electricity prices are lower than expected.
Arnold Leisure Centre Employee Expenses	451.8	455.8		4.0	Instructors costs increased due to additional swimming lessons, offset by additional income.
Premises Related Expenses	176.5	166.5	10.0		Water charges are lower than anticipated.
Revenue Income	(370.1)	(475.3)	98.8		Refund of overpaid VAT on swimming lessons of £82.2k plus £16.6K additional income for the remainder of the year reflecting that the activity is exempt from VAT.  Public swimming users continue to decline, therefore some sessions are now being used for lessons generating additional income.

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# **HOUSING, HEALTH & WELLBEING PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# **REVENUE ITEMS TO BE REPORTED**

	Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget		Reason for Variance (New Items Only)
				Favourable	Adverse	
		£'000	£'000	£'000	£'000	
	Revenue Contribution to Capital	10.5	92.7		82.2	Transfer of VATrefund to reserve to fund capital programme maintenance at Arnold LC in 2017/18.
	Richard Herrod Centre					
$\mathbf{a}$	Premises Related Expenses	138.3	130.9	7.4		Gas prices lower than anticipated.
age 33	Revenue Income	(348.8)	(347.0)		1.8	Caterers have given notice to terminate the contract, loss of rental income.
	All other budget heads Including items previously reported	2,759.0	2,759.0			
	PORTFOLIO TOTAL	2,507.9	2,578.4	160.7	231.2	Net Portfolio Total £70.5K Adverse

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# **PUBLIC PROTECTION PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# REVENUE ITEMS TO BE REPORTED

	Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budge	t Variance	Reason for Variance (New Items Only)
				Favourable	Adverse	
		£'000	£'000	£'000	£'000	
	Licencing & Hackney Carriages Employee Expenses	183.6	174.6	9.0		Saving due to vacancies
	Supplies and Services	120.7	133.7		13.0	Stock Replenishment - licence plates
ა 	Revenue Income	(588.7)	(601.7)	13.0		Net additional licence income from 5 year licence
- 1	Environmental Protection Employee Expenses	188.8	175.5	13.3		Saving due to vacancies
- 1	Food Health & Safety Employee Expenses	202.0	195.0	7.0		Saving due to vacancies
	Community Protection & Dog Control Employee Expenses	294.2	277.2	17.0		Saving due to vacancies

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# **PUBLIC PROTECTION PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budge	t Variance	Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Renovation Grants					
Supplies and Services	17.2	3.2	14.0		Saving due to Handy Person Scheme now being funded from Better Care Fund in the capital programme.
All other budget heads Including items previously reported	1,233.7	1,233.7			
PORTFOLIO TOTAL	1,651.5	1,591.2	73.3	13.0	Net Portfolio Total £60.3K Favourable

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### **ENVIRONMENT PORTFOLIO**

# **BUDGETARY CONTROL REPORT - DECEMBER 2016**

# REVENUE ITEMS TO BE REPORTED

	Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budge	t Variance	Reason for Variance (New Items Only)
				Favourable	Adverse	
		£'000	£'000	£'000	£'000	
	Waste Management Income	(691.4)	(682.4)		9.0	Reduced Garden Waste income.
	Street Care Supplies and Services	76.3	91.1		14.8	Additional Christmas lighting for Arnold Town Centre
•	Building Services Employee Expenses	116.6	98.0	18.6		Saving due to vacancies.
	Car Parks Income	(319.2)	(329.2)	10.0		Increased Long Stay Permit income
	Fleet Management Employee Expenses	301.4	297.2	4.2		Savings on a career graded Fitter post.
	Income	(42.5)	(49.5)	7.0		Sale of scrap equipment.
	Parks - External Works Employee Expenses Income	164.9 (216.4)	171.9 (223.4)	7.0	7.0	Additional overtime costs.  Additional tree income.
ı	<u>Cemeteries</u> Income	(422.6)	(437.6)	15.0		Additional income from burials.

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## **ENVIRONMENT PORTFOLIO**

## **BUDGETARY CONTROL REPORT - DECEMBER 2016**

## REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
All other budget heads	5,625.5	5,625.5			
(including items previously reported	ed)				
PORTFOLIO TOTAL	4,592.6	4,561.6	61.8	30.8	Net Portfolio Total
					£31K Favourable

## **GROWTH & REGENERATION PORTFOLIO**

## **BUDGETARY CONTROL REPORT - DECEMBER 2016**

## REVENUE ITEMS TO BE REPORTED

	Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
				Favourable	Adverse	
		£'000	£'000	£'000	£'000	
Page	Development Management Income	(438.9)	(423.9)		15.0	Reduced pre-application planning fees.
38	Economic Development Employee Expenses	127.3	121.0	6.3		Savings due to vacancies.
i i	Planning Policy Employee Expenses	213.3	220.7		7.4	Temporary post for work on the Parish Neighbourhood Plan funded by Government grant (see below).
	Income	(10.6)	(26.6)	16.0		Grant from Government for Parish Neighbourhood Plans.
	Supplies & Services Reserves	0.0	8.6		8.6	Transfer of grant into earmarked reserve to fund future Parish Neighbourhood Plan inspections/examinations.

## **GROWTH & REGENERATION PORTFOLIO**

## **BUDGETARY CONTROL REPORT - DECEMBER 2016**

## REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Land Charges Income	(131.4)	(109.0)		22.4	Reduced volume of land searches.
 All other budget heads (including items previously reported	1,139.3 d)	1,139.3			
PORTFOLIO TOTAL	899.0	930.1	22.3	53.4	Net Portfolio Total £31.1K Adverse

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## **RESOURCES & REPUTATION PORTFOLIO**

## **BUDGETARY CONTROL REPORT - DECEMBER 2016**

## REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Audit & Risk Management, Health & S	<u>afety</u>				
Employee Expenses	182.5	349.9		167.4	Redundancy and Pension Strain costs arising from the Audit & Asset Management restructure.
					· ·
Corporate Management					
Employee Expenses	495.5	501.8		6.3	Additional Superannuation costs - officer joining the scheme.
Registration of Electors					
Supplies & Services	48.6	52.6		4.0	Additional postage costs due to increased registation activity.
Postages					
Supplies & Services	66.3	56.3	10.0		Saving on postages due to reduced usage and price
Public Offices					
Employee Expenses	130.4	109.2	21.2		Caretakers & cleaners restructure and vacancy savings.
Premises Related Expenses	365.6	349.6	16.0		Saving in Carlton Hub budgets, alternative delivery
Supplies & Services	65.9	60.9	5.0		options under consideration.
Income	(226.4)	(231.4)	5.0		Additional income anticipated from solar panels.
Revenues - Local Taxation Employee Expenses	426.3	401.3	25.0		Saving due to vacancies.
Employee Expenses	426.3	401.3	25.0		Saving due to vacancies.

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## **RESOURCES & REPUTATION PORTFOLIO**

## **BUDGETARY CONTROL REPORT - DECEMBER 2016**

## REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
Central Provisions					
Income Reserves	(19.2)	(121.6)	102.4		Contribution from Transformation Reserve to cover Redundancy and Pension Strain cost.
ו					
All other budget heads (including items previously reported)	(7.4)	(7.4)			
PORTFOLIO TOTAL	1,528.1	1,521.2	184.6	177.7	Net Portfolio Total £6.9K Favourable

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#### FINANCIAL MANAGEMENT REPORT - CAPITAL BUDGET MONITORING

				<u> </u>		<b>.</b>		- · · ·			
	Original	Carry	Quarter 1	Quarter 2	Virements/	Revised	Quarter 3	Revised Cap	Actual	Estimate	Latest
		Forwards	Cabinet	Cabinet	Supplements	Cap Prog	•	Prog inc Qtr 3	То		Projected
	Programme				Саррістістко	inc c/f & supp	to Cabinet	Proposals	Date	Qtr 4	Outturn
EXPENDITURE	£000's	£000's	£000's	£000's		£000's	£000's	£000's	£000's	£000's	£000's
Community Development	0.0	18.1	0.0		86.5	104.6		104.6	18.1	86.5	104.6
Housing, Health & Wellbeing	747.6	221.8	0.0		35.5	1004.9	-427.0	577.9	219.3	358.6	577.9
Public Protection	739.0	15.0	131.0		0.0	885.0	-250.0	635.0	418.7	216.3	635.0
Environment	2738.0	431.6	0.0	-150.0	407.5	3516.5	-679.4	2837.1	1841.1	996.0	2837.1
Resources & Reputation	142.3	9.1	0.0	89.4	-49.0	102.4	-102.4	0.0	0.0	0.0	0.0
TOTAL EXPENDITURE	4366.9	695.6	131.0	-60.6	480.5	5613.4	-1458.8	4154.6	2497.2	1657.4	4154.6
RESOURCES											
Specific Capital Grant - Disabled Facilities Grant	464.0		356.0			820.0	-200.0	620.0	715.7	-95.7	620.0
Borrowing	1991.4	179.8	(225.0)			1946.2	-84.8	1861.4	0.0	1861.4	1861.4
Capital Receipts	1021.5	212.0		-60.6		1172.9	-809.7	363.2	0.0	363.2	363.2
Revenue Contribution	500.0				372.0	872.0	-10.5	861.5	0.0	861.5	861.5
Performance Reward Grant	70.0					70.0	-0.2	69.8	70.0	-0.2	69.8
S106 Commuted Sum	270.0	186.0				456.0	-270.0	186.0	186.0	0.0	186.0
HCA Starter Homes		33.6				33.6	-33.6	0.0	33.6	-33.6	0.0
S106 Gedling Country park		84.2				84.2		84.2	84.2	0.0	84.2
Earmanded Grants					25.0	25.0		25.0	25.0	0.0	25.0
WRE	St				83.5	83.5		83.5	0.0	83.5	83.5
Contibution from Reserve for CCTV	50.0					50.0	-50.0	0.0	0.0	0.0	0.0
4											
TOTAL RESOURCES	4366.9	695.6	131.0	-60.6	480.5	5613.4	-1458.8	4154.6	1114.5	3040.1	4154.6
UNDER/(OVER RESOURCED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0

#### NOTES :-

All budgets are grossed up with any contribution from outside bodies shown as income in the Resources section.

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# **Virements Approved by Portfolio Holders**

## **Quarter Ended December 2016**

Revenue	
	£
No Portfolio Holder revenue virements in quarter 3.	
General Fund Total	£0

Capital	
	£
No Portfolio Holder capital virements in Quarter 3.	
General Fund Total	£0



## **Transfers to/from Earmarked Reserves and Revenue Budget Funds**

## **Quarter Ended December 2016**

As approved by Chief Financial Officer and Corporate Director in Accordance with the delegations outlined in the Financial Regulations.

	Usage of Earmarked Reserves	
		£
1.	Resources & Reputation - Insurance	
	Insurance strategy review	2,700
	Contribution from the Risk Management Reserve	(2,700)
2.	Resources & Reputation -	
	Replacement of CCTV Equipment	5,300
	Contribution from CCTV Reserve	(5,300)
3.	Housing, Health & Wellbeing - Leisure	
	National Pool Lifeguard Qualification	2,000
	Contribution from the Risk Management Reserve	(2,000)
5.	Housing, Health & Wellbeing - Leisure	
	Carlton Forum Changing Rooms	120,000
	Contribution from Joint Use Reserve	(120,000)
6.	Environment - PASC	
	Park benches at Burntstump and King George V Parks	2,700
	Contribution from Park Improvements Reserves	(2,700)
	General Fund Total	£0

	Usage of Revenue Budget Funds	
		£
No Revenue B	udget Funds virements in quarter 3.	
General Fund	Total	£0





# **Examples of Achievements and Activities**

# **During**

**Quarter 3 2016/17** 

#### **PEOPLE**

## Reduce anti-social behaviour, crime and the fear of crime

- Rowdy music lovers got a resounding bill for forcing a neighbour to sleep in his car.
   A £330 fine with a £33 government surcharge was imposed on a resident. His flatmate
   also received a £270 fine with a £30 surcharge. Each must pay £295 costs to the
   council.
- Taxi driver fined more than £200 for smoking in his cab. The driver pleaded guilty by letter to smoking in a smoke-free place. He was fined £80 with £135 prosecution costs and a £30 government surcharge.

## Improve health and wellbeing

- **3G Turf Pitch** Redhill Leisure Centre, work has started on the replacement Third Generation Football Turf Pitch, this £600,000 project is being delivered in a partnership with Redhill Academy Trust and the Football Foundation.
- Intern at Bonington Theatre An Intern position has been approved for the Bonington Theatre, recruitment is underway and it is anticipated that the new appointment will bring some additional and much welcomed trainee management capacity to further build on the increasing audience numbers at the theatre following a successful first year of the new cinema offer.
- Outreach Theatre Programme The Theatre Development programme has been launched in our Priority Localities by Nottingham Playhouse funded through a grant from the Council and additional funding secured from Gedling Homes. This has enabled the programme to be extended to Gedling Homes' residents and families and is being linked to the development of volunteers and a possible Friends Of Bonington Theatre Group. Sessions in Netherfield and Newstead have been running since October and both groups will be sharing their work to date at the Playhouse Theatre in January 2017.
- Mapperley Junior Netball Club The Council has offered start-up funding and promotion to support Mapperley Netball Club to establish a junior section at Carlton Le Willows Academy. The first session attracted 26 players and some new volunteers.
- **Skate Jam** The Council has successfully supported the Friends of Arnot Hill Park to apply for £9,500 Awards for All funding for a series of "Skate Jam" events across the Borough in 2017. Timing and content of each event will be subject to consultation with local schools led by the Gedling Youth Council.
- Evolution Dance Festival 2016 The Council's annual Evolution Dance Festival took place on 16 November at The Carlton Academy. 14 youth dance groups performed including 150 dancers took a packed audience of 280 people.

- Children's Arts and Crafts Events at Halloween and Christmas Two arts and crafts events for children organised by the Council took place at the Civic Centre in Arnold during October and November to celebrate Autumn and Christmas. The events were delivered in partnership with Gedling Play Forum.
- Daybrook Street Dance The Council has supported new Street Dance sessions
  delivered at the Daybrook Baptist Church during the Autumn with the aim to encourage
  girls to get into physical activity. 13 girls have registered for the sessions and a group
  of 6 performed at the Council's annual Evolution Dance Festival. It was the first time
  they had performed in public
- Gedling Young People parade 'Suzy Bones' Express Yourself workshops for young people 13 – 17 years old from the Gedling took place in September and October at Arnold Library. The sessions delivered by City Arts provide a supported environment where young people can feel safe while they learn new skills from a professional artist.

Over 6 weeks, a group of seven participants worked with freelance artist Vic Potterton to design and construct the giant puppet 'Suzy Bones'. They drew inspiration from the Catrina's seen at Mexico's 'Day of the Dead' festival. On 29 October, the group took 'Suzy Bones' for a walk around Nottingham's Creative Quarter; amazing onlookers and posing with passers-by.

Express Yourself helps young people to learn new creative skills and grow in confidence. Each Express Yourself participant works towards a Bronze Arts Award.

# Promote and encourage pride, good citizenship and participation in the local area

- Gedling Colliery Event In November a reunion event was organised by the
  Communications Team to commemorate 25 years since Gedling Colliery closed. A
  service, beacon lighting and reunion event took place and around 220 ex-miners
  attended. The feedback received was that it was a great event and attendees were very
  thankful to the council for organising.
  Blanket press coverage was also received across Nottinghamshire with ITV Central,
  BBC East Midlands Today, BBC Radio Nottingham and Notts TV all covering the event
  as their main stories on the night of the event. The Nottingham Post also had a feature
  piece on the event. A feature writer from the Guardian also attended and fed back to the
  Team stating that the event was very good.
- Christmas Celebrations The Council's Localities team has supported a number of local community events during the festive period including Christmas Fayre's at Newstead and Killisick, the Netherfield Christmas Light Switch on and the Christmas Party at St George's Centre in Netherfield.
- Gedling African Caribbean Elders Group The Council has worked with members of the Gedling African Caribbean Elders to
   establish a new committee, constitution and associated policies for the group; the first
   committee meeting was in October at the Brickyard Community Centre. The group has
   a monthly Thursday get together at the Centre in Honeywood Gardens.
- Gedling's Scheme Leads the Way The literature and marketing materials designed by the Council as part of its Breastfeeding Friendly scheme have been adopted for use across the Nottinghamshire districts. The scheme seeks accreditation of ocal venues as recognised places that welcome breastfeeding mothers
- Evaluation of International Women's Day 2016 An evaluation of the Council's International Women's Day programme in 2016 has identified that the month long programme was varied, interesting and thought provoking and engaged a wide range and diverse mix of agencies, community organisations and local women. The initiative put Gedling on the map in terms of our visibility as part of a national programme of International Women Day events, and reached a far wider audience than had been possible in previous years. The event included a number of local events including a New Writers Workshop at Arnold Library, Mansfield Soroptomists Craft Fair at Ravenshead Village Hall, a Recognition and Celebration Event at the Civic Centre, free Swimming and Racquet Sports at leisure centres and a Film showing at Bonington Theatre of 'Suffragette'.
- Building the Capacity of Local Groups Consultants paid for by Cabinet Office funds obtained by the Council have been working with Gedling Play Forum, Gedling Borough Arts Association, WE R HERE and Eagles Nest church on the on-going development of business plans, marketing strategies, fundraising, constitutional development and capacity building in order to move groups towards Asset Transfer.

Parish Clerk Meetings - The Council has arranged a first meeting of Parish Clerks
across the Borough. This introduced the role of the Community Relations team and
was well received by the Clerks who have requested a presentation on the new Playing
Pitch Strategy at the next meeting.

## Reduce hardship and provide support to the most vulnerable

- Dementia Friendly Porchester The Council is supporting the Porchester community
  to become dementia friendly. This includes dementia awareness training for local
  residents and working with Gedling Homes to set up a new Dementia Café at St
  Andrews House for Borough Residents.
- Mental Health Befriending for Arnold Residents The new Mental Health
  Befriending Service, run by Arnold Methodist Church and supported by the Council, has
  now recruited further volunteers and received additional interest following information in
  the Contacts magazine. This includes links with Alzheimer's Society, Men in Sheds,
  carer's support and a number of professionals in the mental health field.

The breadth of activities on offer to visitors is increasing including a new multi games table including such things as pool and table football, creative writing courses and a wider range of craft activities.

The weekly Friday sessions offer a safe place for sufferers, carers and their families that they find rewarding and good for their wellbeing.

• **Refugee** - Gedling has accommodated 26 Syrians to date (all family units), out of 142 accommodated across the City and County. Gedling's 'share' of David Cameron's 20,000 pledge, based on a crude population basis, would be 43 individuals.

Our families have settled in well; they've been provided with good quality accommodation and have been warmly received in their neighbourhoods. They are being supported by the Refugee Forum.

In addition we are also looking to accommodate further families later in the year.

#### **PERFORMANCE**

## Improve the customer experience of dealing with the Council

National Customer Services Week - During the week commencing the 3<sup>rd</sup> of October
the Customer Services Team took part in the Institute of Customer Services' 'National
Customer Services Week'. The event provided an opportunity to raise awareness of the
Customer Services Team and the vital role it plays in, amongst other things, successful
business practice.

All the Senior Management Team, most Service Managers, a large amount of staff and Members visited the Team to get a flavour for the variety of services they provide efficiently and effectively. Leisure, PASC and Waste helped out by providing prizes that could be given on a prize draw basis. The event was well received by staff and customers alike.

- Award Shortlisting The Communications Team were shortlisted for 'Best Small Team' award at the national <u>Comms2Point0 awards</u>. They had 332 entries across the categories and our team were shortlisted alongside 5 other communications teams.
- New Digital Services In October a new Digital strategy was approved by Cabinet.
   The strategy will support our aim to improve the lives of residents, support local business and provide high quality and excellent value services.

Our Digital strategy focuses on four priority areas: Customer, Council, Community and collaboration and a Digital Programme Board has been set up to oversee digital projects.

In the last few months advances have been made centrally and by individual service areas to improve internal systems and to increase the number of services customers can access on line, completed projects include;

## **Digital Customer**

- o A Leisure App allowing customers to book and access class timetables on the go.
- Garden Waste has gone digital customers can now; join and pay for the Garden waste Service, report changes in circumstance, report stolen and broken bins, uncollected bins, sign up to pay by direct debit, request pull outs and make enquiries online
- Customers can now apply and pay for pre-application advice service with Planning.
- All Council Services can be paid for online

## Give tax payers value for money

- Digital Council including
  - There are established customer focused principles for design and content in respect of the corporate website(s)
  - Better facilities for remote access to the IT network
  - o Blackberry devices replaced by improved Smartphones for all relevant staff
  - o A new, easier to use, version of the Performance Management System
  - All Complaints and Compliments submitted online will automatically populate the corporate database
  - Traffic light based case management facilities within the Public Protection Idox module to assist with effective work planning and maintaining performance levels.
  - A new IT system to manage the CIL process
  - Additional functionality through the payment taking systems whilst maintaining security compliance when taking card payments.

# Maintain a positive and productive working environment and strong staff morale

- Sessions to Improve Staff Wellbeing The Council introduced weekly lunchtime mindfulness sessions for staff in the Autumn. Mindfulness meditation is considered a perfect way to reduce stress. A guided lunchtime walk was also organised for staff in November.
- Staff e-newsletter promoting health and wellbeing The Council is regularly supporting its employees through the promotion of positive health and wellbeing through an internal e-newsletter. Topics promoted have included:
  - Lunchtime activities such as a Staff walk and Mindfulness Meditation Sessions
  - Winter Flu
  - Reducing the risk of Type 2 Diabetes
  - Movember
  - Healthy Recipes
  - Stress Busting Tips
  - National Stress Awareness Day
  - Wheel of Life stress management tool

#### **PLACE**

## Ensure local people are well prepared and able to compete for jobs

**Erasmus -** The apprenticeship project supported through the Erasmus+ programme is designed to share valuable learning to improve delivery of effective apprenticeship schemes. The project draws on the expertise of countries in which apprenticeships are well-embedded and highly regarded and shares this experience in very practical ways with other participants such as the UK where apprenticeships are not quite so well developed. We are lucky to have a lead role for the UK being undertaken by Julie Beresford in our Economic Development Team. In support of this work, our trainers, and in particular Mike Calladine, have been involved with designing and delivering training modules for local business managers to help them effectively coach apprentices in the workplace and to manage their performance properly. As we are an accredited training centre, it has also been possible to offer "Management Awards" accredited by the Institute of Leadership and Management to these local business people; something which is quite new to a number of these managers. One cycle of training has been delivered, another is planned and there is a possibility of a third. For the training team it has been a hugely satisfying experience to work with other teams of the Council to deliver meaningful interventions within the local community that can make a tangible and practical difference to the quality of our local apprenticeship programmes.



## **Report to Cabinet**

**Subject:** Prudential Code Indicator Monitoring 2016/17 and Quarterly

Treasury Activity Report for Quarter ended 31 December 2016

Date: 2 February 2017

**Author:** Deputy Chief Executive and Chief Financial Officer

#### **Wards Affected**

ΑII

#### Purpose

To inform Members of the performance monitoring of the 2016/17 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.

## **Key Decision**

This is not a key decision.

#### Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2016/17 the minimum reporting requirements are that the Full Council should receive the following reports:
  - An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 18 February 2016 and subsequently approved by Full Council on 7 March 2016).
  - A mid-year treasury update report
  - An annual review following the end of the year describing the activity compared to the Strategy.

In accordance with best practice, quarterly monitoring reports for treasury activity are provided to Members, and this exceeds the minimum requirements.

1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the position at 31 December 2016 and highlights compliance with the Council's policies.

#### Proposal

#### 2.1 Economic update

UK GDP growth rates of 2.2% in 2013 and 2.9% in 2014 were the strongest of any G7 country. Growth in 2015 was disappointing at 1.8% but this remained one of the leading rates among the G7 countries. Growth in Q3 of 2016 was 0.6%, which confounded pessimistic forecasts by the Bank of England (BOE) and others, most of which expected to see near zero growth during 2016 after the referendum. Prior to the referendum, the UK economy was challenging for exporters, with the appreciation of sterling against the Euro, weak growth in the EU, China and emerging markets, and the dampening effect of the Government's continuing austerity programme. The referendum vote for Brexit in June this year delivered an immediate shock fall in confidence indicators and business surveys, pointing to an impending sharp slowdown in the economy, however there was then a sharp recovery in confidence and business surveys, and the fall in the value of sterling has had a positive effect in boosting manufacturing in the UK due to improved competitiveness in world markets.

The BOE meeting on 4 August addressed its forecast of a slowdown in growth by a package of measures including a cut in Bank Rate from 0.50% to 0.25%. The BOE Inflation Report cut the forecast for growth in 2017 from 2.3% to just 0.8%. The Governor of the Bank of England, Mark Carney, had warned that a vote for Brexit would be likely to cause a slowing in growth, particularly from a reduction in business investment, due to the uncertainty of whether the UK would have continuing full access, (i.e. without tariffs), to the EU single market. While the Monetary Policy Committee (MPC) was prepared to cut Bank Rate again by the end of 2016, Mr Carney also warned that the Bank could not provide the entire economic stimulus required, and suggested that the Government would need to help growth by increasing investment expenditure and possibly by using fiscal policy tools (taxation). The new Chancellor Phillip Hammond announced after the referendum result that the target of achieving a budget surplus in 2020 would be eased in the Autumn Statement on November 23, and he duly delivered this. In the light of robust growth of 0.6% in Q3, plus positive forward business surveys, the MPC did not cut rates further at its November meeting.

The November BOE Inflation Report included a forecast for inflation to rise to around 2.7% in 2018 and 2019, well above its 2% target, due to a sharp rise in the cost of imports as a result of the sharp fall in the value of sterling after the referendum. However, the MPC is expected to look through a one off upward "blip" resulting from this devaluation of sterling in order to support economic growth, especially if pay increases continue to remain subdued and therefore pose little danger of stoking inflationary pressure in the UK economy.

The American economy experienced variable performance during 2015 with overall growth for the year of 2.4%. Growth on an annualised basis of 0.8% and 1.4%, in Q1 and Q2 of 2016 respectively was disappointing, however Q3 was stronger at 3.5% and forward indicators point towards robust growth in 2017, especially if President Elect Trump's expansionary plans are put into effect.

The Federal Reserve (Fed) embarked on its long anticipated first increase in rates in December 2015 and further rises were then expected during 2016. Since then, downbeat international news and the Brexit vote has caused a delay in the timing of a second rise, and three or four further increases are now expected during 2017 and 2018.

In the Eurozone (EZ), the European Central Bank (ECB) commenced in March 2015 its massive €1.1 trillion programme of quantitative easing to buy high credit quality government and other debt of selected EZ countries at a rate of €60bn per month. This programme was initially intended to run to September 2016 but was subsequently extended to March 2017. Furthermore, the ECB has progressively cut both its deposit facility rate, which is now negative, and its main refinancing rate. In March 2016 it also increased its monthly asset purchases to €80bn, and in December extended its QE programme. Monthly purchases at €80bn will continue to March 2017, and then continue at €60bn until December 2017. These measures have struggled both to make a significant impact on boosting economic growth, and on raising inflation from around zero towards the target of 2%. GDP growth rose by 0.6% in Q3 of 2016 and forward surveys are now positive about a modest upturn to growth, while inflation has also started to increase significantly. There have been many comments from forecasters that central banks around the world are running out of options to stimulate economic growth and to boost inflation. They stress that national governments will need to do more by way of structural reforms, fiscal measures and direct investment expenditure to support demand in the their economies and economic growth.

Japan has struggled for many years to boost economic growth, despite massive fiscal and monetary stimulus and Chinese economic growth has been weakening and medium term risks have been increasing.

#### 2.2 Interest rate forecasts

The MPC cut Bank Rate from 0.5% to 0.25% on 4 August 2016 in order to counteract its forecast for a sharp slowdown in growth in the second half of 2016. It also indicated that it was likely to cut Bank Rate again by the end of the year. However, economic data since August has indicated much stronger growth in the second half of 2016 than was forecast, and inflation forecasts have also risen substantially as a result of a continuing sharp fall in the value of sterling. Consequently, Bank Rate was not cut again in November or December, and on current trends it now appears unlikely that there will be another cut – although this cannot be completely ruled out if there was a significant dip in economic growth. During the two-year period during which the UK is negotiating the terms for its withdrawal from the EU it is likely that the MPC will do nothing to dampen growth prospects, ie. by raising Bank Rate, which will already be adversely impacted by uncertainties around the form which Brexit will eventually take. Accordingly, a first increase to 0.5% is not now expected until Q2 of 2019, after Brexit negotiations have been concluded, although if strong domestically generated inflation was to emerge (eg. from UK wage increases), the pace and timing of increases in Bank Rate could be brought forward.

Capita Asset Services (CAS) have provided the following forecast:

	Mar-17	Jun-17	Sep-17	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20
Bank rate	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.50%	0.50%	0.75%	0.75%
5yr PWLB rate	1.60%	1.60%	1.60%	1.60%	1.70%	1.70%	1.70%	1.80%	1.80%	1.90%	1.90%	2.00%	2.00%
10yr PWLB rate	2.30%	2.30%	2.30%	2.30%	2.30%	2.40%	2.40%	2.40%	2.50%	2.50%	2.60%	2.60%	2.70%
25yr PWLB rate	2.90%	2.90%	2.90%	3.00%	3.00%	3.00%	3.10%	3.10%	3.20%	3.20%	3.30%	3.30%	3.40%
50yr PWLB rate	2.70%	2.70%	2.70%	2.80%	2.80%	2.80%	2.90%	2.90%	3.00%	3.00%	3.10%	3.10%	3.20%

#### 2.3 Investment strategy

The Treasury Management Strategy Statement (TMSS) for 2016/17 was approved by Council on 7 March 2016.

The Council's investment priorities remain the security of capital and good liquidity. Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash

flow needs, or to extend the period up to six months with highly rated financial institutions, selected by the use of the Capita creditworthiness methodology (see below) which includes consideration of sovereign ratings.

During the period from 1 April to 31 December 2016, significant use has been made of two Money Market Fund (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. Current rates of return are around 0.27% and 0.24%, and whilst these are very low, they remain well in excess of overnight treasury deposit rates and of the rate obtainable from the Debt Management Office (DMO).

The Treasury Activity Report for the quarter ended 31 December 2016 is attached at Appendix 1, in accordance with the Treasury Management Strategy. For reference, definitions of LIBOR and LIBID are given at Appendix 2.

Members will note that investment interest of £64,372 was generated during the period from 1 April to 31 December 2016. This represents an equated rate of 0.65% and outperforms the benchmark 7 day LIBID rate, which averaged 0.23% for the same period. In cash terms this represents additional income to the General Fund of around £41,600 and was achieved by positive investment management. Performance in respect of the longer 3 month LIBID rate, which averaged 0.34%, still represents additional income of £30,700.

Rates in the market remain exceptionally low, and this is likely to continue following the UK's vote to leave the EU. As loans mature and the positive impact of rates agreed before the cut in Bank Rate fall out, it is generally impossible to replace them at similar rates since security and liquidity will always be the overriding factors in the Council's treasury management. Accordingly the equated rate is expected to fall further during the remainder of 2016/17 and more significantly in 2017/18. As discussed at 2.2 above, interest rates are currently not expected to start rising again until June 2019, and then only gradually, and not significantly.

It is currently anticipated that the outturn for investment interest for 2016/17 will be broadly in line with the current approved estimate of £77,800.

Credit ratings advice continues to be taken from CAS and the Chief Financial Officer has adopted the CAS credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not give undue preponderance to one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of counterparties with a rating of AA- and better. Following recent downgrades, the UK currently has a rating of AA.

The CAS modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

Yellow 5 years (UK Government debt or its equivalent)

• Purple 2 years

Blue 1 year (nationalised or semi nationalised UK banks only)

Orange 1 yearRed 6 monthsGreen 100 days

No colour not to be used

All credit ratings are monitored weekly and the Council is also alerted to interim changes via its use of the CAS creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the <u>sole</u> determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.

#### 2.4 New borrowing

No new long-term borrowing was undertaken during the quarter ended 31 December 2016.

The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can <u>differ</u> to the actual borrowing planned in the

year.

It is currently anticipated that £1m of new borrowing will be undertaken during the final quarter of 2016/17, at a point when interest rates are deemed most favourable by the Chief Financial Officer. Interest rates remain very low, and the PWLB certainty rate, available to all authorities providing relevant information to CLG, allows the Council to take advantage of a discount of 20 basis points. Advice will be taken from CAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer. Whilst borrowing rates may be historically low, so too are investment rates and serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure.

#### 2.5 Debt rescheduling

Debt rescheduling opportunities are limited in the current economic climate, and due to the structure of interest rates. Advice in this regard will continue to be taken from CAS. No debt rescheduling has been undertaken during the period from 1 April to 31 December 2016.

#### 2.6 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 7 March 2016.

During the financial year to date the Council has at all times operated within the treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 31 December 2016 are shown at Appendix 3.

These indicators are based on estimates of expected outcomes, and are key indicators of "affordability". They are monitored on a quarterly basis, and Appendix 3 compares the approved indicators with the projected outturn for 2016/17, and shows variances on some of the indicators, as described below:

#### a) Prudential Indicators:

#### i) Capital Expenditure

The latest projected outturn shows that capital expenditure is expected to

be £4,154,600. This differs to the original estimate of £4,366,900 due to the inclusion of approved carry-forward requests from 2015/16 and to approved variations to the capital programme during 2016/17, which include slippage of £1,458,800 in Q3.

#### ii) Capital Financing Requirement (CFR)

The projected closing CFR for 2016/17 is £12,684,700. This is lower than the approved indicator of £13,030,300, mainly due to slippage and savings on the 2015/16 capital programme which reduced the borrowing requirement in that year, and to variations to the 2016/17 programme.

## iii) Ratio of Financing Costs to Net Revenue Stream

The projected outturn of 12.24% shows an increase on the approved indicator of 9.75%. This is due to a reduction in anticipated investment interest due to continuing uncertainty and poor rates in the market, and an increased revenue contribution to capital expenditure. These increases are offset by reductions in MRP, as a result of slippage and savings on the capital programme in 2015/16, and in serviced debt interest, due to the full redemption of the debt on 31 March 2016.

#### iv) Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2016/17 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 31 December 2016 was £6.812m which was well within the approved indicator.

#### <u>Treasury Management Indicators:</u>

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

#### Affordability

#### i) Operational boundary for external debt

This is the limit which external debt is not "normally" expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt.

#### ii) Authorised limit for external debt

This limit represents a control on the "maximum" level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although this power has not yet been exercised

#### Prudence

- iii) Upper limit for fixed interest exposure represented by the maximum permitted net outstanding principal sum <u>borrowed</u> at fixed rates. Please note that a negative indicator represents a position of net investment.
- iv) Upper limit for variable interest rate exposure represented by the maximum permitted net outstanding principal sum <u>borrowed</u> at variable rates. Please note that a negative indicator represents a position of net investment.
- v) Maximum <u>new</u> principal sums to be invested during 2016/17 for periods in excess of 364 days such investments are classified as a "non-specified". This indicator is subject to the <u>overall</u> limit for non-specified investments set in the TMSS.
- vi) Upper limits for the maturity structure of borrowing set to reduce the Council's exposure to large fixed rate sums falling due for refinancing.

Appendix 3 shows the actual position as at 31 December 2016, and demonstrates that all activities are contained within the currently approved limits.

#### **Alternative Options**

There are no alternative options, this report being a requirement of the Council's Treasury Management Strategy Statement (TMSS).

#### **Financial Implications**

No specific financial implications are attributable to this report.

## **Appendices**

- 1. Treasury Activity Report 2016/17 for Quarter 3 (31 December 2016)
- 2. Definitions of LIBOR and LIBID
- 3. Prudential and Treasury Indicator Monitoring 2016/17 for Quarter 3 (31 December 2016).

#### **Background Papers**

None identified.

#### Recommendation

That:

Members note the report, together with the Treasury Activity Report 2016/17 for Quarter 3, at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2016/17 for Quarter 3, at Appendix 3.

#### **Reasons for Recommendations**

To comply with the requirements of the Council's Treasury Management Strategy Statement.

#### For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980

## **TREASURY ACTIVITY REPORT 2016/17**

## **Quarter ended 31 December 2016**

	Position @ 1 Oct 2016	Loans Made During Q3	Loans Repaid  During Q3	Position @ 31 Dec 2016
Long Term Borrowing	~	~	~	~
PWLB	6,811,577	0	0	6,811,577
Total Long Term Borrowing	6,811,577	0	0	6,811,577
Temporary Borrowing				
Local Authorities Public Corporations Central Government Banks & Other Institutions	0 0 0	0 0 0	0 0 0	0 0 0
	0	0	0	0
Total Temporary Borrowing	0	0	0	
TOTAL BORROWING	6,811,577	0	0	6,811,577
Temporary Investment				
Bank of Scotland Barclays Blackrock Money Market Fund HSBC Treasury Ignis Money Market Fund (Std Life) Royal Bank of Scotland Santander	(5,000,000) (1,000,000) 0 (250,000) (2,700,000) 0 (3,000,000)	(500,000) (1,000,000) (4,710,000) (23,560,000) (10,145,000) 0 (1,000,000)	2,500,000 0 710,000 23,410,000 9,465,000 0 1,000,000	(3,000,000) (2,000,000) (4,000,000) (400,000) (3,380,000) 0 (3,000,000)
Total Banks	(11,950,000)	(40,915,000)	37,085,000	(15,780,000)
Building Societies Debt Management Office Local Authorities & Other	(1,500,000) 0 0	(1,000,000) (2,500,000) (1,000,000)	2,500,000 0	(2,500,000) 0 (1,000,000)
TOTAL INVESTMENT (See below)	(13,450,000)	(45,415,000)	39,585,000	(19,280,000)
NET BORROWING / (INVESTMENT)	(6,638,423)	(45,415,000)	39,585,000	(12,468,423)

#### Temporary Borrowing & Investment Statistics at 31 December 2016

## Investment:

TOTAL INVESTMENT	(13,450,000)	(45,415,000)	39,585,000	(19,280,000)
Variable Rate Investment	(4,700,000)	(15,855,000)	11,175,000	(9,380,000)
Fixed Rate Investment	(8,750,000)	(29,560,000)	28,410,000	(9,900,000)

Proportion of Fixed Rate Investment		51.35%
Proportion of Variable Rate Investment		48.65%
Temporary Investment Interest Receivable	£	64,372
Equated Temporary Investment	£	9,840,982
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)		0.65%
7 Day LIBID (Benchmark)		0.23%
3 Month LIBID		0.34%

## **Borrowing:**

Temporary Brrowing Interest Payable	£	284
Equated Temporary Borrowing	£	90,411
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)		0.31%
7 Day LIBOR (Benchmark) Page 67		0.35%



#### LIBOR - the London Interbank Offered Rate

LIBOR is the interest rate at which the London banks are willing to <u>offer</u> funds in the inter-bank market. It is the average of rates which five major London banks are willing to lend £10 million for a period of three or six months, and is the benchmark rate for setting interest rates for adjustable-rate loans and financial instruments.

ie. the London banks are LENDING to each other, which affects the rate at which the banks will lend to other parties eg. local authorities, ie. Gedling are BORROWING money

#### LIBID - the Interbank BID (LIBID) rate

LIBID is the interest rate at which London banks are willing to <u>borrow</u> from one another in the inter-bank market. It is the average of rates which five major London banks willing to bid for a £10 million deposit for a period of three or six months.

ie. the London banks are BORROWING from each other, which affects the rates at which they will borrow from other parties eg. local authorities, ie. Gedling are LENDING money.



# Prudential Indicators for 2016/17 1 April to 31 December 2016

	1 April to 31 December 2016			_	
			2016/17		2016/17
			Original		Position at
			Estimate		31-Dec-16
1.	Prudential Indicators	(	Council 7/3/16)		
	Affordability:				
a)	Capital Expenditure	£	4,366,900	£	4,154,600
b)	Capital Financing Requirement	£	13,030,300	£	12,684,700
c)	Ratio of Financing Costs to Net Revenue Stream		9.75%		12.24%
d)	Incremental Impact of new 2016/17 Capital				
	Investment Decisions:		£14.63		Not Applicable
e)	Maximum Gross Debt	£	13,030,300	£	6,811,577
2.	Treasury Management Indicators				
a)	Operational Boundary for External Debt:				
•	Borrowing	£	14,000,000	£	6,811,577
	Other Long Term Liabilities	£	1,500,000	£	-
	Total Operational Boundary	£	15,500,000	£	6,811,577
b)	Authorised Limit for External Debt:				
	Borrowing	£		£	6,811,577
	Other Long Term Liabilities	£		£	-
	Total Authorised Limit	£	16,500,000	£	6,811,577
c)	Upper limit for fixed interest rate exposure:	£	13,000,000	-£	3,088,423
,	(Maximum outstanding net BORROWING)		, ,		, ,
	Additional Local Indicator - Investment Only		100.00%		51.35%
	Additional Local Indicator - Borrowing Only		100.00%		100.00%
d)	Upper limit for variable interest rate exposure: (Maximum outstanding net BORROWING)	£	2,000,000	£	9,380,000
	Additional Local Indicator - Investment Only		100.00%		48.65%
	Additional Local Indicator - Borrowing Only		50.00%		0.00%
e)	Upper & Lower limits for the maturity structure of outstanding Borrowing during 2016/17:				
	Under 1 Year		U 40%, L 0%		0%
	1 Year to 2 Years		U 40%, L 0%		0%
	2 Years to 5 Years		U 50%, L 0%		0%
	5 Years to 10 Years		U 50%, L 0%		0%
	Over 10 Years		U 100%, L 0%		100%
f)	Investment Treasury Indicator and limit:  Max. NEW principal sums invested in-year for periods  OVER 364 days (ie. non-specified), subject to maximum  non specified per counterparty of £3m AND to the prevailing  overall counterparty limit AND to the TOTAL non  specified limit of £5m.	£	3,000,000	£	_





# **Report to Cabinet**

**Subject**: Enforcement arrangements for the Calverton Parish Council's

Car Parks at St Wilfrid's Square Calverton

Date: 2 February 2017

**Author**: Car Parks Officer

#### **Wards Affected**

Calverton.

#### **Purpose**

To seek approval to accept responsibility for the civil enforcement of the parking in the car parks at St Wilfrid's Square owned by Calverton Parish Council.

To enter into an appropriate legal agreement and make a new Gedling Borough Council Civil Enforcement (Off- Street Parking Places) Order to give effect to this.

To obtain the necessary delegated authority to Officers to agree the form and content of the agreement and take steps to bring into effect a new Order.

#### **Key Decision**

This is not a Key Decision.

#### Background

- 1.1 Calverton Parish Council owns and maintains the two car parks at St Wilfred's Square shopping centre in Calverton, shown in the location plan at Appendix 1, providing 53 parking bays of which 7 are designated for disabled users.
- 1.2 The land that forms the car parks was sold to Calverton Parish Council by Nottinghamshire County Council and it was a condition of the sale that the land must be used to provide free parking. Calverton Parish Council has confirmed that it has no intention of asking for this condition to be amended and that it wishes to continue to provide free parking on these sites.
- 1.3 The Parish Council provides the car parks to support the local

businesses and intends the parking to be short stay only to allow customers to use the local amenities. However, observations on site carried out by both Gedling Borough Council officers in preparation for this report, and the Parish Council, show vehicles parking for long periods of time and some of the occupants of the parked vehicles using the local bus services. These observations also recorded vehicles parking in disabled parking bays without displaying disabled badges.

- 1.4 The Parish Council wishes to be able to manage the parking on these sites and have formal enforcement as a deterrent. The Parish Council has the power to provide the car parks and is able to make an Order to regulate their use, however any failure to comply with the provisions of the Order will be a criminal matter. As Members are no doubt aware, from 2008 amendments to the Traffic Management Act 2004 provided for the civil enforcement of most types of parking contraventions. However it does not include parking contraventions in respect of parking places provided by Parish Councils. Arrangements for civil enforcement of on-street parking and Gedling Borough Council car parks, which is carried out by the Nottinghamshire Enforcement Partnership, commenced on 12 May 2008.
- 1.5 The Parish Council has asked if Gedling Borough Council can assist in providing civil enforcement of the parking in the car parks at St Wilfrid's Square. This request is only to enable Gedling Borough Council to carry out enforcement of the car parks. The ownership and maintenance of the car parks would remain the responsibility of Calverton Parish Council. The signage on site will inform users of the areas of responsibility.
- 1.6 In order for the two car parks to be brought within the Nottinghamshire Enforcement Partnership and the Borough Council to take responsibility for the enforcement of parking contraventions, the car parks will need to 'provided' under section 32(1) of the Road Traffic Regulation Act 1984. This section enables the County Council or Borough Council (but not the Parish Council) to provide off-street parking for the purposes of relieving or preventing congestion of traffic. The Borough Council does not have to own the car park and can enter into a legal agreement with the Parish Council in order to enable the Borough Council to provide the car parks for the purposes of the Act. Such agreement would set out the roles and responsibilities of the parties.
- 1.7 The Borough Council has the power to make an Order regulating the use of car parks provided under section 32. Subject to the Borough Council entering into a suitable arrangement with the Parish Council, the conditions regulating the use of the car parks at St Wilfrid's Square can be included within the Gedling Borough Council (Civil Enforcement Off- Street Parking Places) Order. The nature of the proposed amendment to the Order is such that the existing Order will need to be revoked and a new Order will need to be made.

- 1.8 A proposed amendment of the existing Order to allow the removal of part of the Carlton Square Car Park is also being made in a separate report. The addition of the two car parks in Calverton set out in this report could be advertised and consulted upon at the same time allowing for a new Order to contain both proposed changes.
- 1.9 The new Order would need to be advertised and a public consultation period of 3 months allowed before the Order could be considered for confirmation, subject to consideration of any objections.

#### **Proposal**

- 2.1 It is proposed that the Council agrees to accept responsibility for the civil enforcement of the parking in the car parks at St Wilfrid's Square and in order to do so enters into a legal agreement with the Parish Council to enable the Borough Council to 'provide' the car parks at St. Wilfred's Square for the purposes of section 32 of the Road Traffic Regulation Act. The terms of such agreement will make it clear that the car parks will remain in the ownership of the Parish Council which will continue to repair and maintain them to an appropriate standard. It is proposed that the Deputy Chief Executive and Director of Finance in consultation with the Director of Organisational Development and Democratic Services be authorised to agree the form and content of the necessary legal agreement. It is expected that the Parish Council will cover the borough Council's costs of entering into such an agreement.
- 2.2 Subject to an appropriate agreement being entered into, it is proposed that a new Gedling Borough Council Civil Enforcement Off-Street Parking Places Order, including the two car parks, be made and advertised, and that officers are authorised to take the necessary steps to achieve this.
- 2.3 The proposed conditions of use of the two car parks are:-

Hours of operation: Monday to Saturday 8.00 am to 6.00 pm excluding bank holidays.

Terms of use: maximum stay 2 hours, no return within 2 hours.

Parking charges: free.

Disabled badge holders: no time limit.

All other terms and conditions as per Gedling Borough Council's standard terms and conditions in the existing Order.

2.4 The proposed method of operation is:

The car parks will be enforced as a limited waiting area, with observations carried out by the civil enforcement officers (under the Nottinghamshire Enforcement Partnership arrangements) taken at a

two hour periods, vehicles parked in excess of the maximum stay period, of two hours, may be issued with a Penalty Charge Notice. The time between the off-street observations will be used for on-street enforcement in the Calverton area.

It is not proposed to introduce stay, or pay and display, or any associated ticket or barrier equipment.

Appeals against the issue of a penalty charge notice will be dealt with by the Borough Council's Car Parks Officer.

2.5 In view of the fact that the addition of these two car parks from the existing Order is not considered to be a minor variation, the current Order will need to be revoked and a new Order made including the above provisions. Other than this, it is intend that the new Order is on the same terms as the current Gedling Borough Council (Civil Enforcement Off-Street Parking Places) Order 2014. Before any changes can be made the Council is required to carry out statutory consultations and publicise the proposals. The Council will consider any representations made prior to the new Order coming into force. It is proposed that the Deputy Chief Executive and Director of Finance in consultation with the Director of Organisational Development and Democratic Services be authorised to take all necessary steps to revoke the existing Order and bring into effect a new Car Park Order in accordance with the proposals set out in the report, including consideration of objections received pursuant to the statutory consultation and any necessary decisions pursuant to the applicable regulations.

# **Alternative Options**

- 3.1 Not to accept responsibility for the civil enforcement of the parking in the car parks at St Wilfrid's Square, but to leave the Parish Council to introduce its own Parking Order or request that the County Council accepts responsibility for civil enforcement.
- 3.2 For the Parish Council to transfer ownership of the car parks to the Borough Council. The advantage would be that the Borough Council would be able to provide the car parks and make the Order in its own right without a separate legal agreement with the Parish Council. However the Borough Council would become responsible for the costs of maintaining the car parks.

#### **Financial Implications**

4.1 The enforcement would be provided from existing resources with no additional cost. Any income from penalty charge notices issued on the car parks would be used to pay for the enforcement and back office costs. It is expected that the cost will break even with the expenditure (see 4.2). Any surplus would remain with Gedling Borough Council; there is no intention in these proposals to pay back any income to

Calverton Parish Council.

- 4.2 Hours of enforcement would be monitored and adjusted as necessary to ensure the income from Penalty Charge Notices covers the cost of enforcement.
- 4.3 The Civil Enforcement Officers' beats would be amended to make use of the time between observations on the car parks to enforce local on street restrictions (which have been extended recently). As part of any agreement Calverton Parish Council would have the option of purchasing additional enforcement hours if they required.
- 4.4 Calverton Parish Council has agreed to fund the provision of the necessary new signage.
- 4.5 The Parish Council is expected to pay the Borough Council's full costs of entering into any legal arrangement necessary to enable the Borough Council to accept responsibility for the civil enforcement of the parking in the car parks at St Wilfrid's Square. These are estimated to be in the region of £2,000.
- 4.6 It is proposed to ask Calverton Parish Council to contribute £500 to the cost of advertising a new Order. This level of contribution would only be applicable if the changes to the Order where advertised at the same time as the introduction of the Order proposed to allow for the removal of a section of the Carlton Square car park, otherwise Calverton Parish Council would be responsible for the full cost of making a new Order estimated at £2,000. In the future, if the Parish Council wished to amend the parking management regime in these car parks to such an extent that it would require the re-advertising of the Car Parking Order the whole of the cost of this would be the Parish Council's responsibility.

#### **Appendices**

5 Appendix 1 – Location plan showing car parks.

#### **Background Papers**

6 Gedling Borough Council (Civil Enforcement Off-Street Parking Places)
Order 2014.

#### Recommendations

#### THAT:

- (a) the Council agrees to accept responsibility for the civil enforcement of the parking in the car parks at St Wilfrid's Square;
  - (b) this is subject to the Council entering into a legal agreement with the Parish Council to enable the Borough

Council to 'provide' the car parks at St. Wilfrid's Square for the purposes of section 32 of the Road Traffic Regulation Act, and the Parish Council agreeing to pay the Borough Council's costs of such an agreement;

- (c) the Deputy Chief Executive and Director of Finance in consultation with the Director of Organisational Development and Democratic Services be authorised to agree the form and content of the necessary legal agreement;
- (d) subject to the Borough Council entering into the necessary legal agreement with the Parish Council, that the Deputy Chief Executive and Director of Finance in consultation with the Director of Organisational Development and Democratic Services be authorised to take all necessary steps to revoke the existing Order and bring into effect a new Car Park Order in accordance with the proposals set out in the report, including consideration of objections received pursuant to the statutory consultation and any necessary decisions pursuant to the applicable regulations.

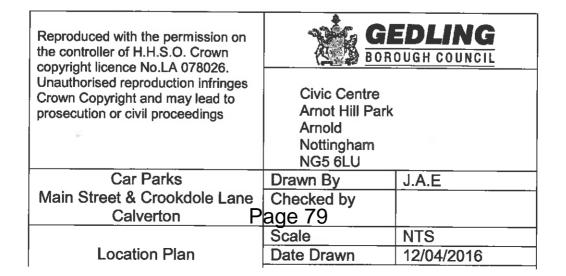
#### **Reasons for Recommendations**

7 To support Calverton Parish Council in providing parking in support of the local businesses and enable the effective civil enforcement of parking contraventions through the Nottinghamshire Enforcement Partnership.

To ensure that the Borough Council is able to exercise its statutory powers without assuming the cost and liability for maintaining the car parks at St Wilfrid's Square.

To enable a new Off-Street Parking Places Order to be made.







# Agenda Item 9



# **Report to Cabinet**

Subject: Sale of land at and grant of a Right of Way over Carlton Square Car Park,

Carlton and the making of a new Off Street Parking Places Order

Date: 2 February 2017

**Author**: Estates Surveyor and Car Parks and Engineering Officer

#### Wards Affected

1 Carlton

#### **Purpose**

- To seek approval to sell the land shown edged red in the plan at Appendix 1 (the Land) together with a right of way enabling access to it which is shown edged brown in the plan at Appendix 1 (the Right of Way). The Land and the Right of Way to it are both situated in Carlton Square Car Park, Carlton.
- To seek approval to sell the Land, without selling through the tender process as defined in Standing Orders for Dealings with Land, to Queensbridge Homes Ltd (the Purchaser) for £55,000.
- To seek approval to remove the Land (47 car parking spaces) from the current Off Street Parking Places Order.

#### **Key Decision**

5 This is not a Key Decision.

#### Background

- In 2014 Portfolio Holder approval was given to enter into an option for the sale of the Land with the then owner of DBH House. For financial reasons the proposed purchaser did not enter into the option. DBH House was subsequently sold to the Purchaser.
- DBH House is situated within the potential regeneration area of Carlton Square. It was previously used as office space but, due to lack of demand, has been empty for the past 5 years. The Purchaser is intending to convert DBH House into flats which will not only bring this disused building back into use thereby aiding regeneration but could also potentially increase customer demand for the Carlton Square Shopping Area. The Purchaser has agreed that it will complete the conversion in a way that is complementary to any regeneration improvements that may take place in the area. The agreed Heads of Terms for the sale, which will be conditional upon the removal of

47 parking spaces from the current Off Street Parking Places Order, are shown in Appendix 2. The Council has agreed to grant a licence of part of the Land up to 10 September 2018 for the purposes of the Purchaser erecting a compound in connection with its building works which it is hoping to commence as soon as possible.

- The Purchaser will use the Land to create parking spaces for the flats at DBH house and will use the Right of Way as access to and from the Land.
- The Land comprises of the long stay section of Carlton Square Car Park and includes 47 parking spaces subject to the Off Street Parking Places Order. However, due to low usage levels, which have occurred since 2008, this section of the car park is considered to be surplus and approval is now sought to remove this portion of the asset from the current Off Street Parking Places Order.
- 10 Carlton Square Car Park currently has 155 parking spaces. Sale of the Land would leave 108 parking spaces remaining which is considered to be sufficient for current use and future regeneration requirements.
- Sale of the Land will deliver the approved base budget which assumes generation of a capital receipt. There is a cost associated with holding the Land in the form of maintenance and resurfacing estimated to be approx. £3,000 every 20 years. In addition there are drainage and business rates costs in the region of £300 payable each year. The Land does receive an income of £150 per year from two licences which allow residents to access the rear of their properties via the Land. It is intended to sell the Land subject to these licences. It is not certain whether the Purchaser will continue to provide access via the licences as they may be terminated on giving 6 months notice. The holders of these licences have been informed of the Council's intention to sell the Land. In addition, variable income is received from parking enforcement.
- The Council's Estates Surveyor has assessed that the highest price that could be obtained from the Purchaser for the Property is £55,000 and this has been agreed as the sale price. Due to lack of other potential purchasers for designated car parking land which will be situated next to a Council owned car park it is considered that direct sale to the Purchaser rather than via the tender process as provided for in Standing Orders will produce the highest receipt for the Property and will not incur any unnecessary marketing costs or wasted officer time.
- 13 Even though planning and marketing advice indicates that it would not be a straightforward matter to obtain planning permission or sell the Land for a different use it is considered prudent to protect the Council's position should circumstances change in the future. For this reason there will be a restriction preventing the Land being used for anything other than for parking related to DBH House. Should the Purchaser or its successors in title ever wish or be able to use the Land for a different use it would have to revert to the Council before implementing this.
- The proposed removal of the Land from the Off Street Parking Places Order will commence as soon as possible so that the process, if successful, is finalised before the DBH House flats are completed. In view of the fact that the removal of the Land from the existing Order is not considered to be a minor variation, the current Order will need to be revoked and a new Order made with the Land being excluded. Other than

this, it is intended that the new Order is on the same terms as the current Gedling Borough Council (Civil Enforcement Off-Street Parking Places) Order 2014. Before any changes can be made the Council is required to carry out statutory consultations and publicise the proposals. The Council will consider any representations made prior to the new Order coming into force and the sale will not proceed if, after consideration of those representations, it is decided that the Land should not be removed from the Order

15 Council Standing orders for dealings with land state that

The executive shall consult with the Chairman of the Overview and Scrutiny Committee and ward members before making any decision to dispose of any land or property other than the sale of council houses to sitting tenants pursuant to the right to buy.

As this is a disposal other than sale of a council house the Chairman of the Overview and Scrutiny Committee and ward members have been consulted in accordance with the above. The Chairman of the Overview and Scrutiny Committee made no comment.

Ward members made the following comments:

"I do not have any objection to this."

"I .... have no objections."

16 Council Standing Orders also state that

In the case of the disposal of real property other than a house or houses and where the Corporate Director assesses the value of such property to be less than £20,000 he shall adopt such method of disposal as appears to him to be appropriate in the circumstances.

In the case of the disposal of any other real property the sale shall be effected by tender in accordance with the following tender procedure unless the relevant Cabinet member authorises a different method of disposal after consultation with the Chairman of the Overview and Scrutiny Committee.

As this is a disposal of real property other the a house for a value higher than £20,000 and the method of sale that is proposed is via direct sale to a special purchaser (the Purchaser) rather than via tender, the Chairman of the Overview and Scrutiny Committee has been consulted but made no comment.

#### **Proposal**

- 17 It is proposed:
  - (a) that the Land is removed from the current Off Street Parking Places Order and that Officers are authorised to take such steps as required to give effect to this;
  - (b) that the Land be sold for £55,000 to the Purchaser without selling through the tender process as defined in the Standing Orders for Dealings with Land.

# **Alternative Options**

- An alternative option would be to sell the Land through the tender process as defined in Standing Orders. This would enable the sale of the land to be effected in an open and transparent way with a wider audience being made aware of its availability for sale. However, sale by tender would be unlikely to achieve any higher value for the land and could incur unnecessary marketing costs and waste officer time.
- Another option would be to not sell the Land. As the Land currently produces little income, has management, maintenance, business rates and drainage liabilities and there is no apparent demand for the parking spaces, the capital received from sale would appear to be a more preferable alternative. In addition, if the Council does not sell the Land there will be a resultant £5,000 adverse impact on the revenue budget due to reduced borrowing costs that have been anticipated following the budget process mentioned in paragraph 11 above. Another consequence of not selling could be that the owner of DBH House may not decide to carry out the conversion which could leave the building vacant for an even longer period.

#### **Financial Implications**

- The costs associated with holding the Land are in the form of resurfacing and maintaining the car park from time to time estimated to be approx. £3,000 every 20 years. In addition there are annual drainage and business rates costs in the region of £300 payable each year as well as management costs, the net proceeds of which vary according to enforcement revenue.
- The income stream from the Land is in the amount of £150 per year which is received from two licences which allow residents to access the rear of their properties via the Land. This income will be lost if the Land is sold.
- The sale of the Land will bring in a capital receipt for the Council of £55,000.
- The Purchaser is to contribute a maximum of £3,000 towards the Council's legal costs. Sale of the asset at the proposed price will deliver the approved base budget position which assumes that a sale of the Land and the resulting capital receipt will be used to reduce revenue borrowing costs, saving £5,000 per annum.
- 24 The Purchaser will contribute towards the future maintenance of the Right of Way on a pro rata basis.

#### **Appendices**

- 25 Appendix 1 Plan showing the Land edged red.
- 26 Appendix 2 Agreed Heads of Terms for the sale of the Land.

#### **Background Papers**

27 None identified.

#### Recommendation

#### 28 **THAT**:

- (a) approval is given to sell the Land direct to the Purchaser and grant a right of way over the land edged brown on the plan at Appendix 1 for £55,000 without using the tender process as defined in the Standing Orders for Dealings with Land, subject to the removal of the Land from the current Off Street Parking Places Order
- (b) the Land is removed from the current Off Street Parking Places Order and a new Order is made to reflect this otherwise on the same terms as the existing order, namely the Gedling Borough Council (Civil Enforcement Off-Street Parking Places) Order 2014 which will be revoked by the new Order
- (c) the Deputy Chief Executive and Director of Finance in conjunction with the Director of Organisational Development and Democratic Services is authorised to take all necessary steps to amend and bring into effect the relevant Car Park Order in accordance with the proposals set out in the report, including consideration of objections received pursuant to the statutory consultation and any necessary decisions pursuant to the applicable regulations.

#### **Reasons for Recommendations**

- 29 The reasons for these recommendations are as follows:
  - (a) the capital receipt from entering into the sale of the Land is likely to be no less than that which could be achieved if the Land was sold in accordance with Standing Orders
  - (b) sale of the Land will assist in bringing a vacant building (DBH House) back into use again, will help to regenerate the area in accordance with the Council Plan, and will help to meet the Council's target for construction of new homes
  - (c) to enable a new Off-Street Parking Places Order to be made



#### FORMAL HEADS OF TERMS

#### IN RESPECT OF

# PROPOSED LAND PURCHASE OF

# Land currently used for Car parking Spaces at DBH House, Carlton, Nottingham

8 December 2016

**VENDOR:** Gedling Borough Council

Contacts: Katie Walters Estates Surveyor

0115 901 3892

katie.walters@gedling.gov.uk

PURCHASER: Queensbridge Homes LTD, Bowcliffe Hall, Bramham, LS23 6LP

PURCHASER'S SOLICITOR: David Ellis, Ashfords, 1 New Fetter Lane, London, EC4A 1AN

d.ellis@ashfords.co.uk

01535 610011

**VENDOR'S SOLICITOR:** For the attantion of Francesca Whyley

Francesca.whylev@gedling.gov.uk

0115 901 3907

Gedling Borough Council

BASIS OF TRANSACTION: Purchaser to purchase the freehold interest of the car parking

spaces shown in the area edged red (the Land) on the attached plan (Plan 1) measuring approx. 115 square metres. The Land will also possibly be sold subject to 2 access licences (1 of which currently takes out a car parking space) depending on whether or

not these licences are still in existence at the time of sale.

The Land is to be sold for the purpose of car parking only for the

residents of DBH House, Carlton, Nottingham.

The Purchaser will have a right of way over the land shown edged brown for the purposes of the residents of the DBH House gaining access to the car parking spaces and for the Purchaser to gain access to maintain and repair the Land as necessary. The Purchaser will contribute 30% of the costs associated with

resurfacing and maintenance of the access way shown edged brown on Plan 1.

Vacant possession to be provided except for 2 access licences referred to above.

The purchaser is to be responsible for any boundaries that the Vendor is currently responsible for.

**FINANCIAL ANALYSIS:** 

Land purchase price is to be £55,000 excl any VAT.

The Vendor will commence the process of removing the car parking from the Parking Order as soon as reasonably possible

**SUBJECT TO:** 

- 1. Contract and approval
- 2. Legal title
- 3. Vacant Possession subject to the 2 access licence mentioned above
- 4. If the Vendor cannot remove the parking spaces from the Parking Order the sale will not proceed.
- 5. The residential units at DBH house being practically completed by 10 September 2018 with a longstop date of 11 March 2019. The longstop period will only apply in cases where matters are out of the Purchaser's control. If the units are not practically complete by the longstop date there will be a £500 per week penalty clause, payable to the Vendor until practical completion. Practical completion will consist of kitchens and bathrooms being fitted and functional in all units.
- 6. The Council's reasonable approval to the design concepts for DBH House. Such approval to be given within 14 days of receipt of plans from the purchaser.

**CONDITIONAL EXCHANGE:** 

Contracts will be exchanged as soon as possible. Completion will be dependent upon the Vendor being able to remove the parking spaces from the Parking Order. The Purchaser will complete the sale within 8 weeks of the parking spaces being removed from the Parking Order.

TIMESCALES:

- 1. Gedling Borough Council approval by soonest date possible
- 2. Exchange of contracts between the Purchaser and Vendor for freehold as soon as practicable

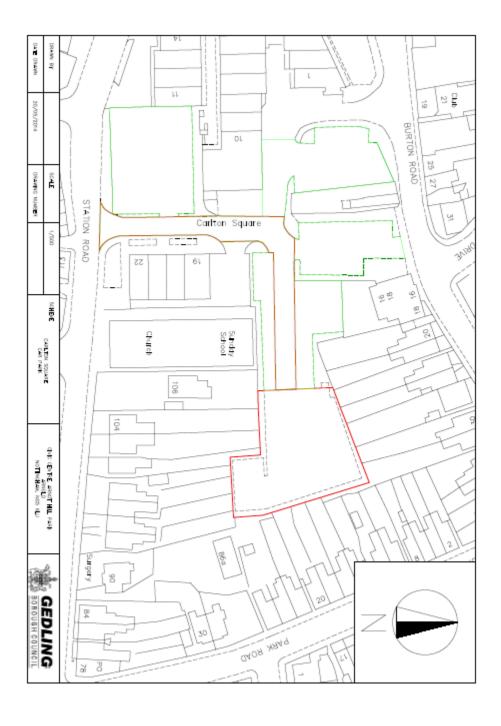
**PARKING PERMITS** 

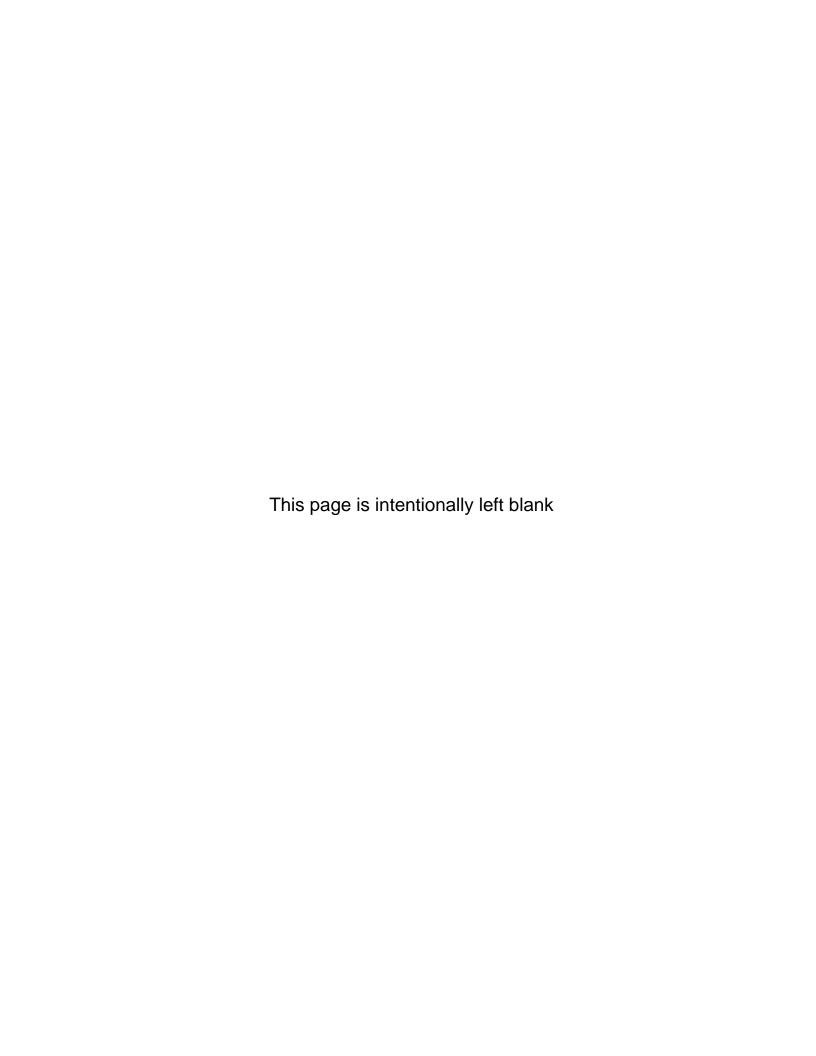
If the Vendor cannot remove the parking spaces from the Parking Order the Purchaser will be able to purchase 46 parking permits from the Vendor at the prevailing annual rate.

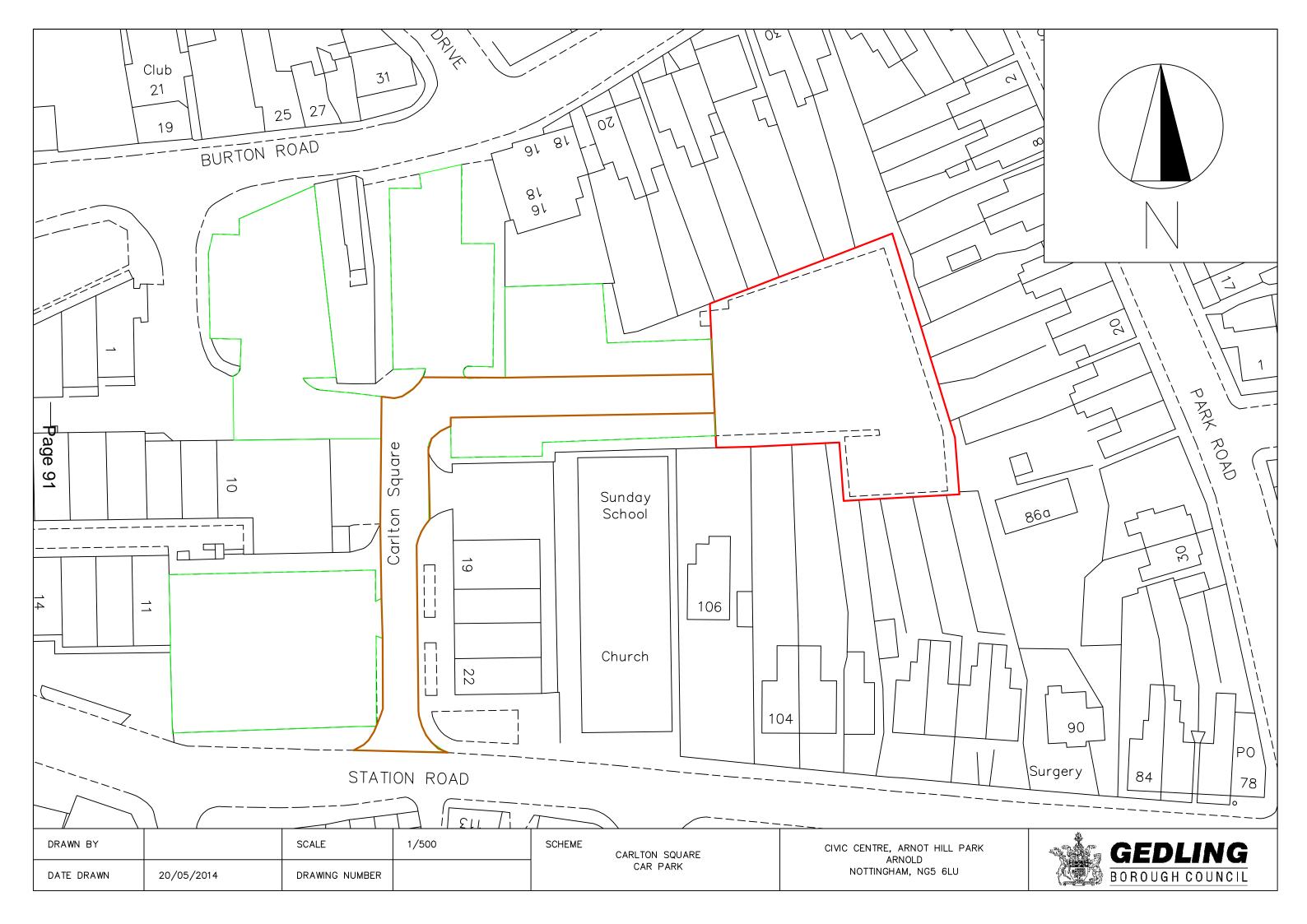
#### **LEGAL COSTS:**

The Purchaser is to contribute no more than £3,000 towards the Vendor's legal costs, unless the matter becomes protracted in which case the Vendor reserves the right to pass on any additional legal costs which it incurs, which will include disbursements and any other associated costs together will costs associated with taking the Land out of the Parking Order. Should the transaction not proceed the Purchaser will cover the Vendor's legal costs incurred in the matter including any costs associated with having to put the Land back under the Parking Order.

Plan 1 is shown below







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# **Report to Cabinet**

**Subject:** Top Wighay Farm Development Brief

**Date:** 2<sup>nd</sup> February 2017

**Author:** Service Manager (Planning Policy)

Wards Affected Newstead Abbey

# **Purpose**

The purpose of the report is to bring the Development Brief for the Top Wighay Farm site to Cabinet for adoption as a Supplementary Planning Document, following consultation in Autumn 2015.

#### **Key Decision**

This is not a key decision.

# **Background**

- 1. The Top Wighay Farm site is allocated as a strategic site for development in the Aligned Core Strategy which was adopted in September 2014. The existing development brief was adopted as a Supplementary Planning Document in 2008 and covers only the portion of the site then allocated (for 595 dwellings). The Aligned Core Strategy expanded the allocation to encompass safeguarded land to the north of the previous allocation and, as such, a new development brief is required. The site was allocated for 1000 dwellings plus employment uses and future development will need to be supported by appropriate infrastructure. As a result of the more detailed planning and design work undertaken to inform the preparation of the development, it is now considered that the optimum site capacity is considered to be approximately 805 dwellings (in addition to the 38 dwellings already granted planning permission on part of the site to Strata Homes).
- 2. The key purpose of preparing a revised development brief is to help to achieve the range of uses and infrastructure to be provided, in order to guide the future development of the site. The development brief, when adopted as

- a Supplementary Planning Document, will be a material consideration in the determination of planning applications relating to the site.
- 3. The development brief will replace the existing Supplementary Planning Document adopted in November 2008.

# **Proposal**

- 4. The draft development brief was consulted on between 18<sup>th</sup> September and 19<sup>th</sup> October 2015. A total of 29 responses were received from a number of organisations and local residents. The comments are summarised in the attached Statement of Representations which is attached as **Appendix A**.
- 5. The comments received have been considered carefully and have resulted in a number of changes being made to the development brief, as set out in the Statement of Representations and as shown (for ease of reference) in the strikethrough version of the development brief attached as **Appendix B**.
- 6. The key change to the brief arising from the consultation exercise is the clarification of the function of the brief through the addition of a new Chapter 8, which explains that the brief has been drafted to provide firm direction to individual site developers if the landowner chooses to develop the site by selling off land parcels to multiple parties. However, the landowner may choose to enter into a partnership with a single partner and thus to develop the site according to a single strategic masterplan incorporating the input of key local stakeholders. If this occurs, then there is the potential for the document to be interpreted more flexibly.
- 7. Other changes have been made to the brief by officers as minor corrections and updating, in particular to section 2.3 (which sets out the consultation process).
- 8. The preparation of the brief and the outcome of the consultation exercise have been discussed with key parties including Nottinghamshire County Council (as landowner), Ashfield District Council planning officers (as the adjoining local authority) and Linby and Papplewick Parish Councils.
- 9. The Top Wighay Farm Development Brief is now presented for adoption as a statutory Supplementary Planning Document. Following adoption, all respondents will be notified and the document will then be made available on the Borough Council's website and at the Civic Centre in Arnold in accordance with the Regulations.

#### **Alternative Options**

10. One alternative option is not to adopt the development brief as a

supplementary planning document. Whilst there is no requirement in national planning policy for a development brief to be prepared, they are useful documents for expanding on the relevant policy in the development plan (in this case the Local Plan and now the Aligned Core Strategy). In particular, for strategic sites such as Top Wighay Farm, they can help in ensuring that development that may come forward in a piecemeal manner is considered and delivered comprehensively.

11. Another alternative option is to adopt the brief as informal planning guidance rather than as a supplementary planning document. However, this would afford the document less status in future decision making than as a supplementary planning document.

#### **Financial Implications**

12. Costs associated with the previous consultation exercise were met from existing budgets. There are no additional costs associated with the adoption of the development brief. The Supplementary Planning Document replaces existing guidance.

# **Appendices**

Appendix A – Statement of Representations

Appendix B – Strikethrough version of Final Development Brief

Appendix C – Final Development Brief

#### **Background Papers**

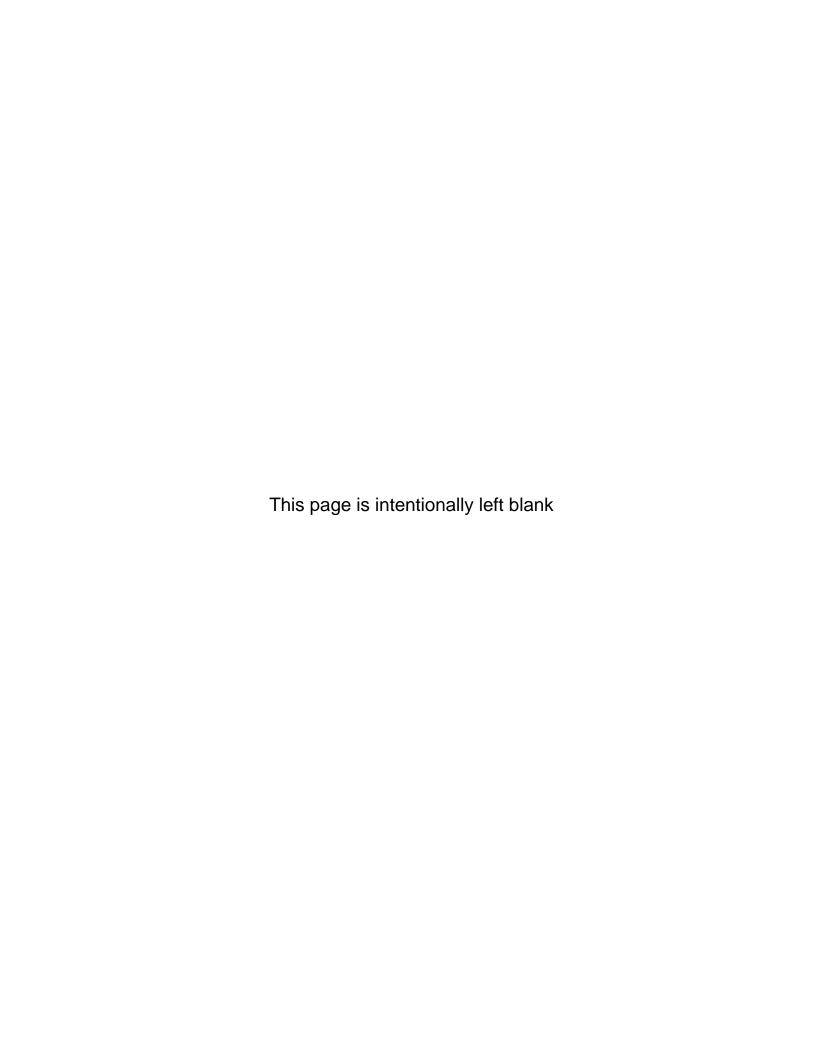
None.

#### Recommendation

Cabinet is asked to adopt the Top Wighay Farm Development Brief at Appendix C of this report as a Supplementary Planning Document and authorise its inspection by members of the public and other interested parties.

#### Reasons for Recommendation

To ensure that the Top Wighay Farm strategic site is considered and delivered comprehensively.



# **Top Wighay Farm Development Brief – Statement of Representations**

(received from formal consultation undertaken 18/9/15 – 19/10/15)

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Section 11), a consultation exercise was undertaken on the draft "**Top Wighay Farm Development Brief**". The site is allocated for 1,000 new homes plus significant new economic development in Policy 2 of the Gedling Borough Aligned Core Strategy, Policy 2.

The consultation process is fully described in the Consultation Statement attached as Appendix 6 to the draft brief:

- In accordance with the Regulations, consultation letters were sent by either email or post to nearly 2,500 individuals and organisations in the Council's consultation database and to 75 neighbouring properties along Wighay Road and Annesley Road;
- Copies of the draft document were placed at the Civic Centre, Hucknall Library and Papplewick and Linby Village Hall. An electronic version of the draft document was available to view on the Council's website;
- 4 site notices were also placed at various positions near to and around the site; and
- A press notice was published in the Nottingham Post and Hucknall Despatch.

Various representations (letters and emails) were received from different consultees and neighbouring property owners during the 4-weeks consultation period. This document provides a summary of the main issues raised and the Borough Council's response and proposed changes (if applicable).

This "Statement of Representations" is prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012. Subject to executive approval, the "**Statement of Representations**" and final version of the development brief will be adopted in accordance with the process described in the Council's Statement of Consultation (June 2014):

http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Appendix%20D%20-%20Statement%20of%20Consultation%20June%202014.pdf

Respondent Details	<u>Chapter/</u> <u>Paragraph</u>	Summary of Representations	Borough Council's Response
Nottinghamshire County Council (Nature Conservation)	General	No comments as all previous input has been addressed or accommodated.	Noted.
Homes and	Context	The site is important to the delivery of the ACS.	Noted.
Communities Agency	Site description	Notes the mix of housing and employment land and the potential for future development via the designation of safeguarded land.	Noted.
P	Planning policy and obligations	The site should contribute CIL.	<b>Agree</b> . Any eligible planning applications received after the CIL implementation of date of 16 <sup>th</sup> October 2015 will be CIL liable.
age 98	Site opportunities and constraints	Welcomes the sustainable approach to the development of the site. Would be worthwhile to record the need for energy efficiency standards via the current Building Regulation requirements.	Noted – no change.
	Development principles	Potential for employment measures to be put in place with the developer should be set out.	Agree – amend to include reference to the fact that GBC will seek to negotiate Local Labour Agreements within section 6.3.
The Coal Authority	Geo- environmental	The SPD sets out factual information relating to geotechnical considerations in section 5.7 which provides sufficient clarify.	Noted.
Erewash Borough Council	General	No comments	Noted.
Colin Powell (GBC Councillor)	Education	Education provision is likely to be inadequate and provided too late in the build.	The timing and nature of education provision will be considered through the determination of individual planning applications, with the advice of County Education and based on available capacity and identified needs at that time.

	Drainage	Consideration of drainage of the site in the brief appears to assume that the drainage system will need to go into the safeguarded site.	The brief refers to the importance of managing surface water runoff. It is anticipated that SUDS would be incorporated and include natural and artificial filtration systems to filter runoff from hard standing and highways prior to it eventually entering water courses. This is more a matter for a detailed drainage scheme as part of the planning application and we would be advised by the Environment Agency regarding limitations on the quantity and quality of surface water runoff rates.
	General - process	The brief appears to be developer led whilst the original brief, with the input of the steering group, reflected more the Council's aspirations for the site.	The brief has been drafted by AECOM and GBC planning officers with input from others via the stakeholder workshop
Page 99	Affordable housing	Will affordable housing be provided on or off site?	The wording of the brief allows for affordable housing to be provided either on or off site (in accordance with the Council's Affordable Housing SPD). Provision will be considered through the determination of individual planning applications and based on the requirement for affordable housing at that time as advised by the GBC Housing Needs team.
	Transport	The impact of the development on traffic levels in Papplewick is likely to be significant and needs to be considered in more detail in consultation with that community.	A Transport Assessment has been carried out to explore the likely mitigation measures for the site. Page 21 of the brief requires that planning applications will need to be accompanied by a transport assessment and travel plan and also take account of the transport modelling exercise for the whole site being undertaken by the landowner. There will be an opportunity for the community to comment on detailed development proposals at the planning application stage.
Nottinghamshire Fire and Rescue Service	General	No issues with the proposed development.	Noted.

Ben Bradley (ADC Councillor)	Planning policy and obligations	No reference to infrastructure being provided to residents IN A TIMELY MANNER. This means that the local area could have to cope with over 1000 additional residents before it is actually provided with the new infrastructure it needs. Hucknall especially is already on its knees in terms of school and GP provisions.	The timing of new infrastructure will be considered through the determination of planning applications which will be based on the needs at that point in time. Section 6.5 refers. The timing of new or improved education and health facilities will be based on the advice of Nottinghamshire County Council Education and the CCG.
Page 100	General	The Brief states that Gedling will work closely with Ashfield and County Councils. Ashfield's objections have been largely ignored to date. Officers at County Hall do not have full access to information even though it is their land. I am therefore sceptical as to whether this communication will improve.	The brief confirms that Ashfield DC will be consulted on any planning applications, particularly in terms of potential impact on local highways, public transport and community facilities.  GBC has adopted a cross border protocol (in June 2014) to set out the principles guiding how GBC will work with its neighbouring authorities and the County Council when dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority. Neighbouring authorities were invited to comment on the protocol and ADC was supportive of the aims of the document.

	Development of the safeguarded land is linked to substantial completion of development on the allocated land and I will voice major concerns if this is not the case.	Noted. However, the link between development of the safeguarded land and progress of development of the allocated land is being removed from the brief in response to another comment, as it is a matter for consideration through the preparation of a future development plan document. Notwithstanding the removal of this text, progress of development of the allocated land is likely to be an important consideration in deciding whether to allocate the safeguarded land for development. Any decision to allocate the safeguarded land would be the subject of extensive consultation.
Pag	The Brief says that this is not Green Belt Land. I would point out that it was in fact Green Belt Land, and has only ceased to be that because the Council has chosen to change it so that you can build on it.	The principle of the development of the site has already been established through the preparation of the Aligned Core Strategies. The site was taken out of the Green Belt in 2005 (part of the site was allocated in the Local Plan) and 2014 (the wider side was allocated in the Aligned Core Strategy).
e 101	Reference to "now successful neighbourhoods in their own right, but well integrated into Hucknall". I do not understand how this conclusion has been reached before anything has even been built there.	The vision for the site is lifted from the Aligned Core Strategy, which sets out the intentions for the site.
	If the site is to be "well integrated in to Hucknall", a much deeper involvement from residents and Ashfield District Council will be needed, along with key assurances as to service provisions.	Involvement with residents, ADC and service provides will be ongoing as part of the planning application process.
	Section 4.4 states that assessment of impacts can only be made at a planning application stage. This implies that the build will have a negative impact on the local area and that there will not be a jointed up approach to service provision.	The timing of new infrastructure will be considered through the determination of planning applications which will be based on the needs at that point in time. Section 6.5 refers. The purpose of the development brief is to specify the location of the key infrastructure and ensure a joined up approach to service provision.

		The Brief points out that the water table in this area is high. How can there possibly be a joined up and effective solution to this if individual developers all have their own agreements.	The brief refers to the importance of managing surface water runoff. It is anticipated that SUDS would be incorporated and include natural and artificial filtration systems to filter runoff from hard standing and highways prior to it eventually entering water courses. This is more a matter for a detailed drainage scheme as part of the planning application and we would be advised by the Environment Agency regarding limitations on the quantity and quality of surface water runoff rates.
Page		You say that "the development of the safeguarded land may provide an opportunity to develop", already talking about what to build on this additional land. Residents were told in a meeting that the safeguarded land was not part of your thinking and would not be looked at unless it was needed, yet here you are planning for its use.	The brief makes reference to the <u>potential</u> development of the safeguarded land and seeks to ensure that the development of the allocated site does not prejudice any future development of the safeguarded land. However the safeguarded land can only be brought forward through the preparation of a development plan document.
102		You say that "developers are encouraged to contact UK Coal" but stop short of actually asking anyone to check whether these homes might subside in the future.	Developers are only required to consult UK Coal where there are known issues (such as where a proposal relates to a former colliery), otherwise this does not form part of the planning application process.
	Health	In part 6.4 you say that the scale of the build does not justify health or community buildings. I would point out that the scale of this specific build is only half of that equation. It does not matter that there are only 800 houses, there are not 800 houses worth of space within the existing healthcare and community provisions. Additional healthcare facilities especially are vital for this site, or otherwise significant funding to provide new services within Hucknall itself.	The timing of new infrastructure will be considered through the determination of planning applications which will be based on the needs at that point in time. Section 6.5 refers. The need for new or improved health facilities will be based on advice from the CCG and informed by ongoing discussions between the Nottingham North and East CCG and Hucknall GPs about options for the future.

		The reality may well be that there is little public transport provision within this site. When talking about the road networks, you fail to recognise the huge potential impact on Linby or Papplewick and no safeguards are set out to mitigate this.	Page 21 of the brief requires that planning applications will need to be accompanied by a transport assessment and travel plan and also take account of the transport assessment for the whole site being undertaken by the landowner.
	Education	There is no specific clause requiring that this school be built in good time to accommodate the early residents of the site, which will be required.	The timing and nature of education provision will be considered through the determination of individual planning applications, with the advice of County Education and based on available capacity and identified needs at that time.
Pag	Local Centre	The Brief sets out that the Local Centre should be accessible and visible, but then has positioned it hidden in the centre of the development where nobody will see it.	The Local Centre needs to serve the residents of the new development and be accessible and visible to those new residents.
ge 103	Design principles	The plan states that this should be a 'self-sustaining community but fully integrated in to Hucknall'. Simply having a footpath between the two does not make them linked. The very fact that it is self-sustaining means that residents have no reason to venture in to Hucknall and nobody will go in to the site unless they live there, making it isolated.	The size of the site is such that it will need to include some infrastructure within it, but will also look to Hucknall for other supporting infrastructure (greater range of shops, secondary school, library etc).
	General - process	This Brief talks about the vast amount of 'consulting' that took place in 2005 and 2008, but few residents recognise that as being accurate. I hope that this consultation will be an improvement and that comments will be taken on board.	Noted.

Gedling Borough Council (Scientific Officer)		Whilst the proposed development is unlikely to impinge on the Air Quality Management Area in Gedling Borough, the proposals could have an impact on other 'commuter routes' where air pollution may be a factor. An informal planning guidance document has been produced to set out how we might help decrease levels by incorporating mitigation measures into scheme design as standard. Consideration should be given to emissions mitigation, based on development size; to ensure the development is sustainable from an emissions (carbon/air pollution) point of view.	Reference is already made to the informal planning guidance document under the heading 'Climate Change' in section 5. For clarity, a new sub heading of 'Air Quality' will be added to help draw attention to the guidance.
Sport England Page 104	Open space	GBC's playing pitch strategy should inform the requirements for on-site facilities or off site contributions which would best meet the needs of new residents in terms of sports pitch provision. It is noted that an area is indicated, with the future specification to be agreed. The strategy should be used to provide information on the requirements.	Noted. The existing Supplementary Planning Guidance is in the process of being refreshed and this will inform the timing of new provision that is required.
		Sport England supports the joint use of the proposed school for use by both the school and the community, the proposed sports pitches (once the requirements are understood) should be adjacent to ensure an appropriate mass of facilities, it is not clear where the secondary school would be located.	Noted. Secondary school provision would be accommodated within existing schools.

	The proposal indicates that contributions may be sought under section 106 to community sports facilities. It is not clear how this contribution will be evidenced as the authority has shelved the work on the built sports facilities strategy. It is unclear therefore if evidence is available to meet the section 122 tests. It is not clear if there is a planning obligation SPD which clearly states what will be funded under section 106 or CIL.	S106 contributions will be sought for open space but not for new built provision.  New provision cannot be funded by both S106 and CIL. The Council's Regulation 123 list clearly states the projects that will be funded by CIL, which includes the contributions for secondary school provision for the Top Wighay Farm site.
Pag	CIL will be used to fund the secondary school proposal. SE understands that under s123 of CIL it states that a planning obligation may not constitute a reason for granting planning permission, your authority had a draft statement which clearly stated this June 2014 but it is not clear if this was retained in the adopted statement.	It is confirmed that the secondary school contributions for the site will be funded by CIL (section 4.4 of the brief refers).  The reference to planning obligations is within the Community Infrastructure Levy and Section 106 Statement, which is not an adopted document but does remain as part of the supporting evidence.
ge 105	The Sport England sports facilities calculator indicates that the proposal will generate a significant demand on sports facilities. Can this be met by the existing or are new or upgraded facilities required see attached Active design 2007 is noted as a reference document Sport England will be shortly launching an updated version (October 2015)	The proposal will generate demand for new open space provision.

Nottinghamshire Wildlife Trust	Local Wildlife Sites	Support the requirement for an ecology assessment plus proposals to 'protect and enhance existing ecological resources, create new features and secure their long-term management', and the use of conditions or legal agreements to secure long-term management.	Noted.
		Regarding the reference to Joe's Wood located on the safeguarded land we would like to see 'as far as possible' removed, so this reads: "Steps should be taken to ensure this is also protected from adverse impacts".	<b>Agree</b> – amend 3 <sup>rd</sup> paragraph of page 15 as suggested.
Ps		With reference to the Gedling Borough Replacement Local Plan and NPPF Paragraph 17, Policy 17 of the Adopted Greater Nottingham Core Aligned Strategy should also be referenced:	<b>Agree</b> – amend 4 <sup>th</sup> and final paragraph of page 15 as suggested.
Page 106		We wish to see much stronger wording in relation to retention of the remaining part of Wighay Road Grassland Local Wildlife Site. Amend 'Plan D shows the areas that GBC will seek to retain (the eastern and central parts of the LWS)' by replacing 'seek', with 'shall expect to retain'.	<b>Agree</b> – amend 6 <sup>th</sup> paragraph of page 15 as suggested.
		Plan D refers to 2 'potential corridors.' Concerned that they are not guaranteed and would be unlikely to materialise. Page 16 states that the wildlife corridors 'should be created' but would recommend 'will be created'.	The reference to 'potential corridors' reflects flexibility regarding the precise location. <b>Amend</b> the written text (3 <sup>rd</sup> paragraph of page 16) to confirm that 'it is expected that a wildlife corridor is created'.
		We would not wish to see a Play Area being located on either of the LWS (we note that one is to be potentially located on Top Wighay Farm Drive LWS).	The location of the play areas will be confirmed at planning application stage.
		Strengthen wording to protect hedges and mature trees by removing statements such as 'where possible' from the SPD.	Whilst it is desirable to protect hedges and mature trees it is acknowledged that this may not be possible in all cases.

Page 107	Environment al Impact Assessment	The brief states that 'an Environmental Impact Assessment will be required to accompany any significant planning application and should encompass all the allocated land'. Clarity is needed on what classifies a planning application as 'significant'.  Clarification is also required as to whether an EIA is to be provided by the landowner, or developers seeking planning permission on specific areas of land within the wider site. A more sensible approach would be for an EIA covering the whole site area to be produced, with developers providing assessments for their land interests which refer to the wider EIA.	Agree – the text will be worded to provide clarity. Where an Environmental Impact Assessment is not required similar information will still be obtained (contamination, noise etc) albeit in a different format. The format of the information provided will depend on the size of proposal and determined by a Screening Opinion). The extent of information required will be informed by a scoping exercise with input from specialist consultees. As such, environmental information is likely to be provided by a developer rather than the landowner. Section 3.1 states that the EIA should cover all of the allocated land.
	Local Wildlife Sites	The wording currently contradicts itself with regards to development on LWS. Clarity is needed on whether development could be acceptable subject to further and updated ecological surveys, or whether no development is acceptable on LWS from the outset.	Agree – delete the last sentence of the 5 <sup>th</sup> paragraph on page 15.
		The location of the potential wildlife corridor should be reconsidered. The LWS could be connected further to the south inset from Wighay Road which would prevent wildlife corridors being located along the main transport route into the site.	The location of the wildlife corridor is intended to reflect and help protect the existing Local Wildlife Site.
	Housing	Section 6.2 gives the capacity as around 805 dwellings. However, the actual number of dwellings is unknown until planning applications are approved. The Transport Assessment for the wider site is based on 1,000 dwellings. Retaining the overall figure at 1,000 dwellings will allow for flexibility and ensures the Brief accords with the ACS.	The urban design work that has been undertaken as part of preparing the draft brief has indicated that 805 dwellings is the most appropriate figure (in addition to the dwellings that have already been granted planning permission to Strata Homes). It is important to include a realistic figure to ensure that the housing requirement set by the Aligned Core Strategy is met.

Page 108	Masterplan maps	The brief states that 'development proposals for all or part of the site should take full account of the Masterplan maps accompanying this text'. However, the 'masterplans' do not conform with conditional contracts already agreed on parcels of land for development. David Wilson Homes has a conditional contract for a parcel of land which will most likely form the gateway into the new development. GBC is well aware of this land as we are currently engaged in pre-application consultation regarding development on this site area. The Concept Layout Plan (Plan B) does not accord with our red line plan. It is vital that the 'Masterplans' accord with the landowners intentions, and existing developer interest to enable the development to be deliverable and to ensure contractural obligations are achievable.	It is considered that the layout of the site should be informed by planning principles and not contractual decisions made between the landowner and developers.
	Design principles - density	At 60 dph, it is considered that the Local Centre could have an over-bearing impact on the surrounding character areas. Enforcing 40 dph in certain areas does not provide flexibility for developers in a changing market. A guidance of '30-40' dwellings per hectare with an emphasis on the desirability of 40 dph would allow flexibility whilst retaining the aims of the Development Brief	By identifying some areas as suitable for 30 dph and others as suitable for 40 dph, areas of higher density are directed to certain parts of the site where a more urban feel is appropriate. The density specified is an average density for that area, and allows for flexibility within the area.
	NET	Object to the proposed safeguarded corridor for the NET extension. It is considered that the original proposed route, to the north of the site is more appropriate.	<b>Amend</b> 2 <sup>nd</sup> paragraph on page 22 to add 'However, as no firm alignment exists at the time of writing, the layout should allow for future flexibility.'
Linby cum Papplewick CE Primary School	Education	The timing of the building of the school in relation to the housing would be critical in the initial impact on numbers in other local schools, the effective start up and viability of the school, and the community of pupils it would serve (and as a result the environmental impact on travel to and from school and the vision for this location as a community hub).	The timing and nature of education provision will be considered through the determination of individual planning applications, with the advice of County Education and based on available capacity and identified needs at that time.

Roxylight	Objectives	We support a 'strategic approach' to the development of the Top Wighay Farm site. The Council does not have a 5-year housing land supply and it is critical that a comprehensive and integrated master planning approach is taken to the development of Top Wighay Farm (in accordance with the Aligned Core Strategy).  A comprehensive approach is also vital to properly quantify the physical and community infrastructure required for the entire site to provide a sound basis for taking an equitable approach to the funding, delivery and management of such infrastructure.	Noted – no change.
Page 109	General - Strata	Surprised by decision to approve the Strata Homes proposal, which was submitted in isolation, despite objections from Linby Parish Council and Ashfield District Council and contrary to the existing development brief that seeks a comprehensive design concept for the allocated and safeguarded land at Top Wighay Farm at the start of the design process and Policy H6 of the Local Plan. This brings into question the importance and weight given to the Development Brief as a material consideration.	Planning permission has been granted for the Strata Homes proposal and the justification for the decision is set out in the committee report.  Amend - The design concept would be required if the safeguarded land was considered for development, not at this stage. The text in section 3.2 will be amended to clarify, by adding the words 'should all or part of the safeguarded land be developed' to the end of the 2 <sup>nd</sup> sentence of the 3 <sup>rd</sup> paragraph of section 3.2.
	Housing - capacity	A potential for 805 dwellings being a 'maximum' not an 'optimum' on the site does nothing to assist: a) the delivery of the spatial strategy; b) the delivery of 7,250 homes in Gedling to 2028; c) the provision of a 5-year housing land supply in the Borough; and d) the provision of the necessary infrastructure. In these respects, the Brief is inconsistent with the Aligned Core Strategy.	Section 6.2 explains the reasons for the reduction in capacity. This represents a reduction of approximately 150 dwellings (taking account of the Strata permission) in relation to the Aligned Core Strategy figure.

Page 110	General	The Brief should also refer to other evidence of the suitability of land at Top Wighay Farm for strategic scale development, including the Appraisal of Sustainable Urban Extensions in June 2008 and the Greater Nottingham Sustainable Locations for Growth in 2010.	The development brief is intended to be a concise document used to guide the future development of the site, rather than a comprehensive account of the history of the site.
	Safeguarded land	We note the comments in the Brief about the 'safeguarded land'. We consider that a comprehensive approach to the whole of the allocated and safeguarded land at Top Wighay Farm rather than the short-term incremental and piecemeal approach taken by the Council hitherto would satisfy local policy requirements.	The development brief allows for the development of the safeguarded land at some point in the future (if it is allocated for development through the preparation of a development plan document) but does not assume that it will do.
		We support the statement that the planning of the development on the 'allocated land' should not prejudice future development on the 'safeguarded land'.	Noted – no change.
		We are also pleased to see that an assessment and comprehensive design concept should be prepared for the allocated and safeguarded land at 'the start of the design process.' We and our clients look forward to being involved in such a process and assessment at the outset, notwithstanding the unfortunate Strata Homes permission.	Amend - The design concept would be required if the safeguarded land was considered for development, not at this stage. The text in section 3.2 will be amended to clarify.
		The development of the safeguarded land should not be linked to the substantial completion of development on the allocated land. This would be unduly restrictive to potential future options available to the Council to identify suitable sites for housing and related development and should be omitted.	Agree – this is a matter for consideration through the preparation of a future development plan document.  Delete last sentence of the last paragraph on page 8.

Page 111		The 'safeguarded land' was removed from the Green Belt and safeguarded in the Replacement Local Plan as first reserve in case Gedling Colliery/Chase Farm did not progress as quickly as anticipated.	Noted. However, since the adoption of the Local Plan planning permission has been granted for the Teal Close site and a planning application for the Gedling Colliery site has been granted subject to the signing of the section 106 agreement.
	Green Belt	We support the potential for examining the Green Belt land for its potential use as public open space, recreation and other compatible "open" uses in order to optimise the development potential of the allocated and other developable land (i.e. safeguarded land).	Noted – no change.
	Planning obligations	The Council's approach to development at Top Wighay Farm, with a piecemeal approach, reduced capacity and densities and a high CIL charge will fail to deliver the necessary development and infrastructure.	The purpose of the development brief is to ensure that a comprehensive rather than piecemeal approach is taken to future development. The introduction of CIL has been debated at examination. The stated capacity reflects the need to include a realistic figure to ensure that the housing figure set by the Aligned Core Strategy is met. This is not a matter for the development brief. The opportunity to debate assumptions relating to CIL was through the CIL examination process.
		We consider that the CIL assumption that 75% of the total area is developable is without basis, is based on an under-estimate of likely average density (28 dph) and is unrealistically optimistic. Deliverability is likely to be affected, unless densities are maximised, the developable land is increased and a more realistic view is taken of the cost and affordability of the required package of supporting infrastructure.	The densities stated are not maxima and could be increased if the overarching design principles are still met.

Page 112	Climate change	It is premature to set out clear requirements for meeting zero/low carbon standards on the development. Developing an energy strategy should naturally develop with the project through identifying needs and requirements of the final development and end users. The development of an energy strategy is therefore an iterative process with various stages that inform a flexible strategy based on the progression of the masterplan and development timeline as well as the changing planning and delivery landscape through the lifetime of the development.	It is not considered that the draft brief sets any clear requirements. Section 5.1 identifies that land may possibly be required and the use of innovative technologies should be explored through planning applications.
	Housing	The reduced capacity and lower density is completely at odds with the existing adopted Development Brief, which required (Parag 2.15) that the density should be no more than 50 dph. This should be retained to ensure that there is an effective use of land, sustainable development can be delivered and the housing trajectory is met. If this is not achieved, additional land should be allocated at Top Wighay Farm through the Local Plan Part 2 process.	The reasons for the reduced capacity figure are clearly set out in section 6.2 and in particular reflect the more detailed urban design work that has been undertaken. The need for additional land to meet the Council's housing requirement will be considered through the Local Plan Part 2 process.
	Employment	The range of employment uses is too narrow for the market and should include the potential to include suitable D1 and/or D2 uses to complement the other commercial uses and adjacent residential development.	The range of uses reflects Policy 4 of the Aligned Core Strategy and its supporting evidence. Other uses will be considered on their merits.
	Park and Ride	The potential need to accommodate a Park and Ride facility on the site must be addressed and resolved before a master plan is provided for the site.	The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.

	Health	With the private financing of GP surgeries, we question the justification for contributions as part of s106 negotiations.	The need for new or improved health facilities will be based on advice from the CCG and informed by the Hucknall Premises Strategy which is being prepared.
	Delivery and phasing	There is no real delivery or phasing information contained in this section nor are sufficient safeguards identified to require developers to make a proportionate contribution to the provision of wider infrastructure requirements that are necessary to enable the comprehensive development of the whole allocation.	The timing of new infrastructure will be considered through the determination of planning applications which will be based on the needs at that point in time. Section 6.5 refers. It is not possible to anticipate future needs at this stage.
	Design	The design principles for the site articulated in the Brief do not take account of the vision for Top Wighay Farm.	It is considered that the design principles take account of the vision. Further consideration will be given to detailed design issues through the determination of planning applications.
Page 113	Density	We consider the Council should not follow the precedent set for the Strata Homes approval and plan for higher numbers and a minimum of 1,000 dwellings on the site (at about 37 dph overall). Otherwise, this brings into question: a) the integrity of the planning process; b) the value of the Brief; and c) the delivery of the number of homes and supporting infrastructure envisaged by the Replacement Local Plan, Aligned Core Strategy and Development Brief.	The reasons for the reduced capacity figure are clearly set out in section 6.2 and in particular reflect the more detailed urban design work that has been undertaken.

	Five year land supply	The Council is unable to demonstrate a five year housing land supply at present such that policies for the supply of housing cannot be considered up-to-date. We also question the validity of using a 5% buffer in light of the persistent under-delivery of housing in Gedling Borough over the last eight years.	This is not a matter for the development brief.
		Top Wighay Farm is potentially delivering low-density, piecemeal development, which is undesirable in terms of delivering the homes, jobs, community infrastructure and sustainable urban extension envisaged in the Aligned Core Strategy.	The Council is unable to control how the site comes forward for development. However, the purpose of the brief is to encourage a strategic approach to development.
Page 114	Plan B – Concept Layout Plan	There is no reference to the potential for a Park and Ride facility on the site, no relationship to the safeguarded land for the possible NET extension and a fragmentation of the neighbourhood centre with separation of the employment land, primary school and local centre, which is inadvisable in terms of building a community and social cohesion.	The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.  At this stage, there is no proposal to extend the NET into the site. However, the text makes provision for an extension should one come forward in the future.
	Plan I – Key Movement Plan	The plan fails to satisfactorily integrate and show the NET and its potential benefits in improving sustainable transport to the site	The development is not predicated on the provision of a tram extension. It would be prohibitively expensive to require the TWF site to provide a tram extension. In the longer term, and should additional development be allocated around the TWF site, then there could be sufficient demand to make a tram extension commercially viable.

Nottinghamshire County Council (Public Health)	Health	The brief makes reference to healthcare infrastructure (having linked with Nottingham North and East CCG) however it does not make reference to the importance of promoting healthier lifestyles to keep the population healthy and free from illness and disease.	It is considered that the content of the development brief in conjunction with the policies contained in the Aligned Core Strategy and Replacement Local Plan support the promotion of healthy communities, in relation to safe and accessible environments, high quality public spaces, recreational space, community facilities and public rights of way.
Page		Given a development of this scale it is of concern that a Health Impact Assessment (HIA) is not to be undertaken so that health and wellbeing issues are embedded, to ensure that this development does not exacerbate any health inequalities. Any negative impacts on health (particularly for the most vulnerable) should be avoided, reduced or mitigated and health and wellbeing promoted. The Public Health in Planning Good Practice Guide recommends that a health impact checklist should be submitted for major developments.	Since the preparation of the draft development brief, Cabinet agreed on 29th September 2016 to use the Checklist for Planning and Health (which forms part of the Spatial Planning for the Health and Wellbeing of Nottinghamshire Strategy) to assess planning applications and to help to inform local plan preparation.

Nottinghamshire County Council (landscape)	Landscape	This document should show objectives shaping the future development of the site and show a clear thought process from site survey through to analysis and exploration of opportunities/constraints and how these link in with the surrounding area, wider site context and future demands.	As set out in section 2 of the brief, its purpose is to amplify local plan policies, promote sustainable development, identify other planning issues and clarify the requirement for planning obligations.
		The maps should include a drawing of the site's context and the wider settlement pattern and built development surrounding it. From this a site development brief should be produced accompanied by an overall master plan informed by an analysis of baseline data against various planning policies /development planning documents along with a strong vision for the future development.	It is not intended to comprise out a detailed masterplanning exercise, rather to set out key parameters to ensure that a strategic approach is taken to the development of the site.
Page		The draft brief has used landscape issues as a subsidiary to the main development rather than as the element that links all the other topics together.	
116		The green infrastructure shown on Plan D is insufficient and the design should address site circulation and linkage to public transport; location of different types of development & land use; site drainage, blue infrastructure, inclusion of SUD features; visual impacts; siting of development to mitigate adverse landscape and strengthening landscape character; the interface of the site with the surrounding landscape; increasing the area and linking biodiversity; and a design that helps provide a stronger identity and sense of place to this site.	The location of different types of development and land use are shown on the accompanying plans.

NET	The proposed core open space to the eastern edge is a safeguarded route for the NET on Plan I.	At this stage, there is no proposal to extend the NET into the site. However, the text makes provision for an extension should one come forward in the future. Any extension to the NET is likely only to be justified on the basis of additional land coming forward for development and, as such, the open space provision could be relocated within the additional land if that was the case.
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Nottinghamshire County Council (Reclamation)	Geo- environmental considerations	The development brief indicates a requirement for a phase one desk study with the presence of landfilling in the area, we would strongly endorse this approach.	Noted – no change.
		A conceptual site model for the site should be developed through the preparation of a phase one desk study to assess the environmental and human health risks posed by pollutant linkages at the site. Reference should be made to the Environment Agency's Model Procedures for the management of land contamination CLR11 and BS10175:2011+A1:2013, Investigation of potentially contaminated sites: Code of Practice.	It is agreed that it is helpful to provide more detail on what is required in relation to contamination. However, the text should not make reference to specific documents in case this is amended or withdrawn in the future.
Page 118		Within this document clause 6 refers to a desk study and site reconnaissance. The BS document also refers to the development of a conceptual site model to assess the potential for risk from contamination and the development of an investigation strategy to assess those risks. Once the phase one desk study has been completed a site investigation can be designed to investigate the identified pollutant linkages. The investigation could also be integrated with the geotechnical investigation required for ground condition assessment for foundation design.  The desk study will also provide information regarding drainage and flooding issues, including the potential for soakaways. The drainage of the site would need to be careful to consider off-site disposal of surface waters, there is anecdotal information relating to the exceedance of capacity along the Linby Trial and beyond.	Amend first paragraph of section 5.7 to read:- Gedling Borough Council's Public Protection service requires a phased risk based land contamination assessment be carried out in accordance with relevant guidance (i.e. British Standards). An assessment of the former brickworks site on Wighay Road (now forming part of the Wighay Road Grassland) was undertaken in May 2006 by Ecus Limited for Gedling Borough Council and this recommended further assessment works. In other parts of the site, it is envisaged that a Tier 1 assessment (including desk top and site walk over) alone would be sufficient, in the first instance.

Nottinghamshire County Council (highways)	Transport	The text should be revised to make it clear how any off site transport mitigation works are to be secured particularly as the development is likely to come forward in a piecemeal fashion.	Agree - Amend the text to explain that the framework for securing the necessary transport mitigation measures will be determined by the LPA in consultation with the local highway authority.
		The text refers to two principal points of access both to the A611 Annesley Road. For the avoidance of doubt, the text should be amended to state that no direct vehicular access will be permitted from the site to the B6011 Wighay Road.  The text should also be modified to state that no through	Agree – add a new paragraph to page 21 to read 'For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road' and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.'
ס		vehicular connection will be permitted between the Top Wighay Farm Site and the recently approved Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.	
Page 119	Park and Ride	The text should be amended to make it clear that this would be a bus based P & R site and would involve bus services ferrying passengers to Hucknall Town centre (as opposed to Nottingham) and the tram and rail stations in Hucknall. In the longer term if a tram extension were secured across the TWF site then the P & R site could become a dedicated facility for the tram instead.	The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.

	NET	The NET safeguarded corridor shares a route which is also shown as essential open space. If NET were extended this would result in a loss of open space.	Noted. However, any extension to the NET is likely only to be justified on the basis of additional land coming forward for development and, as such, the open space provision could be relocated within the additional land if that was the case.
		The internal road layout of the development needs to be discussed with the City Council's NET team to make sure that the route of NET can be extended on street both in a westerly direction as far as the A611 or in a northerly direction as far as the safeguarded land i.e. to permit maximum flexibility for future NET options.	Amend. The brief will be amended to refer to the County Council's technical document which sets the requirements for the internal road layout to accommodate a future NET extension.
Page 12		Nottinghamshire County Council Transport and Travel Services (TTS) support the document and its references to the importance of ensuring sustainable transport links are provided to the site by way of Section 106 contributions.	Noted.
20		TTS supports the documents reference to the 6C's guidelines and would expect the developer to provide quality bus stop facilities throughout the site as part of the planning obligations.	Noted.

Newstead Abbey Ward Members. Councillors - Bruce Andrews, Chris	General	The Ward Members welcome brief as this is a site of strategic importance in the delivery of the Boroughs housing targets.	Noted.
Barnfather & Colin Powell		There is disappointment however that there has been limited involvement by the Members and Local Community in the drawing up of the brief. The previous brief adopted in 2008 was drawn up by Officers and Members working together.	The process has followed and exceeded the Regulations relating to preparation of Supplementary Planning Documents. An additional workshop has been held and a presentation was held on the brief to encourage discussion and engagement. Involvement with residents, ADC and service providers will be ongoing as part of the planning application process.
		It is welcomed however that the residential allocation to the site has been reduced from 1000 homes to 805.	Noted.
Page 12		It is equally welcomed that there is a recognition of the requirement to retain a Green Belt buffer zone between the conservation village of Linby and the development site.	Noted.

	Layout and design	The development should be a separate entity (Wighay Village) that reflects the rural environment rather than just another edge of town estate for Hucknall. A reasonably self-sufficient community which enhances the economic wellbeing of Hucknall by its spending power, but is not absorbed by it, that still looks to Gedling rather than Ashfield as its local authority base.	The site is identified as a sustainable urban extension in the Aligned Core Strategy and therefore needs to relate well to Hucknall, although the brief recognises the need to reflect the local distinctiveness of Linby and Papplewick. The size of the site is such that some areas will have a more rural outlook and lower density whereas others will be of a higher density and be more urban in nature.
		Whilst an appropriate mix of housing is welcomed, the possible inclusion of three storey properties is unwelcome.	The development brief allows for 3 storey properties in one limited part of the site.
Page 122		Modern three-storey properties would be incongruous within the area and certainly out of keeping with the traditional properties of Linby village. Similarly reference to residential properties above retail units seems to be a throw-back to the 60's when retailers 'lived above the shop'.	The brief sets a density of 60 dph in one limited part of the site. This may or may not be achieved by providing residential properties above retail units.
		We welcome the clear delineation of employment access and road usage from that of residential use and the recognition of the need to restrict the ability of commercial traffic to use residential roads as a 'short-cut'.	Noted.
		We welcome the outline for public open space to include informal play space, allotment land and children's play areas.	Noted.

	Infrastructure	It is disappointing that the brief does not insist on clear plans being agreed for the whole site to show the locations of the necessary infrastructure such as the school, local centre, open spaces and drainage ponds. In particular the need for suitable mitigation of surface water flooding should be addressed.	The brief already shows clear locations for the school, local centre and open spaces. The brief refers to the importance of managing surface water runoff. It is anticipated that SUDs would be incorporated and include natural and artificial filtration systems to filter runoff from hard standing and highways prior to it eventually entering water courses. This is more a matter for a detailed drainage scheme as part of the planning application and we would be advised by the Environment Agency regards limitations on the quantity and quality of surface water runoff rates.
Page		The timing of the provision of such infrastructure is critical, as in the case of the school it is known that all local schools are currently over-subscribed.	The timing and nature of education provision will be considered through the determination of individual planning applications, with the advice of County Education and based on available capacity and identified needs at that time.
ge 123		It is also important to recognize that whilst the site may not require its own doctors surgery there is currently considerable pressure on NHS services within Hucknall.	Noted.
		In addition the type of community infrastructure will very much depend on the type of development we are seeking to create. (See comments under Layout & Design)	Noted.

	Traffic	Once the strategic traffic assessment has been completed, the impact of traffic on the Conservation Villages of Papplewick and Linby should be minimised. Involvement of the local communities in looking at possible measures to mitigate any increase in traffic flows is desirable.	There will be an opportunity for local communities to comment on mitigation measures through the planning application process.
		It is disappointing to note that despite requests being made at the Workshop that the brief should make it clear, that no vehicular movement between the Strata development and the rest of the site should be allowed, this is not made clear within the brief.	Agree – add a new paragraph to page 21 to read 'For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road' and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.'
Page 124	Affordable housing	It is difficult to see how the provision of affordable houses on this site is going to satisfy the affordable housing need in Gedling, which is primarily focussed on the Arnold and Carlton areas. It is pleasing to see that consideration of a commuted sum being paid by developers to use in those parts of the borough where the demand exists is noted.	Noted – no change.
	Employment land	Members understand that the provision of employment land on the site in theory makes the site more sustainable and addresses a shortage of employment land within the Borough, but consideration should be given to the current availability of such land in the immediate vicinity.	The principle of the employment land has already been established through the preparation of the Aligned Core Strategy.
		The likelihood that the skill sets of the people living in the new houses match those required for the employment land is by no means clear and there is no obvious correlation therefore between the residential and employment areas of the site.	

	Process	All the points made have been raised at the recent Workshops and it is disappointing that they appear from this draft to have been rejected despite positive comments at the time. It is also disappointing that once again Elected Members of the Council have no other recourse than the Public Consultation route to have their voices heard.	The process has followed and exceeded the Regulations relating to preparation of Supplementary Planning Documents. An additional workshop has been held and a presentation was held on the brief to encourage discussion and engagement. Involvement with residents, ADC and service providers will be ongoing as part of the planning application process.
Page	General	Linby Parish Council welcome the fact that a brief for the site is deemed necessary as this is a site of strategic importance. We are disappointed, however that there has been limited involvement by the parish council and the local community in the drawing up of the brief.  We would like to convey that many points seemed to have not been incorporated into the draft and we feel this is an opportunity missed. We would like to feel this is the first draft and a revised draft will be consulted on when many points that have been identified are incorporated into the brief.	The process has followed and exceeded the Regulations relating to preparation of Supplementary Planning Documents. An additional workshop has been held and a presentation was held on the brief to encourage discussion and engagement. Involvement with residents, ADC and service providers will be ongoing as part of the planning application process.
25		Linby Parish Council would also like to express that they are keen to be involved with any future Stakeholder Meetings with regards this brief, especially as we are planning to work towards a neighbourhood plan which will incorporate the Top Wighay site	Noted

T	Objectives	You state 'cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough. However, this site will impact significantly on the infrastructure within Hucknall which falls within Ashfield District Council and thus should be reflected in the wording - cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough and the neighbouring borough (ADC) We would like to reinforce that the plan adheres to Policy H15 of the Replacement Local Plan so that the site has cohesion.	Agree. Amend the 6 <sup>th</sup> paragraph of section 2.1 to read 'Here, 'cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough and adjoining boroughs.
age 126	History of site	The parish council feels the extensive modelling work you refer to in the document is unclear. It refers to infrastructure impacts, however, on raising the question what you were referring to via email on the 12th October; I was informed it was mainly transport. The paragraph is ambiguous and would have benefitted from the document been referenced.	This text in section 2.2 refers to the consideration of the site through the ACS process. The key published document that considered cumulative impacts was the transport modelling work, although other assessments were undertaken (including as part of the Habitat Regulations Assessment). As this text relates to the history of the site rather than setting out requirements for the future development of the site, it is not considered necessary to amend the text to provide more detail.

	Nature conservation	Linby Parish Council fully supports the comments made by Nottinghamshire Wildlife Trust.	Noted.
		We would like to be reassured that much more importance is given to hedgerows and mature oaks which in turn will help enhance the visual aspect of the site. We would like to see the document state that "hedgerows and mature trees should be preserved and enhanced as landscape and ecological features".	Whilst it is desirable to protect hedges and mature trees it is acknowledged that this may not be possible in all cases. As such, no changes are proposed to the current wording.
		It is also vital that existing LWS are not further adversely affected by development.	<b>Agree</b> . The reference to Joe's Wood will be amended to read "Steps should be taken to ensure this is also protected from adverse impacts".
Page			Agree. The reference to the remaining part of Wighay Road Grassland will be amended to read 'Plan D shows the areas that GBC shall expect to retain (the eastern and central parts of the LWS)'.
) 127		The brief states "to the south, the character of Hucknall is strongly influenced by the red brick vernacular of the Victorian period. The density of the area is medium to high due to the height (generally 2.5-3 storeys". It is not clear where you are referring to. Such heights are not the essential feature of those residential buildings to the south of the site in the Wighay Road and Annesley Road areas. In paragraph 1 you refer to "the urban form". This does not seem to be appropriate wording for describing Linby village.	The size of the site is such that some areas will have a more rural outlook and lower density whereas others will be of a higher density and be more urban in nature.

	Employment	There is not a demand for employment land in this location, given land at Sherwood Park and land to the south west of the site. If it remains vacant it will negatively affect the sustainability of the site. To what extent has the provision of the employment land been done in collaboration with Ashfield District Council? Required under the duty to co-operate. It is not clear from the brief that the skill sets of the people living in the new houses match those required for the employment land.	The principle of the employment land was established through the preparation of the Aligned Core Strategy. The Inspector was satisfied that the duty to co-operate had been met.
Page 128	Supporting infrastructure	The timing of the provision of such infrastructure is critical. It is known that all local primary schools are currently over-subscribed. Both secondary schools will be full by 2018 with current birth rates (both are Academy Schools and fall outside the jurisdiction of the Local Education Authority).	The timing and nature of education provision will be considered through the determination of individual planning applications, with the advice of County Education and based on available capacity and identified needs at that time.
		Whilst the site may not require its own doctor's surgery there is currently considerable pressure on NHS services within Hucknall. The CCG will not be producing their Premises Strategy for Hucknall until the end of December so we feel concerned that the brief is been rushed without all the facts in place.	The need for new or improved health facilities will be based on advice from the CCG and informed by ongoing discussions between the Nottingham North and East CCG and Hucknall GPs about options for the future. It is now understood that the Premises Strategy is a high level strategic document.
		Local facilities are to capacity and this has not been addressed in the brief. To ensure sustainable development, this brief should have identified and then reflected the needs of the local community. This has not been done.	Through determining planning applications, S106 contributions can be sought where these meet the tests in Regulations 122 and 123 of the CIL Regulations 2010. In addition, CIL money passed to Linby Parish Council can be used to provide or support local infrastructure.

## Transport

At the ACS hearing sessions, the public and the Planning Inspector were assured that before any development was considered on this site; a fully detailed transport assessment would be undertaken and sustainable transport provisions (cycling and walking) would form the basis of proposals. The local road network is very constrained, extremely busy and locally dangerous. The brief does not address this in any way. Currently, local roads cannot be safely accessed by pedestrians and cyclists. The brief does not cover this aspect. School children cannot safely cross Wighay Road to access local primary school (north of the road) or secondary school (south of the road). The brief does not consider this. It states on page 22 under cycling and walking "cycle links along Wighay Road to what is known locally as the 'Black Pad' (the link from Wighay Road to Linby Walk) should be improved". The maps do not show how the footpath south of the Strata Homes Development will connect to the footpath closer to the village of Linby. At the moment there is an area of no man's land and this has not been addressed in the brief. Locally, children will increasingly have to be driven to schools – thereby further exacerbating an existing problem. Well communicated problems already exist within our local road network. particularly affecting the smaller roads of Linby and Papplewick. The brief neither recognises this, nor reflects this. The brief has failed to reflect wider access problems within the area.

It is disappointing to note that despite requests being made at the Workshop that the brief should make it clear, that no vehicular movement between the Strata development and the rest of the site should be allowed, this is not made clear within the brief.

A Transport Assessment has been carried out to explore the likely mitigation measures for the site. This has looked at the wider 'Area of Influence' and recommended improvements to a number of junctions.

The Transport Assessment sets out how linkages from the site to the wider cycling and walking network will be required. **Agree** to amend the text to note the requirements of the TA in this regard.

Agree – add a new paragraph to page 21 to read 'For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road' and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.'

	Park and ride	The brief does not show where a park and ride would be situated.	The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.
Page	Flooding and drainage	There should be a strategic approach to surface water flooding. This would have been a great opportunity to look at the necessity for balancing ponds which not only help with surface water flooding but can add to the bio diversity within the area. The upkeep of any swales should be clarified. The brief should address the use of silt traps to avoid exacerbating issues with silt in the Linby Docks.	The brief refers to the importance of managing surface water runoff. It is anticipated that SUDS would be incorporated and include natural and artificial filtration systems to filter runoff from hard standing and highways prior to it eventually entering water courses. This is more a matter for a detailed drainage scheme as part of the planning application and we would be advised by the Environment Agency regarding limitations on the quantity and quality of surface water runoff rates.
9 130	Connectivity	The site currently is positioned in isolation from Hucknall. Wighay Road is extremely busy, being a rat-run to and from Junction 27 of the M1. Without detailed network improvements, along with sustained local mitigation measures, the development site will not be connected to adjacent areas.	Page 21 of the brief requires that planning applications will need to be accompanied by a transport assessment and travel plan and also take account of the transport modelling exercise for the whole site being undertaken by the landowner.
		Currently there are no suitable network links for walkers or cyclists to access Hucknall town, or the local villages. The brief does not detail this.	The Transport Assessment sets out how linkages from the site to the wider cycling and walking network will be required. <b>Agree</b> to amend the text to note the requirements of the TA in this regard.

	Design	To soften the visual impact of the development, any three-storey houses should be located away from the boundaries (Sheet D05, R1 and R2 should be limited to two-storey). There are limited three-storey properties in the local area and new dwellings should be more sympathetically designed.	The development brief allows for 3 storey properties in certain areas of the site. <b>Agree</b> to amend the text to locate any 3 storey houses away from the boundaries.
		Flats are proposed in the central area. This is a rural location and provision of flats would seem incongruous. This seems to be at odds with the section on page 27 that 'The development provides an opportunity to reflect the village-scale vernacular architecture and local distinctiveness of Linby & Papplewick'.	The brief sets a density of 60 dph in one limited part of the site. One way to achieve this might be by providing residential properties above retail units.
Page 13	General	It is welcomed that the residential allocation to the site has been reduced to 805 homes.  It is welcomed that a Green Belt buffer zone is being retained between the conservation village of Linby and the development site.	Noted.
Natural England	Landscape	We are pleased reference has been made to the relevant National and Local Landscape Character Assessments. Natural England encourages all new development to consider the character and distinctiveness of the area, with the siting and design of the proposed development reflecting local design characteristics and, wherever possible, using local materials. Landscape planting at the boundary of the site can help to screen the built development and integrate the development within its rural setting.	Noted.

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## Soil and agricultural land quality

It is important that the soil resources are protected and used sustainably. Developers should consider the following issues as part of the application:

- 1. The degree to which soils are going to be disturbed/harmed as part of this development and whether 'best and most versatile' agricultural land is involved.
- 2. If required, an agricultural land classification and soil survey of the land should be undertaken. This should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres.
- 3. The application should provide details of how any adverse impacts on soils can be minimised. Further guidance is contained in the *Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites*.

This may require a detailed survey if one is not already available. For further information on the availability of existing agricultural land classification (ALC) information see www.magic.gov.uk. Natural England Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land also contains useful background information.

Soil and agricultural land was considered as part of the Sustainability Appraisal for the Aligned Core Strategy which allocated the site and considered through planning applications. Reference to 'DEFRA Construction Code of Practice for the Sustainable Use of Soil on Development Sites' will be made in Section 5.7.

	Green infrastructure	The allocation is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England is pleased GI will be incorporated into the development of the site. We strongly encourage you to share Natural England advice on Green Infrastructure with future applicants to maximise opportunities to incorporate green infrastructure during the development of the detailed proposals. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England Green Infrastructure web pages.	Agree - Include reference to Nature England website in section 7.6 and appendix 2.
Page 133	Biodiversity	Future proposals should consider the potential impacts on Linby Quarries SSSI, particularly in relation to any interference with water supply mechanisms and changes to water quality that could impact the SSSI, this is reflected in Natural England's SSSI Impact Risk Zones.  Proposals should be accompanied by information to demonstrate they have considered the likely impacts on habitats which have been identified as of importance for breeding nightjar and woodlark and have tried to minimise any potential effects as far as possible, the attached Advice Note provides further details of the suggested risk based approach.  We are pleased the brief and concept layout plans encourage the establishment of a coherent ecological network by creating wildlife corridors to connect the Local Wildlife Sites and other open spaces across the site.	Agree – amend brief to require developers to refer to Natural England's SSSI Impact Risk Zones and the associated user guidance which are available via the MAGIC website http://www.magic.gov.uk/  Section 5.5 of the development brief already makes reference to the prospective Special Protection Area and the Natural England Advice Note.  Noted.

	Green roofs	Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.	Section 6.4 already includes reference to the benefits of green roofs in enhancing biodiversity and sustainability.
Harworth Estates Page 134		It is requested that part of the site is identified for further residential development of approximately twelve units, together with an area of open space (to be retained as a Local Wildlife Site). This would provide a natural extension to the Strata development with the density and type of housing proposed similar to that recently approved at the site and create a clearly defined built edge to the development and encourage natural surveillance at the site. The majority of the Local Wildlife Site (1.01 hectares) would be retained in situ (offered to a Local Wildlife Trust or Management Company) to ensure the long term management and maintenance of the site.	The allocation of land for development is not a matter for a development brief. The area of land in question is identified in the Aligned Core Strategy (adopted in September 2014) as land that GBC shall expect to retain as part of the Local Wildlife Site.

Ashfield District Council	Allocation objectives and process	The Council is supportive of the objectives and process of undertaking the development brief as a SPD in order to ensure the comprehensive and coordinated development of the site, subject to some variations to the text set out in question 4.  The Council supports the principle of working together regarding this aspect and the emphasis should be on "working closely with all interest parties" rather than "will look to work closely". Ashfield considers that a Memorandum of Agreement should be agreed and signed by both Ashfield District Council and Gedling Borough Council in this context.	Agree – the wording will be amended to read 'will work closely with interested parties including'  GBC has already adopted a cross-border protocol (in June 2014) to set out the principles guiding how GBC will work with its neighbouring authorities and the County Council when dealing with section 106 planning obligations relating to development which would have an impact on the services and facilities in a neighbouring authority. Neighbouring authorities were invited to comment on the protocol and ADC was supportive of the aims of the document. It is therefore not considered necessary to agree a separate Memorandum of Agreement.
135	Consultation process	In relation to the following paragraph Ashfield would propose that the wording is amended to reflect the following:  As detailed proposals emerge, the Borough Council will undertake further dialogue-"work" with Ashfield District Council to maximise the potential for the development to support and relate to relevant projects and developments in Ashfield, including Hucknall's ongoing Town Centre regeneration.	GBC's cross border protocol (adopted June 2014) confirms that GBC will consult adjoining authorities on pre-application proposals for major development likely to have an impact on their areas. In addition, authorities seeking contributions are expected to request these in writing, stating the evidence and reasoning. As such, it is considered that the existing text should be retained but that additional text should be added to clarify that this may include involvement in pre-application discussions.

Page	Planning policy and obligations	The text in Section 4.2 Local planning policy sets out that "Policies 2 and 4 allocate Top Wighay Farm for the development of 1000 dwellings and 8.5 hectares of B1 and B8 employment uses." Is this correct? Policy 4 does not make reference to a specific allocation of 8.5 ha at Top Wighay Farm or that development will be limited to B1 and B8 uses? The reference in the Policy is to Gedling 10 ha with a general reference to promoting new economic development including Top Wighay Farm. Appendix A identifies 8.5ha of employment use (B1 B8) as part of the Strategic Site Schedules and Plans for Top Wighay Farm but this is not part of the Policy or supporting justification.	Agree – Policy 4 of the ACS does not indicate a quantum of employment development nor restrict the employment use to B1 and 8.  However, Paragraph 3.2.15 of the ACS refers to the IDP which is summarised in appendix B. The reasoned justification is part of the Plan. Also relevant is paragraph 3.2.16 which refers to some strategic sites having been rolled forward from previous Local Plan allocations. The 2008 brief for the site confirms that the site is suitable for B1 and B8 uses.  The text will be amended (at paragraphs 2.2, 3.1 and 6.3) to clarify the reference to the ACS and to reiterate the Council's long standing ambition that the site is suitable for B1 and B8 uses, as articulated in the 2008 SPD and the emerging LPD.
36	Planning obligations	The paragraph set out below should be amended to identify that contributions will be to secondary schools in Hucknall.  "At the time of writing, The anticipated impact of the development on secondary schools in Hucknall is reflected in the Regulation 123 list which includes the cost of secondary school contributions (estimated at £2,816,000) at the Top Wighay Farm site.	Agree – amend text to clarify that the contribution is likely to be to secondary schools in Hucknall.
	Site opportunities and constraints	ADC's concern is that the Section set out a number of statements but they are left open. There is no requirements to meets these aspects so in practice do they have any impact?	Noted – it is considered that the development brief balances the need for certainty with the need for flexibility.

	David	The Council makes that the ODD 11 CC 11 CO	The way will be a given made on the Co. 1. Co. 1. I
	Development principles	The Council notes that the SPD identifies that the number of dwellings is reduced from 1,000 to 805 dwellings. The text identifies that:  "A side-effect of the reduced dwelling number is, of course, a reduced impact on local infrastructure, including local roads, health and education provision. However, for the purposes of this Development Brief the reduced dwelling number is not considered to affect the infrastructure requirements for the site sought through the Infrastructure Delivery Plan and the ACS."  The Council has concerns regarding this aspect as there is a lack of evidence to identify the viability aspects of the development in relation to infrastructure payments.	There will be a pro-rata reduction in financial contributions required for health and education as a result of the reduction in number of dwellings. Similarly, CIL contributions which are based on additional floorspace will also be lower as a result of the lower number of dwellings.
Page 137		ADC is concerned that affordable housing may not be built on site and the contributions directed away from Hucknall to other parts of Gedling. Amend the wording by deleting the reference to offsite contributions being acceptable:  "The developer will be responsible for ensuring 30% of dwellings provided are an appropriate mix of affordable dwellings in line with ACS Policy 8. These should be distributed throughout the housing area and not concentrated in a single location." At the discretion of Gedling Borough Council, some or all of the requirement may be met off-site, in the form of direct provision or via an in-lieu payment, to meet strategic needs elsewhere in Gedling Borough. The methodology for calculating the level of off-site contribution required is stated in the Gedling Affordable Housing Supplementary Planning Document.	The text proposed for deletion reflects the approach taken by the Gedling Affordable Housing Supplementary Planning Document which would remain in place. The text has been worded to allow flexibility and a decision will be taken as to the most appropriate approach to the provision of affordable housing at the planning application stage.

	Development principles	The fact that the SPD has not been informed by the Transport Assessment leaves a number of substantial issues unresolved such as the possible requirement for a park and ride on the Top Wighay Farm site and if necessary how this would operate.	A Transport Assessment has been carried out to explore the likely mitigation measures for the site. The Brief has been updated to take into account the recommendations of the Transport Assessment
Page 13		The SPD identifies that "Infrastructure required to support the development should be designed in accordance with best practice and sustainable technology. The development of Top Wighay Farm requires that an integrated view of power generation, energy consumption, water, waste and drainage be taken from the outset. This infrastructure should be located and designed to minimise the risk posed by the impact of climate change. This includes protecting infrastructure from severe heat and storms." The Council is support of this general approach but it is not clear what this specifically means or how this can be achieved through the SPD?	It is considered that further clarification is provided by emerging policies in the Council's Local Planning Document which forms part 2 of the Local Plan.
<u>3</u>		The SPD states that "Planning applications for the housing, business and other developments will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking. Developers are advised to have a comprehensive understanding of the transport modelling exercise being carried out on behalf of Nottinghamshire County Council Estates as landowner for the whole site so they can understand the wider transport implications." The Council supports this requirement but would propose that additional wording is added to take account of the potential wider highway implications either in Hucknall or within the Parishes of Linby or Papplewick in Gedling.	Agree - the existing text requires the transport assessment to accord with national guidance and to include wider transport implications, but for clarity the text will be amended to explain that this may include Hucknall, Linby and Papplewick.

	Park and ride	The final SPD will need to reflect on the results from the Transport Study and whether a Park and Ride site will be require. This will also have implications for the plans attached to the SPD if a park and ride facility is required.	The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.
		The Council welcomes the inclusion of 'the potential for improving north-south pedestrian and cycle links between the site and Hucknall through a designated crossing of Wighay Road should be explored'. However, it is felt much greater emphasis should be placed on achieving such a link. In order for the development to effectively link with Hucknall such routes / links are key.	New text will be added to section 6.4 (under the heading 'transport and access network') to clarify that all development will be expected to promote sustainable methods of transport such as walking, cycling and public transport, in accordance with the transport assessment for the site.
Page 139	Education	The SPD should clarify that the Top Wighay Farm secondary school contributions will be necessary towards secondary school provision in Hucknall. "As set out above, the Community Infrastructure Levy Regulation 123 list includes the cost of secondary school contributions at the Top Wighay Farm site, which are required to contribute towards the cost of secondary school provision in Hucknall."	Agree – text will be added to the end of the second paragraph in section 4.4 to note that contributions are 'likely to be to existing secondary schools in Hucknall'.
		While the ALC Appendix A identifies a cost of £3.5 million, it is noted that the ACS Infrastructure Delivery Plan identifies a cost of the school of £5 - £5.5 million. Can it be clarified which figure is more appropriate?	Notts County Council (Education) has confirmed that the assumed cost has reduced from £5k to £3.5k. This change has recently come into force due to changes in the design and construction of new school buildings.

	Hucknall Town Centre Regeneration	Section 2.3 identifies that the Borough Council will undertake further dialogue with Ashfield District Council to maximise the potential for the development to support and relate to relevant projects and developments in Ashfield, including Hucknall's on-going Town Centre regeneration. The Council is able and willing to identify projects which could be identified within the SPD in relation to Hucknall.	Noted. Given that the timing of future applications is unknown, it is considered appropriate for discussions to take place with ADC at the time of application in relation to scope for the development to support Hucknall town centre regeneration.
Page	Employment	The Council supports the application of distinct character area across the site, but questions why a character area profile has not been created for the employment area? 6.3 highlights the importance of designing appropriate employment buildings that consider their surroundings, but this has not been taken forward into a character area profile.	The character of the employment area will be informed by the nature of the business which operates from the site. It is considered important that sufficient flexibility is provided to ensure that the site is attractive to a wide range of businesses.
ge 140	Design	There is potential to add enhanced detail to these character areas. This would give more clarity to neighbouring communities about the design and form of development that may come forward on the site.	The brief sets out key parameters in relation to design but also allows a degree of flexibility to developers. Proposals for development will be considered in the context of the design policies contained in the ACS and the emerging Local Planning Document.
		As was suggested at the initial briefing, given the impact of the Top Wighay Farm development, would be not be beneficial to have OPUN Design: East Midlands, as the Architecture and Design Centre for the East Midlands, undertake a design review of the SPD?	Given that the brief has not been informed by a full masterplanning exercise, it is not considered appropriate to undertake a detailed design review (by OPUN or other). However, this does not rule out a review being undertaken in relation to a specific application scheme.

	Local centre	While recognising that from a design aspect it may be desirable to have the local centre within the heart of the development our experience is that from a commercial perspective this has not worked. If a local centre is to provided retail outlets and public houses they key requirement is visibility and passing trade. Consequently, the location provided does not meet these objectives. In terms of accessibility for existing residents of Hucknall and Linby it would also need to be located on the outer limits of the development.	The location of the local centre was decided following careful consideration of the need for the centre to be accessible to residents, the desire for a location that would be attractive to operators and the location of the employment area.
Page 141	School	The School is unlikely to purely serve the site in isolation. Its proposed location raises issues as to how accessible this is from Hucknall by foot? As designed will it minimise access to the school on foot rather than by car? When is the school required? The development is proposed to move from the south northwards. Consequently, will not be developed until the latter part of the development.	The school has been located on the boundary of the site in order to allow for the school to be expanded if additional land was allocated for development through a review of the development plan document. The timing of the delivery of the new school will depend on the timing of any planning application coming forward and the capacity in existing schools available at that time.
		Section 3.2 of the SPD identifies that "the decision to allocate the safeguarded land for future development will be considered through the preparation of a development plan document and, as part of that process, consideration will also be given to whether it is appropriate to include the land as part of the Green Belt." Therefore, potentially the site may be irrelevant to this aspect if the safeguarded land in part or whole is put back into the Green Belt.	Noted.
	Key movement plan	In this context the key movement plan is effectively self contained. It does not address the links to the wider environment of Hucknall, Linby and the countryside.	Links to the wider environment will be addressed by the TA and subsequent planning applications. The key movement plan is intended to focus on movement within the site.

	Design and ole of SPD	Design & role of the SPD  The Council would like the SPD to clarify its function in terms of next steps. Is the primary role of the SPD to present a brief for a detail masterplan exercise to effectively respond to? If this is the case, the Council believes a commitment to undertake a number of design reviews during this process should be included within the SPD. It also suggested that design codes could be developed as part of this process.  The Council is concerned that the SPD does not contain sufficient design detail / requirements to effectively guide the high quality development that Gedling is seeking.	Agree – Amendments to Chapter 2 and a new Chapter 8 clarify the function of the SPD.
Page 142		There is a danger that the developer will dictate the design of scheme rather than the Council and stakeholders. However, if the previous comment and suggestion is applied this may help remedy this concern.	

Page 143	Infrastructure and viability	The impacts from the developments at Top Wighay, North of Papplewick Lane and Bestwood Village will be focused on Hucknall. At this current time, it remains an issue as to:  a) What are the broad impacts of the Top Wighay Farm and other allocated sites in Gedling around Hucknall?  b) Have those impacts in relation to Hucknall been assessed?  c) How will the impacts be addressed?  It is understood that no viability assessments have been undertaken of Top Wighay Farm since the site was assessed as part of the ACS and Infrastructure Delivery Plan. Given that both the size of the development site has changes (40.34 ha rather than 35.6 ha) and the number of dwellings has been reduced significantly there is no evidence that the contributions identified can be achieved in terms of the viability of the site.	The cumulative transport impacts have been considered through the preparation of the Aligned Core Strategy. A transport study was undertaken as evidence to support the proposed allocation of development in and around Hucknall. The transport study concluded that whilst the fine details of the traffic and transport impacts of each development would need to be supplied with each planning application there were no insurmountable cumulative transport issues identified.  The size of the development site has changed only to reflect the grant of planning permission for the Strata Homes site (which is now not covered by the brief) and due to more accurate methods of measuring. The area of land on the ground which is being brought forward for development has not changed, only the capacity.
Nottinghamshire County Council (Property)	Introduction.	Disagree with the use of the term 'masterplan maps' which impart a precision and rigidity that is inappropriate.	Agree – remove reference to 'masterplan' from the text and the maps. However, the status of the maps and development brief as a material consideration in the determination of planning applications will remain.

	Site description	Prefer the preparation of a separate 'comprehensive design concept'.	Amend - This reference at the bottom of page 8 refers to an exercise to be undertaken if the remaining safeguarded land was to come forward for development (to ensure that any new development took full account of the current allocation). The wording will be amended to clarify that this exercise will be triggered by the allocation of the remaining safeguarded land (as identified in the ACS) rather than the original area of safeguarded land (as identified in the Replacement Local Plan).
Page 144	Allocated land and land use areas	Notes arithmetical discrepancies between the figures provided.	It is understood that reference is being made to discrepancies between the land area figures provided at paragraph 3.1 and in the land use table on page 18. However, these refer to an earlier version of the draft brief which were identified and corrected for the version that was the subject of the consultation exercise.
4		Objection to size/location of different land uses which differ from previous planning documents.	The draft development brief reflects the land uses as agreed through the ACS so it is appropriate the land uses differ from the 2008 brief.
	Local wildlife sites	The brief should acknowledge that the Top Wighay Farm Drive LWS will be affected by the construction of the access road.	The second paragraph under the heading 'road access and circulation' in section 6.4 already refers to the unavoidable impact of the access on the Local Wildlife Site and the fourth paragraph notes that the access has already been granted planning permission

	Housing	Suggest that a more realistic density range is 20-35 dph.	The brief provides for a range of uses in different parts of the site (30-60 dph). This is an average density for that part of the site. However the capacity of the site has been reduced from 1000 to 805 (plus 38 dwellings on the Strata site ie totalling 843).
		Housing land is shown on land identified for employment in the Local Plan and 2008 brief.	The draft brief reflects the land uses as agreed through the ACS so it is appropriate the land uses differ from these documents.
Page	NET	The area safeguarded for the NET should be located further north.	Amend - The wording of the brief will be amended to clarify that the area safeguarded should reflect the advice of County Highways and to refer to the County Council's technical document which sets the requirements for the internal road layout to accommodate a future NET extension.
9 145	Open space	Open space provision should not be prescribed in the brief but identified as part of the design process.	It is essential that the brief sets out requirements for open space provision to ensure that a strategic approach is taken.
	Design	The chapter on design should be deleted as the level of detail is unnecessary. The landowner should have the prerogative for the design of development on its land.	It is essential that the brief addresses design and addresses quality, connectivity, form/massing, density and landscaping. The level of detail included in the brief sets broad parameters which still allows for appropriate input from the developer.

Plans	The plans are too prescriptive. All plans should be deleted and replaced by illustrations of essential planning requirements.	The plans are essential to retain in the brief to provide a framework for the determination of future planning applications.

## **Comments made by local residents**

General	Unhappy with the principle of the development of the site.	The principle of the development of the site has already been established through the preparation of the Aligned Core Strategies.
Page	The location near to the M1 would really help the new age workers. Commuting to several cities offering wide job opportunities.	Noted – no change.
146	Great opportunity for people to use the government help to buy schemes I think the developer would have to be registered with this scheme to help local families.	Noted – no change.
Transport	New housing needs to be supported by improvements to the road systems. Only 2 road junctions onto roads that are already congested at peak times (then into Linby or Hucknall). Improvements needed to wider road network. Provide an additional roundabout on dual carriage way for traffic going up to the motorway or the Mansfield area. Provide additional roads to alleviate traffic through Linby and Papplewick. Redevelop the Moorbridge road system.	A Transport Assessment has been carried out to explore the likely mitigation measures for the site. This has looked at the wider 'Area of Influence' and recommended improvements to a number of junctions.
	Local roads are already overloaded at peak times especially around Linby and Papplewick. Solutions need to be in place before development is completed, especially at Papplewick crossroads.	

	The impact of increased traffic generated by this development on the B6011 through Linby and Papplewick has not been considered in the plan. The crossroads in Papplewick are of particular concern.	
Page 147	I would like a complete travel/transport plan to be completed for the whole area, not just the immediate site, to take account of housing scheduled for North of Papplewick Lane and Bestwood Village.	The cumulative transport impacts have been considered through the preparation of the Aligned Core Strategy. A transport study was undertaken as evidence to support the proposed allocation of development in and around Hucknall. The transport study concluded that whilst the fine details of the traffic and transport impacts of each development would need to be supplied with each planning application there were no insurmountable cumulative transport issues identified.  A Transport Assessment has been carried out to explore the likely mitigation measures for the site. This has looked at the wider 'Area of Influence' and recommended improvements to a number of junctions.
	Pedestrian exit/access from this site is poor, the 3 exits from the Strata site onto the B6011 will not be easy to negotiate, particularly the most western one which is on a bend.	A transport assessment is being undertaken to support the TWF development site as a whole. This assessment will considers the pedestrian accessibility of the site and connectivity to adjoining infrastructure including the Strata Homes site. The developers will be required to provide safe and convenient pedestrian access to and from the site and beyond.

	The parking at the tram/station car park is already at capacity and cannot be assumed to accommodate more vehicles from this site. The original development plan for this site indicated an extension to the tram line to serve these properties is that a consideration.	The development is not predicated on the provision of a tram extension. It would be prohibitively expensive to require the TWF site to provide a tram extension at the outset. In the longer term and should additional development be allocated around the TWF site then there could be sufficient demand to make a tram extension commercially viable. In the short term bus based connections from the TWF site to the centre of Hucknall and the existing Hucknall tram/rail station are being pursued.
Page 148	The brief allows for the potential future expansion of the NET and refers to modelling work to ascertain whether there will be a park and ride as part of the development mitigation measures. Consideration should be given to these measures as a reduction in traffic in Hucknall and the local villages would be helpful.	Noted. The case for a Park and Ride site on the site was considered as part of the Transport Assessment for the site. However, it is concluded that the level of usage would be very low and such a facility would therefore be financially unviable. A Park and Ride facility is therefore not recommended as part of the mitigation for the site.
<b>1</b> 8	There should be no 'rat runs' through the Strata homes site bringing traffic directly onto Wighay Road. The original brief did not provide for any access directly but the Strata site has now created this.	Agree – add a new paragraph to page 21 to read 'For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.'
Flooding	Concerned that development should not create flooding problems further afield and down any streams, rivers etc around the area. Concreting over 26 acres will result in a lot of surface water. An extremely good system needs to be in place.	Section 6 of the brief includes information on flooding and drainage and requires adequate measures to be put in place to ensure that the development does not increase the risk of flooding elsewhere.
Open space	The allotment allowance is an essential part of this development and is welcomed.	Noted – no change.

Education	The development of a new school that can serve the estate and surrounds is an essential part of this development and is welcomed. Only problem is current location and high level of drivers dropping off. Having to drive in and drive out again.	The new school will serve residents of the new development. The design of the new school will need to take account of some children arriving by car.
Environment	The brief should require the retention of hedgerows and trees and to ensure that any development enhances the opportunities for nature conservation. Existing LWSs should not be further adversely affected by development.	Section 5.4 (nature conservation) already refers to the retention of hedgerows and trees within the site and to the need to conserve LWS.
	The permission already given for the Strata Homes site has seen the removal of hedgerows and trees which has a significant impact on the landscape for existing residents along Wighay Road.	Noted.
Page 149	All too often the brief refers to "seek to", "should be" and "wherever possible". The brief should be far more specific in terms of excluding removal, ensuring enhancement and preventing further loss.	Agree - The reference to Joe's Wood will be amended to remove the words 'as far as possible'.  Agree - With regards to the retention of the remaining part of Wighay Road Grassland, the text will be amended to replace 'seek', with 'shall expect to retain'.

Design	Reference is made to the height of buildings to the south, stating these are "generally 2.5 – 3 storeys" which is not the case for the Wighay Road and Annesley Road areas. Higher buildings will impact negatively on existing residents in terms of visual impact and landscape.	Plan E identifies parts of the site where 3 storey buildings are more likely to be appropriate. This does not mean that there will be 3 storey buildings across the whole area.
	The brief appears contradictory in that parag 6.2 refers to the relatively low density of the Strata site (24 dph) but parag 7.4 provides for 30-40 dph adjoining the Strata site together with the potential for these to be 3 storeys.	The density of the Southern Character area reflects the proximity of the area to a soon to be developed area (rather than open countryside).
Page	The brief refers at paragraph 7.2 "Quality" to "an opportunity to reflect the village-scale vernacular and local distinctiveness of Linby and Papplewick". My reading of the sections on form, massing and layout and density is that the brief does not enable this.	The size of the site is such that some areas will have a more rural outlook and lower density whereas others will be of a higher density and be more urban in nature.
Infrastructure O	The provision of infrastructure on the site to support the development and expansion of the safeguarded land is of concern. If there is not adequate provision within the site this will lead to an increased requirement for travel. The pressures in terms of the use of services will, again, fall on Hucknall where they are already under significant pressure.	The brief refers to the need for infrastructure to support the development of the allocated land only. The need for infrastructure to support the safeguarded land would only be considered if the site was considered for future development.

# Gedling Borough Council

# Top Wighay Farm Development Brief Supplementary Planning Document

**Consultation Draft** 

February 2017
September 2015

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This Development Brief is accompanied by nine Masterplan Maps which should be read in conjunction with the text, and are referenced as appropriate throughout. The Masterplan Maps comprise the following:

- Plan A- Boundary of Allocated and Safeguarded Land
- Plan B- Concept Layout Plan
- Plan C- Key Frontages and Landmarks Plan
- Plan D- Green Infrastructure Plan
- Plan E- Building Heights Plan
- Plan F- Density Plan
- Plan G- Development Land Plan
- Plan H- Character Areas Plan
- Plan I- Key Movement Plan

#### 1. Introduction

The Top Wighay Farm site is a key development site in meeting the Borough's housing and employment requirements up to (and possibly beyond) 2028. This Development Brief has been prepared to add detail to relevant policies in the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (henceforth ACS). This Development Brief will—not only provides developer guidance, but also through its preparation as a Supplementary Planning Document (SPD) the local community and other stakeholders will—have—has had the opportunity to influence the future development of the area. A key element of the Development Brief is the Masterplan (Plans A to I) which set out the location of the main land uses and supporting infrastructure within the site.

The remainder of this document is structured as follows:

- <u>Chapter 2: Context, Objectives and Process</u> outlines the history of the site allocation, the aims of this updated Development Brief and provides detail on the associated consultation process
- <u>Chapter 3: Site Description</u> describes the location and characteristics of the site;
- <u>Chapter 4: Planning Policy and Obligations</u> sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of this Development Brief;
- <u>Chapter 5: Environmental Considerations</u> identifies the key relevant considerations for site developers in terms of the local natural and built environment;
- <u>Chapter 6: Development Principles</u> builds on the conclusions of previous chapters to set out development principles for the site and the key land uses envisaged;
- Chapter 7: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans, as well as the indicative land use budget for the allocated land.
- Chapter 8: Delivery and Implementation explains how rigidly the Development
   Brief will apply depending on how the landowner chooses to develop the site.

# 2. Allocation objectives and process

#### 2.12 Objectives of Development Brief

This updated Development Brief seeks to fulfil the following objectives:

- (i) To amplify the policies of the ACS, particularly Policy 2 (The Spatial Strategy);
- (ii) To promote the best possible practice in achieving sustainable development;
- (iii) To identify any other planning issues; and
- (iv) To clarify the requirement for planning obligations.

This Development Brief has been drafted to provide firm direction to individual site developers if the landowner chooses to develop this site by selling off land parcels to multiple parties. However, the landowner may choose to enter into a partnership with a single partner and thus to develop the site according to a single strategic masterplan incorporating the input of key local stakeholders. If this occurs, then there is the potential for this document to be interpreted more flexibly (as set out in Chapter 8), as a definition of the key parameters to inform that masterplan.

It is recognised that, in practice, most strategic sites are developed in a phased manner. Developers are free to submit planning applications on just part, rather than all, of any strategic allocation site in the ACS. Once submitted, the Council is required to determine all planning applications without undue delay and to the relevant target timescales. The number of individual planning applications, the timetable for their submission and the timetable for housing completion is determined by the site landowners and developers and is largely outside the control of the Borough Council.

However, through the preparation of this Development Brief and ongoing dialogue with developers and landowners, the Council is taking a proactive approach and encouraging a strategic approach to the development of the Top Wighay Farm site.

There are standard requirements for the submission of supporting information for all planning applications, including the requirement for EIA scoping, and these are set out and clarified within this Development Brief.

As the local impacts of the site when fully developed have been modelled and found acceptable, it follows that even were the site to be developed in phases, the cumulative impacts of doing so will at no point exceed the impact of developing the site all at the same time. In other words, no matter whether the site is developed slowly or more quickly, the local impact of the completed site will be the same.

ACS Policy 19 provides further support on this point, when it states that all development will be expected to, where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed. Here, 'cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough and adjoining boroughs.

One of the key aims of this brief is to ensure that development of a small part of the housing allocation does not prejudice the delivery of the rest of the site, in line with Policy H15 (Comprehensive Development) of the Replacement Local Plan, which continues to apply as a saved policy following ACS adoption.

To help achieve this goal, Gedling Borough Council will look to work closely with all interested parties including Nottinghamshire County Council (NCC), Ashfield District Council (ADC), parish councils and other relevant statutory service providers in

planning and delivering services to meet the needs of the Top Wighay Farm development.

The Masterplan Mmaps accompanying this Development Brief are intended to guide the development of the Top Wighay Farm site by setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationship between them. In this way, they build on and add clarity to the more indicative mapping for the site that appears within the ACS. Planning applications on all or any part of the site will be expected to accord with these Masterplan Mmaps, which, together with this Development Brief, form a material consideration for the determination of planning applications on the site.

#### 2.2 History of site

The Top Wighay Farm site has been allocated for housing and employment development since the adoption of the Gedling Replacement Local Plan in 2005. Through the process of preparing the ACS, which replaces some policies of the 2005 Local Plan, the allocation was increased to 1,000 dwellings plus significant new economic development. The Council's longstanding ambition is that the site is suitable for 8.5 hectares of B1 and B8 employment land uses.

The more detailed planning and design work informing the preparation of this Development Brief has since indicated, on the basis of a range of factors (explained in more detail in Chapter 6 below) that the optimum site capacity is considered to be approximately 805 dwellings.

A previous Development Brief SPD for the site was adopted in 2008 but is superseded by this updated document. The update reflects the increased size of the allocated site in the ACS, as well as a number of other relevant changes in the local and national policy context.

Extensive modelling work carried out by technical specialists during ACS preparation tested the full range of infrastructure impacts associated with an allocation of this size. The modelling indicated that the infrastructure impacts would be acceptable subject to the required improvements being funded appropriately through contributions, in line with ACS Policy 19: Developer Contributions.

An independent planning inspector subsequently confirmed this assessment of impact at the ACS's Examination in Public, paving the way for the ACS to be adopted as part of the statutory development plan. The ACS was also subject to several rounds of public consultation, which further helped shape its conclusions.

#### 2.3 Consultation process

The principle of developing the site was first established following extensive consultations and a public inquiry for the Replacement Local Plan, which was adopted in 2005.

The first Development Brief for the site was then drafted in 2008 and was the subject of widespread consultation in accordance with Gedling Borough Council's Statement of Community Involvement during its passage to adopted Supplementary Planning Document status.

Subsequently, the Aligned Core Strategy increased the size of the housing allocation, which was tested through the ACS consultation process, and found sound by the Inspector.

This updated Development Brief has also been informed by consultation with relevant stakeholders within the Council and beyond, in accordance with the Council's Statement of Consultation June 2014. This included a workshop for key

national and local stakeholders that was held in Gedling in July 2015. A draft will has been be made public for consultation and, f. Following consideration of the results, of this exercise, the text will be has been amended where appropriate.

The Development Brief was will then be formally adopted as a Supplementary Planning Document on 2<sup>nd</sup> February 2017 as a material consideration to be taken into account by the Borough Council when determining planning applications relating to the site. The timetable for the preparation, consultation and adoption of the brief is anticipated as follows:

Consultation September – October 2015
Consider comments October – November 2015
Adopt SPD December 2015

As detailed proposals emerge, through pre-application or planning application processes, the Borough Council will undertake further dialogue with Ashfield District Council to maximise the potential for the development to support and relate to relevant projects and developments in Ashfield, including Hucknall's ongoing Town Centre regeneration.

While this Development Brief makes reference to the potential development of the safeguarded land and seeks to ensure that the development of the allocated land does not prejudice any future development of the safeguarded land or other developments in the area, it must be noted that any development of the safeguarded land can only be considered through the preparation of a development plan document and will be subject to the full consultation process. Objectors and supporters of the principle of developing the safeguarded land will be able to make representations at that time if development is proposed.

## 3. Site Description

Land at Top Wighay Farm is divided for planning policy purposes into three key designations: the land allocated for development in the ACS ('the allocated land'), safeguarded land and Green Belt land. Plan A shows the boundary of the allocated and safeguarded land. This Development Brief primarily concerns the allocated land.

The Top Wighay Farm site mainly consists of agricultural land subdivided by hedged field boundaries and a few small pockets of woodland and grassland. The landform is gently undulating with an overall downward gradient from west to east, interrupted by the raised driveway running north-south from Wighay Road to Top Wighay Farm. On the northern half of the site is the main group of farm buildings.

#### 3.1 The allocated land

In the ACS, the allocated land comprises 35.6 ha of land allocated for 1000 dwellings plus significant new economic development. and 8.5 hectares of employment.

As part of the preparation of this Development Brief, the site area has been recalculated using more sophisticated software and this indicates that the total area of the allocated land is in fact 43.66 40.34 hectares.

Between the adoption of the ACS and the preparation of this Development Brief, however, permission was granted for a development of 38 homes on 1.59 hectares of the site. As such, the outstanding developable area of the allocated land has since reduced to 42.07 38.75 hectares, although neither of these developments entails change to the red-line boundary of the site as illustrated in the ACS.

The entire site has been allocated for development in accordance with ACS Policies 2: The Spatial Strategy and 4: Employment Provision and Economic Development. A key aim of this document is to detail the design principles and performance requirements applicable to development of this land.

An Environmental Impact Assessment will be required to accompany any significant planning application and should encompass all <u>of</u> the allocated land. <u>Environmental information will be required in support of a specific planning application - the format of that information will depend on the size of proposal and determined by a <u>Screening Opinion</u>. The extent of information required will be informed by a scoping exercise with input from specialist consultees.</u>

### 3.2 The safeguarded land

There is further land to the north and east of the allocation that is not within the Green Belt but is not allocated for development in the Aligned Core Strategy. Saved Policy ENV 31 of the Gedling Borough Replacement Local Plan safeguards this land from inappropriate development. The approach taken to safeguarded land is supported by the NPPF (paragraph 85) and also the Inspector's report into the ACS Examination in Public.

As the safeguarded land may play a role in the provision of housing (and/or other development) at some time in the future, the planning of development on the allocated land should be undertaken in such a way so as not to prejudice future development on the safeguarded land or other developments in the wider area. The decision to allocate the safeguarded land for future development will be considered through the preparation of a development plan document and, as part of that process, consideration will also be given to whether it is appropriate to include the land as part of the Green Belt.

If proposals are to be made in future for the development of additional housing on all or part of the safeguarded land, they will need to be assessed on a 'cumulative' basis. It therefore follows that a desktop environmental assessment and comprehensive design concept should be prepared for the allocated and safeguarded land at the start of the design process, should all or part of the safeguarded land be developed. Development of additional housing on the safeguarded land will be on the condition of the substantial completion of development on the allocated land.

#### 3.3 Green Belt land

An area of land located north of Station House on Wighay Road has been retained within the Green Belt to protect it from inappropriate development that would diminish its role as a buffer between the allocated site and Linby. Some open uses consistent with Green Belt policy and which would benefit the allocated land, may assist in maintaining and enhancing this buffer.

#### 3.4 Land ownership

All land required for the development of the allocated land is owned by Nottinghamshire County Council with the exception of Wighay Road Grassland Local Wildlife Site (LWS), which measures some 3.3 hectares and was owned by UK Coal (and now by its successor, Harworth Estates). In early 2015, Strata Homes was granted permission for 38 new homes on the western half of the Wighay Road Grassland LWS<sup>1</sup>. More detail on this permission and its implications is provided below.

#### 3.5 Local Authority boundary

The site has a common boundary with Ashfield District to the south and west and therefore Ashfield District Council will also be consulted on any planning applications, particularly in terms of potential impact on local highways, public transport and community facilities.

#### 3.6 Baseline infrastructure provision

There are no existing utility services, community facilities or drainage provisions within the site that would support the level of demand anticipated to arise from the proposed development. Central Networks have network infrastructure in close proximity to the site but none on the site. Further details of existing services in the vicinity are available from the service providers (see Appendix 4). The infrastructure provision that will be required to support future development is set out below in Chapter 6: Development Principles.

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<sup>&</sup>lt;sup>1</sup> Application reference number 2014/0950 available at https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NAK2DTHL03700

# 4. Planning policy and obligations

As stated previously, the key planning document for the development of Top Wighay Farm is the ACS, which was adopted in September 2014. This section chapter provides more detail on local policy and also identifies other planning policy documents guiding development at the site alongside the ACS.

#### 4.1 National planning policy

National planning policy guidance is provided by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take account of these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development.

#### 4.2 Local planning policy

The ACS was adopted in September 2014 and addresses the period to 2028. It incorporates a detailed spatial vision and objectives for Greater Nottingham over this period, and this Development Brief has been drafted to accord fully with the adopted vision and objectives. Paragraph 2.3.6 in particular has guided the development of this Development Brief, forming as it does the guiding principles for the site's development:

'The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right, but well integrated into Hucknall and have contributed to the town's vibrant local economic and retail roles.'

Policies 2 and 4 allocate Top Wighay Farm for the development of 1000 dwellings and promote significant new economic development. The Council's longstanding ambition is that the site is suitable for 8.5 hectares of B1 and B8 employment uses.

The ACS advises that the safeguarded land to the north and east of the allocated site will require protection until its future is considered through a future development plan document. The site-specific requirements of the ACS are addressed later in this brief.

Development proposals will also need to demonstrate compliance with other relevant policies of the ACS.

Many of the policies in the Gedling Borough Council Replacement Local Plan which were saved, continue to apply alongside ACS policy, and are listed in ACS Appendix 1. Those saved policies considered still relevant to Top Wighay Farm, and against which planning applications will be assessed, are:

ENV 1 - Development criteria

ENV 3 – Development on contaminated land

ENV 5 - Renewable energy ENV 31 - Safeguarded land

ENV 36 - Local nature conservation designations

ENV 43 - Greenwood Community Forest

H 2 - Distribution of Residential Development

H 8 - Residential density

H 15 - Comprehensive development

E 1 - Allocation of employment land

E 3 - Retention of employment

R 3 - Provision of open space

T 4 - Park and Ride

T 10 - Highway Design and Parking Guidelines

The remaining policies in the Gedling Borough Replacement Local Plan (that were not replaced through the adoption of the Aligned Core Strategy, i.e. the Local Plan [Part 1]) will be replaced on adoption of the Local Planning Document which comprises the Local Plan (Part 2). The Local Planning Document is likely to include similar policies to those listed above. Any planning applications relating to the Top Wighay Farm site will be determined against the planning policy framework in place at that time.

#### 4.3 Other planning policy and guidance

Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT) and Nottinghamshire County Council's adopted 6Cs Design Guide will assist developers in preparing proposals for development. Some of these documents are listed at Appendix 2.

Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, including the Government's zero carbon buildings policy.

#### 4.4 Planning obligations

Developer contributions will be sought for the provision and funding of existing and new community infrastructure. In this context, community infrastructure includes open space, schools, community facilities, healthcare services, affordable housing, public transport, highways, waste disposal, fire and rescue, police and cultural services. Unless arrangements are made for the provision and maintenance of a service privately, the new development may impact on existing community infrastructure, and as such, adverse impacts will normally need to be offset by developer contributions in accordance with Section 106 contributions and the Gedling Borough Community Infrastructure Levy Charging Schedule which was adopted by the Council in July 2015.

The Top Wighay Farm site is located, for CIL charging purposes in Residential Zone 3, entailing a CIL charge of £70 per square metre of residential development, although social housing is able to apply for CIL relief. There is a CIL charge of £60 per square metre for all retail uses (A1, A2, A3, A4, and A5) and all other uses are not liable for CIL. Liability to pay CIL occurs on the grant of planning permission and CIL then becomes payable upon the commencement of development (subject to the instalments policy as set out in the CIL Charging Schedule). At the time of writing, the Regulation 123 list includes the cost of secondary school contributions (estimated at £2,816,000) at the Top Wighay Farm site, which is likely to be to existing secondary schools in Hucknall.

A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement can only be made at planning application stage when details of the proposed development and its timing are known. Most of the relevant planning obligations relate exclusively to housing development.

Developers should also refer to Nottinghamshire County Council's Planning Obligations Strategy (April 2014) for the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

#### Future management

The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the development. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the Local Wildlife Site or the

newly created wildlife habitats, requires work of a specialised nature, this will be reflected in the S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

# 5. Site opportunities and constraints

Developers will need to demonstrate that they have taken into account the context of the site and its surroundings in any proposals for new development. This chapter outlines some of the key contextual considerations developers are expected to build into their planning applications at the site.

#### 5.1 Climate change

The planning system is one of the most important ways that the impact of climate change can be reduced. The National Planning Policy Framework (NPPF) lays out the ways that planning can help in addressing climate change. NPPF paragraphs 93-95 set out the key objectives for the planning system in this regard:

'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

To support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.'

One of the most visible ways that Britain has been affected by climate change is the increased risk of flooding that new weather patterns have brought. To address this it is a requirement that surface water run-off is assessed and managed to ensure that development is itself safe from flooding and that areas surrounding the site do not experience increased risk of flooding.

The whole of the allocation site lies within Environment Agency Flood Zone One and as such it has been confirmed that there are no abnormal requirements in terms of flooding or flood risk.

However, the local water table is high; following local flooding in 2007, drainage ditches were created along Wighay Road. As such, development proposals will nevertheless need to carefully consider the potential impacts of surface water flooding and appropriate mitigation through drainage.

In order to meet zero / low carbon standards for the site, it is possible that land will need to be set aside to accommodate energy generation and distribution. Solar, heat pump, wind and biomass technologies are all potentially suitable for this site, with delivery through a decentralised system subject to further feasibility studies.

The use of any emerging or innovative technologies should also be explored when a planning application is submitted. Such provision would require to be integrated at the outset with other utility services.

The development of the safeguarded land may provide an opportunity to develop renewable or low carbon energy production on a scale to serve the wider site. This would be on the basis of a local-grid based approach with electricity being sold and balanced at a discount to local consumers. The potential for this and the exact methods used to generate the electricity will need to be assessed.

#### 5.2 Air quality

Developers are expected to take into account as appropriate Gedling's informal guidance on air quality and emissions mitigation (August 2015). The guidance has

been prepared to set out the measures which will be taken to help reduce vehicle emissions occurring as a result of development proposals. The guidance seeks to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Key points from the guidance will be incorporated into the emerging Local Planning Document.

#### 5.32 Landscape

The site lies within National Character Area 30 – Southern Magnesian Limestone (Natural England, 2013) and the Limestone Farmlands Landscape in the Greater Nottingham Landscape Character Assessment. There are no statutory landscape designations within or in the vicinity of the site.

The site is located within the Greenwood Community Forest and is surrounded to the north, west and east by Green Belt. Ancient woodland to the north (Aldercar Wood) lies 170 metres from the edge of the safeguarded land and 425 metres from the edge of the allocated land. The conservation area in Linby lies 170 metres east of the edge of the safeguarded land and 370 metres east of the edge of the allocated land.

Due to the open nature of the topography there is potential to cause visual impact. This would have to be evaluated in a landscape and visual impact assessment.

The development proposals will need to be designed having regard to a landscape and visual impact assessment undertaken, potentially as part of an environmental impact assessment (EIA).

A landscape and biodiversity strategy will also be required including specific proposals for the allocated land, such as planting and landscaping. Appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

The historic land around the site is also important. There are a number of historic buildings, parks and gardens that should be taken into account. The County Council's Historic Environmental Record will contain useful information on the historic environment of the area.

#### 5.43 Nature conservation

#### Overview and context

In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.

The vast majority of the site comprises intensively farmed arable land, and as such, the fields themselves are likely to be of minimal ecological value, although this will need to be confirmed by an appropriate level of ecological survey and assessment.

However, there are two <u>Local Wildlife Sites</u> (LWSs) and a number of historic hedgerows and mature trees across the site, which provide opportunities for protection and enhancement of green infrastructure. These opportunities are expected to be developed as part of detailed masterplanning, and maintenance contributions will be agreed via s106 negotiations. Details should be discussed with the Senior Practitioner, Nature Conservation at Nottinghamshire County Council.

Local Wildlife Sites

The two areas within the allocated land that are designated as Local Wildlife Sites are:

- 1. Top Wighay Farm Drive (LWS Reference. 2/81).
- 2. Wighay Road Grassland (LWS reference 5/977).

Both LWSs are identified in Plan D together with other Green Infrastructure features, and the scientific details are available from Nottinghamshire Biological and Geological Records Centre. Any proposal for development that would adversely affect the scientific value of the LWSs² would need to address the considerations in saved Replacement Local Plan Policy ENV 36.

The formal descriptions of the LWSs are recorded in Appendix 3. A third LWS, Joe's Wood (LWS Ref 2/82), is located to the north in the safeguarded land. Steps should be taken to ensure that this is also protected as far as possible from adverse impacts.

The land at Wighay Road Grassland owned by Harworth Estates had been allocated for housing in the adopted plan but it was subsequently designated as an LWS. Whilst every effort to conserve LWSs will be taken it is important to note that the LWS designation does not preclude it from development as amplified by Policy ENV 36 of the Gedling Borough Replacement Local Plan (Certain Policies Saved July 2008) and Policy 17 of the Aligned Core Strategy, which continues to apply.

The Borough Council is required to evaluate proposals against the local ecological and community value of the site, the measures taken to preserve the habitat and wildlife and the nature, layout and density of development. In line with these criteria, and following specialist ecological advice, planning permission for housing was granted on the western half of the LWS in early 2015.

This permission reflected the findings of an earlier Phase II Habitat Survey from the landowners, and subsequent consultation with Nottinghamshire County Council. The survey was clear that the area of most ecological value was located to the east of the LWS. The western part of the LWS designation was regarded as potentially suitable for development so long as the areas that contain species that contribute to the LWS designation were protected. On the basis of this earlier survey, Plan D shows the areas that Gedling Borough Council will seek shall expect to retain (the eastern and central parts of the LWS). Compensatory measures should also be provided to offset the loss of part of the LWS designation, and an updated Habitat Survey would be required for any development proposals affecting any part of the LWS so that applications can be determined on the basis of up-to-date ecological information.

Based on the findings of an updated ecological survey submitted to the Council, the western area of the LWS now has permission for housing at a relatively low density. The aim of the lower housing density is to limit the impact on the retained LWS area and also to create a less intensively developed view for residents of Wighay Road.

Following this grant of permission, and in line with the ecological advice received, it is considered that no further development can be accommodated on the LWS without adversely impacting on it, and as such the remainder of the LWS should be retained as open land and appropriate contributions towards its management sought from developers of the remainder of the housing allocation.

Other nature conservation considerations

Development proposals should, in line with NPPF paragraph 117 and Policy 17 of the Aligned Core Strategy, make provision for the creation of new wildlife habitats

<sup>&</sup>lt;sup>2</sup> Note that the habitat and character of both the Wighay Road Grassland and Top Wighay Farm Drive specifically precludes planting trees on the LWS land, as their value as LWSs derives specifically from their open, unshaded nature.

and management of existing and new habitats. This will aid the wider sustainability of the site.

Measures to encourage biodiversity will also be expected within the new development. These could include green and brown roofs and walls, native-species planting and landscaping, integrated bird/bat boxes and SUDS.

Most of the hedgerows within the site are considered 'important' (Hedgerow Regulations 1997). Wherever possible, hedgerows and mature trees should be preserved and enhanced as landscape and ecological features. The retained hedgerows should form part of the Green Infrastructure network which will run throughout the site. Developers should make use of opportunities to use boundary treatments to mitigate against negative landscape and visual impacts. As with all unavoidable impacts on any landscape or ecological resource, surveys should be undertaken to ascertain the best location for infrastructure provision.

Additionally, it is expected that a wildlife corridor should be is created between the Wighay Road Grassland LWS and the Top Wighay Drive LWS; this could form part of a wider Green Infrastructure network linking open spaces across the site. This is illustrated on Plan D. In common with much of the rest of Gedling Borough, as well as the whole of Hucknall, the site lies within the five kilometre buffer around the prospective Special Protection Area (pSPA) for Sherwood Forest which has been identified due to its importance for woodlarks and nightjars. Further guidance on this matter has been provided by Natural England³, and developers will need to consider the pSPA when assessing development impacts, including the need to provide alternative greenspace on-site with the aim of minimising recreational impacts on the pSPA.

Development at the site must also avoid any adverse impacts on Linby Quarries Site of Special Scientific Interest (SSSI), around 1.2 kilometres north-east of the site. Reference should be made to Natural England's SSSI Impact Risk Zones and the associated user guidance which are available via the MAGIC website <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a>

#### 5.5 Archaeology and heritage

There are a number of historic features within and around the site including the village of Linby, which is covered by a conservation area and includes over twenty listed buildings. Other important designated heritage assets in the vicinity include three Grade II\*-registered parks and gardens, at Annesley Hall, Newstead Abbey and Papplewick Hall. In addition, the gate pier at the South Lodge of Annesley Hall (around 700 metres north-west of the site) is Grade II listed.

In line with Historic England's Good Practice Advice in Planning 3 (The Setting of Heritage Assets) and NPPF paragraph 132, development of the allocated land should avoid adverse impacts on views to, from and between the historic parks and gardens and the setting of listed buildings and features. A historic landscape assessment should form part of any planning application, and should cover in particular any impacts of development on the listed Papplewick Hall and Church as these buildings were both designed to take advantage of views to the west (i.e. over the site).

There are known and potential archaeological sites within the allocated land. On present information, the developer will be expected to agree a programme of investigation with the Senior Archaeological Officer and the protection/enhancement of any remains.

<sup>3</sup> See Natural England (2014) Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region

3

There will be a need to make a detailed heritage assessment as part of an EIA, which will need to include an archaeological field evaluation. Development may have to be mitigated and designed to take into account issues arising from the heritage assessment. Further dialogue between the Borough Council and Historic England will take place as proposals emerge to ensure that heritage assets, their settings and local archaeology are not adversely impacted.

#### **5.6 Built environment**

The local building stone is known as Bulwell Stone and is a key feature of the Linby conservation area east of the site, providing it with a vernacular distinctiveness. Linby is of a rural character with wide fronted properties strung out along the main road and linked to form irregular internal courtyards that are sometimes open to the road or accessed via a coach arch. Linby includes large stone properties with red pantile roofs, prominent chimneys often of brick, painted window frames and bargeboards. Some larger properties extend to three storeys or have attic dormers inserted in the roof. The urban form as a whole includes rows of terraces, barns and farm yards that create a dynamic mix of building types.

To the south, the character of Hucknall is strongly influenced by the red brick vernacular of the Victorian period. The density of the area is medium to high due to the height (generally 2.5-3 storeys) and narrow, terraced design and layout of the properties. Buildings are typically of red brick, sometimes with blue or grey stringers or wire cut specials at eaves level. Window reveals and cills are often painted white and frame two or four pane vertical sliding sash windows. Masonry is often Flemish or English Garden Wall bond, with prominent chimneys and cornicing.

#### 5.7 Geo-environmental considerations

Gedling Borough Council's Public Protection service requires a phased risk based contamination assessment be carried out in accordance with relevant guidance (ie British Standards). An assessment of the former brickworks site on Wighay Road (now forming part of the Wighay Road Grassland) was undertaken in May 2006 by Ecus Limited for Gedling Borough Council, and this recommended further assessment work. a desk top survey followed by excavations to check for contamination. In other parts of the site, it is envisaged that a Tier 1 assessment (including desk top study and site walk over) alone would be sufficient in the first instance.

Prior to the start of the main building works, any remediation scheme considered necessary should be agreed with and completed to the satisfaction of Gedling Borough Council as the Local Planning Authority. If during development contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a revised method statement and obtained written approval from Gedling Borough Council. This method statement must detail how the unsuspected contamination will be dealt with. Such further studies as may be required should be the subject of EIA procedures.

Top Wighay Farm was formerly owned by British Coal. Most of the allocated and safeguarded land apart from the southern and eastern portions has previously experienced land subsidence from underground coal mining that ceased in 1988 and 1990. As such, ground movement should have stopped by now. Further advice on the potential legacy of coal mining activity can be obtained from The Coal Authority, and potential developers are encouraged to contact them as part of any preapplication process.

Guidance on how any adverse impacts on soils can be minimised is contained in the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites.

The Environment Agency has advised that there is a relatively small area of sensitive groundwater in the north west of the site which must be protected from pollution.

# 6. Development principles

#### 6.1 Key land uses

Key land uses across the site have been determined on the basis of existing need and likely future need based on the envisaged increase in population, and are illustrated in Plan B. These comprise:

- Housing
- Employment
- Supporting infrastructure (to be provided both on- and off-site), including:
  - transport and access network;
  - education:
  - health;
  - retail;
  - open space;
  - drainage:
  - utilities;
  - emergency services; and
  - waste management.

The land available for the key land uses outlined above can be set out in a land use budget table also taking account of areas of development constraint on the allocated land as follows:

Land Use	Size
ACS Site Allocation	43.66 ha 43.65ha
Less land for employment uses	8.5 ha
Less Top Wighay Farm Drive LWS	<del>1.65</del> <u>0.8</u> ha
Less retained area of Wighay Road	<del>1.65</del> - <u>1.71</u> ha
Grassland LWS	
Less all other green space <sup>4</sup>	3.94 ha
Less land for Primary School	1.52 ha
Net developable land for housing,	<del>26.39</del> <u>27.19</u> ha
local centre and access roads <sup>5</sup>	

Development principles for each of the key land uses outlined above are detailed in turn below.

#### 6.2 Housing

As previously stated, the planning and design process informing this Development Brief has indicated that the most sustainable dwelling capacity for the ACS allocation is around 805 dwellings, rather than 1,000 as indicated by the ACS.

There are a number of factors driving the slightly reduced dwelling number that have only become apparent through detailed, site-specific work that was beyond the scope of the more strategic ACS. These include:

Seeking to maximise the sustainability of the site (in line with the ACS vision
of a sustainable, successful neighbourhood) through providing as wide a
range as possible of non-residential supporting uses close to housing, thus

<sup>&</sup>lt;sup>4</sup> This includes 0.5 hectares of allotment provision

<sup>&</sup>lt;sup>5</sup> This includes the 1.59 ha comprising the Strata permission, making the outstanding net developable area in this category 25.60 hectares

- minimising the need to travel, but reducing the area available for residential development;
- A clearer understanding and appreciation of existing local density, character and context, including the site's visibility from and relationship with existing development at both Linby and Hucknall
- Consultation with developers and agents (for example, through the Development Brief workshop, pre-application discussions and also reflected by the Strata permission) that lower densities would have a positive impact on marketability and hence site viability
- The fact that part of the residential land has already come forward at a relatively low density (the Strata site, which was around 24 dwellings per hectare)
- The need to ensure that the impact of development on the two Local Wildlife Sites is minimised, including the need to ensure no built development on the eastern half of Wighay Road Grassland and Top Wighay Farm Drive.

A side-effect of the reduced dwelling number is, of course, a reduced impact on local infrastructure, including local roads, health and education provision. However, for the purposes of this Development Brief the reduced dwelling number is not considered to affect the infrastructure requirements for the site sought through the Infrastructure Delivery Plan and the ACS. Other non-residential uses on the site, including employment land and open space, are similarly unaffected.

In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged, ranging from single bedroom units to large family dwellings of five bedrooms or more. The dwelling mix has the potential to include housing suitable for older people, such as bungalows, which are known to be in demand locally.

The developer will be responsible for ensuring 30% of dwellings provided are an appropriate mix of affordable dwellings in line with ACS Policy 8. These should be distributed throughout the housing area and not concentrated in a single location. At the discretion of Gedling Borough Council, some or all of the requirement may be met off-site, in the form of direct provision or via an in-lieu payment, to meet strategic needs elsewhere in Gedling Borough. The methodology for calculating the level of off-site contribution required is stated in the Gedling Affordable Housing Supplementary Planning Document.

#### 6.3 Employment

The ACS identifies the Top Wighay Farm site as suitable for significant new economic development. The Council's longstanding ambition is that the site should accommodate allocates—8.5 hectares of employment land (B1 and B8) at Top Wighay Farm fronting Annesley Road. High-quality employment premises will support the local business base and help it expand. The site would be well suited to the provision of start-up space of up to 10,000 sq. ft. The site also has capacity to attract inward investment opportunities from larger employees as well as offering larger 'grow-on' or relocation space for existing locally based businesses within the B-Class use employment allocation by offering mixed size units from 20,000 sq. ft. up to 80,000 sq. ft. with a mix of standards including food and laboratory grade, as well as quality general industrial.

A development like this would be welcomed not only from a local perspective but also from a County and City perspective as current property enquiries received indicates a lack of these kinds of space for businesses in the borough at present. Employment proposals are expected to recognise and maximise the site's excellent access to the strategic motorway network, in particular its close proximity to junction 27 of the M1 via the A611.

Appropriate uses on the site are considered to be B1a (office), B1b (research and development), B1c (light industrial) and B8 (storage and distribution). Although the Council encourages flexibility on the relative proportions of these uses, B2 uses (general industrial) and any other proposals outside the B-class uses will be resisted in this location.

In order to help enable local people to benefit from the proposed development, the Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

As previously mentioned, developers should make use of green and brown roofs in appropriate locations across the site to enhance biodiversity and sustainability. Due to their likely scale, green and brown roofs are considered particularly appropriate for larger-scale commercial and industrial buildings on the employment element of the site.

The employment element of the site adjoins the boundary with Ashfield District, which runs down Annesley Road. As such, consultation and co-ordination with ADC on employment policy, strategy and the impact of relevant proposals or permissions on both sides of the local authority boundary will be particularly important.

#### 6.4 Supporting infrastructure

Overarching principles

Development of the allocated land will require developers to make appropriate provision for supporting infrastructure in line with ACS Policy 18: Infrastructure, the Greater Nottingham Infrastructure Delivery Plan and Gedling Borough's requirements as expressed through CIL and section 106 agreements.

The scale of the allocation is unlikely to justify healthcare or community buildings in their own right but may support day-to-day shopping provision in a small local centre. Innovative or subsidised provision may be appropriate, including using the new primary school as a community facility serving a number of functions, including potentially pre-school provision. Community buildings should be built to take advantage of new and emerging technology to ensure that they achieve high sustainability ratings.

Infrastructure required to support the development should be designed in accordance with best practice and sustainable technology. The development of Top Wighay Farm requires that an integrated view of power generation, energy consumption, water, waste and drainage be taken from the outset. This infrastructure should be located and designed to minimise the risk posed by the impact of climate change. This includes protecting infrastructure from severe heat and storms.

Where the infrastructure demands of future development cannot be reasonably foreseen, or where investment to service such development is not viable in the current phase of development, the infrastructure should be designed to be easily modified to accommodate increased capacity.

All energy, water, waste and communication services should be planned, routed and installed to facilitate the possible development of the safeguarded land at some time in the future. Although it is recognised that future utilities requirements to develop the safeguarded land cannot be foreseen at this time, green corridor(s) should be maintained through the site to the safeguarded land for the purposes of incorporating future utility services to reflect need at the time of the development.

Transport and access network

Full account should be taken of the Transport Assessment prepared for the site by AECOM (November 2016). All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. together with the provision of a possible new Park and Ride site. Routes through the site should logically and directly connect different areas and land uses with each other, and links to existing facilities in the vicinity of the development are to be identified and improved. Highways layout and design should have appropriate regard to the 6Cs Design Guide and Manual for Streets (for details, see Appendix 2). The framework for securing the necessary mitigation measures will be determined by the Borough Council in consultation with the County Council as highway authority.

Planning applications for the housing, business and other developments will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking. Developers are advised to have a comprehensive understanding of the transport modelling exercise being Transport Assessment carried out on behalf of Nottinghamshire County Council Estates Property as landowner for the whole site so they can understand the wider transport implications (which may include in Hysterell, Linky and Depaleurist). The Transport Assessment (which may include in Hucknall, Linby and Papplewick). The Transport Assessment identifies the need for mitigation via two junction improvements:-

A611/Annesley Road (to be delivered at the outset of the development); and

A611/Wood Lane (delivery trigger to be identified via a scheme of monitoring). In order to address a minor increase in traffic on the route through Papplewick and Linby, a scheme has already been agreed between Nottinghamshire County Council and another developer involving the provision of a raised table at the junction of Linby Lane/Forest Lane/Moor Road. If this development not come to fruition, then the junction will need to be improved as a result of the Top Wighay development and the delivery trigger agreed with Nottinghamshire County Council Highways.

All transport infrastructure should be planned to facilitate extension to serve the possible development of the safeguarded land at a future date.

Parking provision for the housing element of the development should be provided in line with the provisions of Gedling Borough's Parking Provision for Residential Developments SPD.

#### Road access and circulation

Public transport should be given priority routes over private vehicles in the design of the road layout, and appropriate areas within the development should feature innovative design, which could incorporate shared surfaces for all users.

The principal access to the housing allocation will be formed by a fourth spur off the A611 / Annesley Road / Wighay Road roundabout. The unavoidable impact on Top Wighay Farm Drive LWS should be minimised by design, mitigation and compensatory measures. The highway should be designed and constructed to take account of anticipated public transport and private vehicular access to the entire housing allocation. The carriageway will also need to link with the second vehicular access to complete an access 'loop'.

The second access will be a new junction off Annesley Road primarily serving the business development. It should also facilitate <u>a</u> possible extension into the safeguarded land <u>after the ACS period</u>. Provision should be made to ensure traffic for the employment allocation does not use the housing allocation as a 'short cut'.

Both of these proposed vehicular access points (see Plan I) already benefit from were the subject of planning permissions which have now expired (application reference numbers 2008/0594 and 2008/0595).

<sup>&</sup>lt;sup>6</sup> Available online at LINK TO TA

Available online at http://planningguidance.planningportal.gov.uk/blog/guidance/transport-evidencebases-in-plan-making/transport-evidence-bases-in-plan-making-guidance/

The road network should ensure the separation of employment and residential traffic to the maximum practicable extent. More generally, the amenity impacts of road traffic and traffic infrastructure, including for buses, should be minimised, particularly in residential areas.

The design of the highway infrastructure shall have regard to the future development potential of the safeguarded land and developments in the wider area. Where practicable and sustainable, road and junction capacity will be provided to accommodate future development needs without extensive modifications.

For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.

#### Park and Ride

A Park and Ride site may be provided as part of the development.. Transport modelling work currently being undertaken by AECOM for Nottinghamshire County Council Estates as landowner will clarify whether the Park and Ride is required as part of development mitigation measures.

#### Bus services

Bus services will be required within the site and along Wighay Road for all phases of development, starting with the very first occupations. Services that link to Hucknall railway and tram station will be required. Bus circulation should form a route between the two accesses serving the site and keeping as much of the development as possible within 400m of a bus stop.

Buses are expected to route along the main highways through and past the site. Developers should discuss the logistics of services with the bus operators and expect to make phased financial contributions in line with section 106 requirements, to secure optimum usage. Details of bus provision should be included in Transport Assessments.

#### Nottingham Express Transit

A safeguarded corridor for the potential future provision of an extension to the Nottingham Express Transit will form part of the allocation, with its location indicated on Plan I. However, as no firm alignment exists at the time of writing, the layout should allow for future flexibility. The County Council's technical document attached as Appendix 5 sets the requirements for the internal road layout to accommodate a future NET extension.

#### Rail connections

As noted elsewhere, strong north-south transport connections between the site and Hucknall should maximise accessibility between the site and Hucknall railway (and NET) station.

Any future development on the safeguarded land may require the provision of a third access (to Hucknall Road) to facilitate connections to Newstead railway station.

#### Cycling and walking

Cycling and walking will be encouraged through the provision of good quality footpaths and cycle ways that connect to surrounding routes serving Hucknall Town Centre and Newstead. The internal layout of the site should also be planned to provide a comprehensive internal network of footpaths to enable priority for the pedestrian and cyclist, which would assist in encouraging non-motorised travel.

Cycle links along Wighay Road to what is known locally as the 'Black Pad' (the link from Wighay Road to Linby Walk) should be improved, and the potential for improving north-south pedestrian and cycle links between the site (in particular the local centre) and Hucknall through a designated crossing of Wighay Road should be explored improved.

<u>Full account should be taken of the Transport Assessment for the site which sets out how linkages from the site to the wider cycling and walking network will be required.</u>

There is a continuous shared use facility for cyclists/pedestrians from Newstead, which continues on the A611 towards Nottingham. Provision will need to be made for this route to have safe crossing of the access points into the site and an on-carriageway facility along Annesley Road into Hucknall.

The County Council have confirmed that there are no registered public rights of way or current claims for public rights of way over these areas for either the allocated land or the safeguarded land as shown on Plan B of the brief. No paths for this area were claimed by Linby Parish Council in 1952 when the rest of the paths in the County were being claimed and none are shown on the 6" Ordnance Survey base maps dated 1938.

With the area being close to Hucknall, it is possible that there may be some claims for public rights of way based on uninterrupted use without challenge by members of the public. However, the County Council is not aware of any that are about to be made. It is also possible that there may be some documentary evidence that indicates the existence of public rights of way, but to date no applications have been made to the County Council.

#### Education

The Greater Nottingham Infrastructure Delivery Plan makes provision for a primary school of 210 places as part of the development of the allocated land. A need for a site of 1.5 hectares including school buildings and playing fields has been identified in the ACS at an estimated cost of £3.5 million, and will need to be provided alongside access and services.

For secondary schools, the Greater Nottingham Infrastructure Delivery Plan expects capacity to be met within existing schools with contribution to new places. Requests for contributions will be made for all residential developments of 10 dwellings and above in line with the Nottinghamshire Planning Obligations Strategy. Individual contributions and phasing will be agreed as part of Section 106 discussions. As set out above, the Community Infrastructure Levy Regulation 123 list includes the cost of secondary school contributions at the Top Wighay Farm site.

School buildings should be built to take advantage of new and emerging technology to ensure they achieve high sustainability ratings. In the case of schools, this will have added benefits for education on sustainability issues.

The formal sports provision for the allocated site can best be provided on a joint use basis with the proposed school development (subject to agreement with the Education Authority). It would be necessary for this to be built into the school design to ensure easy use of all community facilities, including changing accommodation, without compromising the security of the main school building.

The school site should be in an easily accessible location that also has the potential to serve any development on the safeguarded land at a later date (see Plan B).

#### Health

The Nottingham North and East Clinical Commissioning Group (CCG) is aware of health capacity issues in Hucknall at present, and will be producing a Premises Strategy for the town-in 2015.

In line with the CCG's requirements, the most likely options for accommodating the demand arising from development at Top Wighay Farm include:

- expansion of existing premises;
- reorganisation of existing premises; or
- providing new premises, either on the site or elsewhere in Hucknall.

If the premises strategy indicates that new provision is required on the site itself, the CCG require that the facility avoids isolated locations (due to security issues). If the premises are located within the local centre, which would seem an appropriate location, access and the provision of adequate parking are critical.

If the CCG considers that need is better met through existing surgeries in Hucknall, then developers will be required, as part of section 106 discussions, to make a financial contribution towards the expansion and/or reorganisation of these facilities. Dialogue between the Borough Council and the Nottingham North and East Clinical Commissioning Group (CCG) is ongoing and will be maintained after the publication of the premises strategy.

The staging and timing of payments, as well as the dates by which the contributions must have been spent on the identified infrastructure/services, will be negotiated at the planning application stage.

#### Retail

The viability of retail provision at a small local centre will depend to a great extent on its location. As such, the local centre should be positioned so as to maximise its accessibility not only to new residents but also to existing residents of surrounding settlements including Hucknall and/or Linby, so that it can meet existing as well as newly-arising demand (see Plan B). This will also help maintain its role as a local provider of employment. Retail uses could be accompanied by complementary non-retail uses appropriate to a local centre, such as for example a health centre or pre-school/nursery provision, as well as including residential uses (for example, flats over shops) and small B1 office units.

#### Open space

The additional public open space to be provided should be in line with the indicative site layout in Plans B and D. It should include sufficient land for recreational use, including informal play space, allotment land and children's play areas.

The design of the open spaces should take into account how they will be used and measures taken to limit the impact on adjacent residential properties. Noise barriers, landscape bunds and the type or location of leisure equipment facilities that may be installed should be considered in this context.

A commuted sum will be negotiated with the developer for maintenance. Further guidelines are contained in GBC's SPG on Open Space (2001). If the developer(s) seeks to transfer maintenance responsibilities for open space to the local Parish Council (Linby) or Gedling Borough Council, guidance on capitalised maintenance payments is provided in GBC's Planning Document – New Housing Development Supplementary Planning Guidance for Open Space Provision.

The National Society of Allotment and Leisure Gardeners recommend 20 allotments per 1,000 households. Based on an average recommended plot size of 250 metres squared, this indicates that the allocated land should include around 4,000 square metres (i.e. 0.4 hectares) of allotment space.

Interventions that can help to reduce future maintenance requirements, such as planting with low-nutrient soil, are encouraged. For areas that may require specialised techniques, additional sums may be negotiated.

The overall requirement for open space associated with the development of the allocated land is a minimum of 10% of the gross developable housing area in line with Policy R3 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). This is required for formal and informal play, youth facilities and formal sports provision.

As stated previously, the development of this site should not prejudice further development on the safeguarded land or other developments in the wider area. The provision of the open space on the allocated land should take into account the potential open space for the whole site.

The overall vision for the site is for a linear open space along Top Wighay Farm Drive, leading to a new area of open space to the north that will provide children's play facilities, formal sport provision, allotments and other structured landscaping (see Plans B and D). Consideration should be given to the layout and design of play and open spaces so as to complement the wider landscape character. Arrangement for future funding and management should also be made.

In addition to the provision required within the allocated land the retained area of Green Belt could provide low-key recreational facilities consistent with the intention to keep this area as a buffer between the site and Linby. This is in line with current Green Belt policy and does not alter the current situation.

The use of land for biodiversity purposes is considered later but the formal and informal play areas should form part of the Green Infrastructure network that will run throughout the site.

#### Flooding and drainage

In line with ACS Policy 1: Climate Change, adequate measures should be put in place to ensure that the development does not increase the risk of flooding elsewhere. This can be achieved through a Sustainable Drainage System or other means appropriate to the specific development.

A Flood Risk Assessment will need to be carried out for development proposals of one or more hectares as per paragraph 100 of the NPPF in line with advice from the Environment Agency and a Sustainable Drainage System, which could include, depending on location, balancing ponds, and permeable materials to roads and green roofs, should be implemented across the site in line with ACS Policy 1; Climate Change.

The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate holistically with the strategic approach to drainage required across the whole site, taking into account existing and proposed drainage interventions in other parts of the site at the time of the application.

In light of the site's potential for surface water flooding as outlined in Chapter 5 above, development will not be permitted to begin until the planning authority has approved submitted drainage/surface water run off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as the Lead Local Flood Authority. A condition to this effect will be attached to any future planning permission.

Developers should note that open space used for flood attenuation and/or drainage has the potential to be multi-functional, offering also opportunities for promoting nature conservation, recreation and as structural amenity space. However, it is also recognised that if the site is to be developed in small packages, there are some locations where large-scale SUDS infrastructure will be neither necessary nor viable,

and instead smaller interventions such as filter strips, swales and/or small-scale storage could be more appropriate, as long as it can be demonstrated that they contribute appropriately to the overall drainage strategy across the site.

#### Utilities and services

#### Electricity

Development of the housing allocation will require Hucknall's electricity network to be upgraded to 40MVA (mega volt-ampere). Depending on the phasing of development, a new Bulk Supply Point may be required. Upgrade works are being carried out by Western Power and are scheduled for completion by 2015, and the Borough Council will maintain dialogue with Western Power as details of site phasing emerge.

#### <u>Gas</u>

National Grid has indicated that development of the site poses negligible risk to the existing electrical and gas networks.

#### Water and sewerage

Extensive off-site water mains for water supply may be required, as the site is approximately 1.5 kilometres from Wood Lane and booster pumps; developers are expected to consult with Severn Trent on water supply and foul water drainage. Local upsizing of waste water treatment is likely to be required, and this is subject to hydraulic modelling. The Borough Council will also maintain dialogue with Severn Trent as details of site phasing emerge.

#### Communications

It has been confirmed to the Borough Council that the development of the site does not give rise to any abnormal requirements in terms of IT networks.

#### Emergency services

The police, ambulance and fire and rescue services have confirmed that the development will not give rise to any abnormal requirements. However, as detailed proposals emerge, there will be further dialogue between the Borough Council and the emergency services in terms of local facilities for neighbourhood policing, ambulance standby locations and layout and mix of units.

#### Waste management and recycling

The water and waste recycling strategy for new development is at the heart of sustainability. The developer will be responsible for the landtake and design of the systems to be employed in the development but early consultation with the drainage authority, NCC's waste management team and the waste collection authority is advised. Nottinghamshire County Council is likely to seek contributions for a waste recycling site at an estimated cost of £500K. Contributions towards this will be agreed as part of s106 discussions.

#### 6.5 Delivery and phasing of development

The Borough Council recognises that the development timeframe for this site is relatively long, potentially taking ten or more years to be developed in its entirety. Its preferred approach to development phasing over this period is to develop the site from south to north, as this will help developers avoid excessive early infrastructure costs.

Developers are encouraged to enter into early and ongoing dialogue with the Borough Council, which will provide clarity and certainty on the specific infrastructure

requirements and triggers pertaining at the time of individual development applications. The infrastructure requirements and triggers will depend to a significant extent on how much and what type of infrastructure has already been consented and/or delivered by that stage.

Occupation of completed industrial or commercial premises will be dependent on implementation of the access spur off Annesley Road. Temporary access to the employment land through the residential or any other surrounding land uses would not be acceptable.

# 7. Design Principles

In any major development project there will be key conflicting objectives, for example between the need to protect the environment (ACS Spatial Objective vi) and the need to help satisfy all the housing needs of the Borough (ACS Spatial Objective ii). At Top Wighay Farm, the following design principles will be used as a base to assess development proposals.

#### 7.1 Overarching design principles

As stated previously, the development and design principles for the site articulated through this Development Brief take full account of the ACS vision for Top Wighay Farm. This helps ensure that an appropriate balance is achieved between the development being sustainable and self-contained but also integrating well with and being fully accessible to and from its surroundings, in particular Hucknall and Linby.

Development proposals for all or part of the site should take full account of the Masterplan Mmaps accompanying this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the site's surrounding context, access points, and local vantage points, in particular the former Linby Colliery Tip to the south-east of the site.

Although these considerations should apply to the development of the entire site, they are particularly relevant to the employment land, as employment buildings, due to their greater heights, have the potential to be more visually prominent than residential development, particularly on this relatively flat site. As such, the visual impact of taller employment buildings from surrounding viewpoints should be carefully considered and, where necessary, mitigated through appropriate design.

#### 7.2 Quality

The design and construction of the built environment should be of the highest quality when judged against Policy 10 of the ACS. Gedling Borough Council will examine any proposals critically to ensure that high quality design is achieved through the development of the site. Development, particularly along the outer edges of the allocation, should be designed to reflect and respond to its edge-of-town, largely rural context.

The development provides an opportunity to reflect the village-scale vernacular architecture and local distinctiveness of Linby and Papplewick. The design of any enabling infrastructure, particularly if proposed beyond the site, should have regard to the special rural character of both villages, in accordance with NPPF paragraph 131.

The western side of the allocated land fronts onto the A611, a main route from the north into Hucknall and the main route to Junction 27 of the M1. The design of buildings along the frontage should reflect the high visual impact they will have and should be of sufficient design quality to form an attractive gateway to the northern approach to Hucknall.

Low carbon / zero carbon development which makes use of emerging science and technology will be supported. Clear, innovative and reliable management mechanisms should be put in place to ensure enduring sustainability.

#### 7.3 Connectivity

The design of development at Top Wighay Farm should avoid insularity by ensuring sustainable connections to its surroundings. The aim is for a development that is at

the same time both a self-sustaining community but also fully integrated into the wider Hucknall urban area.

In design terms, this indicates solutions including frontages to Wighay Road and improving north-south pedestrian and cycle links between the site and Hucknall. In particular, consideration should be given to access and links across Wighay Road to the country park on the site of Linby Colliery Tip.

Designing a logical road hierarchy will help to define and structure the site's character areas.

#### 7.4 Form, massing and layout

It is required that the site generally, and the housing element in particular, should be developed on the basis of individual 'character areas'. Each character area's form, massing and layout should be designed to be visually and functionally distinct from those of its neighbours. A character area approach will simultaneously help to:

- build a sense of place;
- increase development legibility;
- improve townscape through varying building scale, height and type;
- soften the landscape and visual impact of development;
- promote integration with surrounding areas; and
- counteract the perception of monolithic or unbroken development.

The residential element of the site has been divided into four key character areas, namely Northern, Central, Eastern and Southern (illustrated on Plan H). Development within each character area is expected to have regard to the following general principles, as also illustrated in Plans B, C, E, F and I:

- Northern Character Area: Key considerations in this location are the relationship of development to open countryside to the north, employment land to the south, and Annesley Road to the south-west. Development should reflect the semi-rural context through appropriately lower densities (rising from 30 dwellings per hectare at the urban edge to 40 along the access loop road) softer landscaping, larger properties and reduced storey heights (see Plans E and F). In visual terms, the frontage with Annesley Road, with the development forming the entry point to Hucknall from the north, will be particularly important. Through appropriate design and landscaping, development of the key frontage to the access loop road (Plan C) should also seek to minimise residential impacts of employment traffic movement and allow for corner landmarks to enhance site legibility and sense of place. As this character area is the furthest from the local centre, ensuring a direct, pedestrian and cycle friendly movement network is particularly important here.
- **Central Character Area:** This is the densest of the character areas (at mainly 40 dwellings per hectare, but 60 around the local centre, which could include, for example, flats above shops - see Plan F). As such, it is likely to have the most urban character of the four character areas, and this could be reflected in three storey heights (see Plan E) and a harder approach to landscaping and layout, including ensuring a strong pedestrian and cycle movement network. Dwelling sizes are likely to be smallest in this location, reflecting the higher densities around the local centre, and as such this could be an appropriate location for older peoples' housing, including one-bed units. The area is surrounded by the access loop road on three sides and as such, measures to minimise impacts on residential amenity through appropriate design of key frontages (while still ensuring streets are overlooked) could be appropriate here. The amenity value of Top Wighay Farm Drive LWS to the west should also be recognised and maximised. Corner landmarks to enhance site legibility and sense of place would also be appropriate (see Plan C)

- Eastern Character Area: This area is closest to Linby and also overlooks open countryside. As such, like the Northern Character Area, development should reflect the semi-rural context through appropriately lower densities, softer landscaping, larger properties and reduced storey heights (see Plans E and F), and this is a key factor in the location of the school within this character area. Appropriate design, both of the school buildings and neighbouring residential properties, should help reduce the impact of the primary school on residential amenity. Plan C indicates the location of the key frontage and a corner landmark.
- Southern Character Area: The character of this area should complement and reflect existing development on its southern edge, including both Hucknall itself across Wighay Road and the Strata development. The density and character of this area will need to balance the more urban, higher densities and three storey heights of the Central Character Area to the north with the suburban densities and character of the northern edge of Hucknall and the Strata development. As such, the area is suitable for development up to three stories and densities ranging from 30 to 40 dwellings per hectare (see Plans E and F). Plan C indicates the location of the key frontage and a corner landmark. Permeability for cyclists and pedestrians through this character area is particularly important as it will help link the local centre with Hucknall to the south.

Housing areas should be designed to minimise the potential for 'bad neighbour' impacts. In particular, the scale, siting and layout of boundaries and buffers between the housing and the employment uses, the primary school and the park and ride site should be considered and designed appropriately. Such buffers, for example to the north and east of the employment land, also have the potential to contribute to the site's green infrastructure and biodiversity value.

Adopting the principles of continuity, enclosure and overlooking should create successful and well-defined public places. Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure for the street.

The design and layout of the scheme should take the opportunity to reduce the opportunities for crime. All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance. By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked. It is likely that any 3 storey houses would be more appropriately located away from the boundaries of the site.

There is scope for the layout of development, in particular the housing element, to maximise the potential offered by photovoltaic (PV) panels for solar energy development. PV panels achieve maximum efficiency on south-facing roofs.

For further guidance on expectations of form, massing and layout, refer to page 7 of the Nottinghamshire County Council Sustainable Developer Guide (July 2004).

### 7.5 Density

Residential densities should be highest (maximum of 60 dwellings per hectare net) around the local centre and along main transportation routes, in accordance with Policy H8 of the Replacement Local Plan (Certain Policies Saved July 2008). The more outlying areas will be better suited to lower density development at 30 dwellings per hectare, with appropriate regard to the indicative total site capacity and the efficient use of land. Densities are illustrated in Plan F.

### 7.6 Landscaping

For the most appropriate style and composition of landscape layout developers should refer to the Greater Nottingham Landscape Character Assessment to ensure the use of native tree and shrubs species, appropriate to the local area. Play areas, open spaces, hedgerows and the portions of the LWSs that are retained should be linked with Green Corridors to create a Green Infrastructure network across the site. Tree and shrub planting in appropriate locations across the site could also have an important role to play in mitigating and minimising the landscape and visual impact of the new development from key viewpoints. Guidance is provided on the Natural England website.

# 8. Delivery and Implementation

As noted above, this Development Brief has been drafted to provide firm direction to individual site developers if the landowner chooses to develop this site by selling off land parcels to multiple parties. However, the landowner may choose to enter into a partnership with a single partner and thus to develop the site according to a single strategic masterplan incorporating the input of key local stakeholders. If this occurs, then there is the potential for this document to be interpreted more flexibly, as a definition of the key parameters to inform that masterplan.

The Maps reflect the preferred spatial interpretation of the text, but not the only one. Others are possible and could be developed through a further consultative masterplanning process if the landowner and/or the developer(s) so choose.

This does not change the fact that any planning application, even if differing from the Maps, must confirm to the policy requirements outlined in Chapters 3-7 above. These policy requirements have been carefully worded to enable them to be sufficiently prescriptive, but at the same time flexible enough to accommodate the priorities of developers and local stakeholders.

For example, a local centre is required to be developed, but the developer has a degree of freedom in determining its exact location. The Maps accompanying this SPD were, however, drafted on the basis of robust evidence, including consultation; as such, the developer is expected to consult on and justify any significant differences proposed from the Maps.

Like all sites allocated through the planning process, the phasing and process by which the site is brought forward is a choice for the landowner and ultimately outside the control of Gedling Borough Council as the local planning authority. It is still by no means guaranteed that the site will be developed through a single strategic development process; this is a decision for the landowner.

As such, this SPD and its accompanying Maps have been developed specifically to allow for either of two eventualities or a combination of both; either a single strategic development of the site or a piecemeal selling-off of the site to individual prospective developers. The latter strategy resulted in the Strata Homes development on a small part of the site, and at the time that Chapters 1-7 were originally drafted, it was understood that this strategy would apply across the rest of the site as well.

Subsequently, (as of July 2016) the landowner has made it clear to the Council that this approach is no longer proposed; rather it is understood that the intention now is to develop a single strategic masterplan in line with the text in Chapters 1-7, informed by local consultation.

The Borough Council welcomes the landowner's intention to develop a single strategic masterplan rather than selling it piecemeal to individual developers, as it is considered that this is the approach most likely to offer benefit to the widest number of local stakeholders and is more likely to allow for further meaningful dialogue between the landowners/developers and interested parties.

If this is indeed the approach taken, the Council will expect the preparation of any new masterplan to:

- Incorporate feedback from a wide range of community and local authority stakeholders; and
- Accord with the parameters of this Development Brief. Any differences between the new masterplan and the principles set out in this document should be clearly explained.

Nevertheless, as explained above, the existing Maps have been retained to act as a more prescriptive guide to developers in the event that a single strategic masterplan

is not developed by the site developer(s). Were this to be the case, individual developers would, as normal, have to demonstrate that their proposals are in accordance with the Maps unless material considerations indicate otherwise.

# **Appendix 1: Relevant saved policies of the Gedling Borough Replacement Local Plan**

(Note: these policies will be replaced by relevant policies in the emerging Local Planning Document)

- ENV 1 Development criteria
- ENV 5 Renewable energy
- ENV 31 Safeguarded land
- ENV 36 Local nature conservation designations
- H 8 Residential density
- H 15 Comprehensive development
- E 1 Allocation of employment land
- E 3 Retention of employment
- R 3 Provision of open space

## **Appendix 2: Reference documents**

2010 to 2015 Government Policy: Energy Efficiency in Buildings, DCLG (May 2015)

https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings

6Cs Design Guide, NCC (April 2009 and subsequent amendments)

http://www.leics.gov.uk/htd

Active design, Sport England (2007)

http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/

Building for Life 12- Third Edition, Design Council (January 2015)

http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

Gedling Borough Council Affordable Housing Supplementary Planning Document (December 2009)

http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable\_housing\_spd\_final\_dec2009.pdf

Gedling Borough Council Housing Market Assessment Update (April 2012)

http://www.gedling.gov.uk/media/documents/housing/Gedling%20SHMA%20update%202012%20final.pdf

Gedling Borough Council Open Space Supplementary Planning Document (November 2001)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Parking Provision for Residential Developments Supplementary Planning Document (May 2012)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Guidance on Air Quality and Emissions Mitigation (August 2015)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Adopted Community Infrastructure Levy Charging Schedule (December 2014)

https://democracy.gedling.gov.uk/documents/s6580/Enc.%202%20for%20Adoption%20of%20the%20Gedling%20Borough%20Community%20Infrastructure%20Levy%20Charging%20Schedule.pdf

Gedling Borough Council Statement of Consultation (June 2014)

# http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Appendix%20D %20-%20Statement%20of%20Consultation%20June%202014.pdf

Greater Nottingham Employment Background Paper (June 2012)

http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36312&p=0

Guidance for the Preparation of Travel Plans in support of Planning Applications, NCC (September 2010)

http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/travelplans/

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England (March 2015)

https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

Manual for Streets, DfT (March 2007)

https://www.gov.uk/government/publications/manual-for-streets

Manual for Streets 2- CIHT (September 2010)

https://www.gov.uk/government/publications/manual-for-streets-2

National Planning Policy Framework, DCLG (March 2012)

https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/6077/2 116950.pdf

National Planning Practice Guidance, DCLG (March 2014 and subsequent amendments)

http://planningguidance.planningportal.gov.uk/

Natural England

### https://www.gov.uk/government/organisations/natural-england

Nottinghamshire Local Transport Plan 2011-2026, NCC (December 2010)

http://cms.nottinghamshire.gov.uk/ltpfull.pdf

Planning Practice Guidance for Renewable and Low Carbon Energy, DCLG (July 2013)

https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/22568 9/Planning Practice Guidance for Renewable and Low Carbon Energy.pdf

Sustainable settlements, UWE (April 1995)

http://eprints.uwe.ac.uk/

# **Appendix 3: Descriptions of Local Wildlife Sites**

### Wighay Road Grassland (LWS Ref. No 5/977)

This is an example of a characteristic neutral grassland community (a Nottinghamshire priority habitat in the Local Biodiversity Action Plan) with wet areas and a diversity of grass and flowering plants. Ideally this community should be retained and managed in an appropriate fashion.

### Top Wighay Farm Drive (LWS Ref. No. 2/81)

This is a calcareous grassland community, listed as a national key habitat in the UK Biodiversity Action Plan. Any public access to the site should be minimised. There are also concerns about the planting of shrubs and trees onto this grassland; this would be inappropriate management for this habitat. Any peripheral planting should be on ex-agricultural land not within the LWS boundary, they should be native species whose eventual height will not endanger the open grassland through overshading. It has already been suggested in a previous survey (1996 Phase 1) that existing planted trees and hawthorn should be managed to retain the grassland community.

### **Appendix 4: List of Service Providers**

### **Nottinghamshire County Council**

Country Parks and Conservation - Highways management - Public transport management - Children, Families and Cultural services - Waste and recycling - Youth service - Adult Social Care - Social services

Post:

Nottinghamshire County Council County Hall West Bridgford Nottingham NG2 7QP

Email enquiries@nottscc.gov.uk

Phone 0300 500 80 80

### **Gedling Borough Council**

Housing - Leisure - Waste management

Post:

Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU

Phone 0115 901 3901

email webenquiries@gedling.gov.uk

### **Linby Parish Council**

Email <a href="mailto:linbypc@googlemail.com">linbypc@googlemail.com</a>

#### **Ashfield District Council**

Post

Ashfield District Council Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands NG17 8DA

Phone 01623 450000

Email info@ashfield-dc.gov.uk

### **NHS Nottingham North and East Clinical Commissioning Group**

Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU

Phone 0115 883 1838 E-mail: info@nottinghamnortheastccg.nhs.uk

Appendix 5 - Nottinghamshire County	Counci	Technical	Document

### NOTTINGHAM EXPRESS TRANSIT EXTENSION OF LINE ONE NORTH OF HUCKNALL

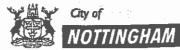


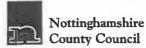
### **TECHNICAL PAPER**

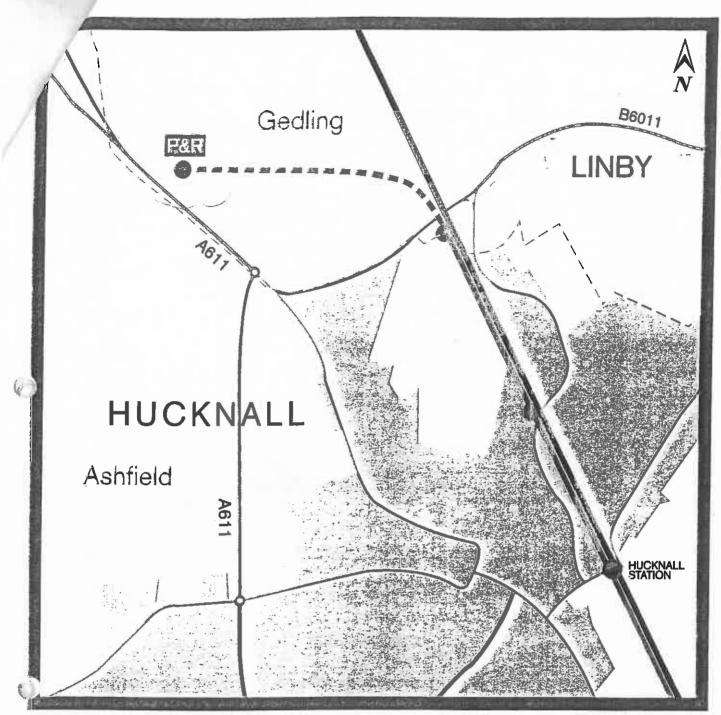
- 1. There is currently a single Robin Hood Line track running north from Hucknall Station to beyond Newstead. The track uses the western side of the railway formation, which formerly accommodated two tracks. With the arrival of NET Line One there will be no alteration to the Robin Hood Line (RHL) between Hucknall and Newstead.
- 2. The area to be safeguarded for a future NET extension should allow for two light rail tracks and two heavy rail tracks wherever space permits. This will allow for operational flexibility for both systems in the future. However, short sections of single track should not compromise operations.
- 3. The total width required for two light rail and two heavy rail tracks is 20.1 metres; for a single light rail and a single heavy rail track it is 12.5 metres.
- 4. NET Line One will operate on single track on its approach to Hucknall Station from the south, doubling up to two tracks at the interchange platforms. North of the platforms the tracks could be extended to run through a section of the existing car park using one or more of the available bridge spans.
- 5. Between Hucknall Station and Linby Colliery Crossing the width available is constrained by housing built close to the railway alignment. Along this section only one NET Line and one RHL can be accommodated. The RHL would use the eastern side of the formation.
- 6. At Linby Colliery Crossing there is a requirement for very localised reduction in separation between NET and the RHL in order to avoid a residential property. This may necessitate a short distance without a fence between the systems (which would be necessary through the level crossing anyway) as will be the case on NET Line One at Highbury Road Bridge, Bulwell.
- 7. Immediately north of Linby Colliery Crossing there is land available within the railway fence line to locate a stop and to allow both systems to operate on double track.
- 8. North of this, a four-track layout can be achieved by using a strip of land currently lying outside of the railway formation. The first section (approximately 130 metres long) is in the ownership of Linby Metals. The strip required is approximately 6 metres wide. The second section (approximately 620 metres long) is owned by the County Council and is currently used by Linby Metals to gain access to their site from Wighay Road. The width of land required to operate two light rail and two heavy rail tracks and replace the access road is approximately 14 metres; this would be reduced if the access road is no longer required.
- 9. A stop could be located immediately south of Wighay Road.
- 10. North of Wighay Road, a strip of land approximately 5 metres wide, currently in private ownership, would need to be safeguarded.
- 11. A nominal alignment to a park and ride site on the A611, through a potential new development site, has been indicated.

S:\NETWORK\LINBY\INQUIRY\TECHNOTE DOC









NOT TO SCALE

# Nottingham Express Transit - Alignment to be Safeguarded North of Hucknall

NET LINE ONE
ALIGNMENT TO BE SAFEGUARDED FOR POSSIBLE NET EXTENSION
INDICATIVE ALIGNMENT OF POSSIBLE NET EXTENSION
ROBIN HOOD LINE
POSSIBLE STOP LOCATION FOR NET EXTENSION
NET/ROBIN HOOD LINE INTERCHANGE
POSSIBLE PARK AND RIDE SITE
DISTRICT BOUNDARY

# **Appendix 6 - Consultation Strategy**

# **Top Wighay Farm Development Brief - Consultation Strategy - December 2016**

This documents sets out the methods and timescale for consultation on the preparation of the Top Wighay Farm Development Brief. The development brief is being prepared to provide guidance on the development of the Top Wighay Farm site which was allocated by the Aligned Core Strategy (adopted September 2014). It will help to achieve the comprehensive development of the site and set out a clear framework for the range of uses and infrastructure to be provided, in order to guide the future development of the site.

The development brief is being prepared as a Supplementary Planning Document (SPD). Consultation on SPDs is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations require that the SPD is made available at the Civic Centre and other appropriate locations for a period of at least 4 weeks.

Stage	Dates	Participants	Location	Status
Workshop To bring the key stakeholders together to discuss the key requirements for the site.	16 <sup>th</sup> July 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP	Bonington Theatre, Arnold	Complete
Approval to Consult Approval sought from Portfolio Holder to begin public consultation process	September 2015	GBC Portfolio Holder for Growth & Regeneration	N/a	Complete
Presentation Presentation to stakeholders regarding content of the Draft SPD and consultation process.	8 <sup>th</sup> September 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP, Papplewick Parish Council, ADC ward members, ADC County	Civic Centre	Complete

		Councillor		
Consultation on Draft Public consultation on the draft version on the SPD	between 18 <sup>th</sup> September – 19 <sup>th</sup> October			Complete
Notification via email and letter	18 <sup>th</sup> September 2015	All consultees on database	N/a	
Deposit Points	18 <sup>th</sup> September 2015	N/a	Hucknall Library, Papplewick & Linby Village Hall, Civic Centre, GBC website	
Review of Representations Comments submitted through public consultation reviewed and changes to development brief made where necessary.	19 <sup>th</sup> October – December 2015	Planning Policy	N/a	Complete
Consideration of transport assessment and changes to development brief made where necessary.	November/ December 2016	Planning Policy	N/a	Complete
Presentation Discussion of comments received and changes proposed with ADC.	7 <sup>th</sup> December 2016	ADC	ADC	Complete
Discussion of comments received and changes proposed with Linby and Papplewick parish councils.	16 <sup>th</sup> December 2016	Linby and Papplewick parish councils	Civic Centre	Complete
Adoption of SPD Adoption of the SPD by Cabinet	17 <sup>th</sup> Dec 2015	Cabinet	Civic Centre	

# **Supporting Maps**

Plan A - Boundary of Allocated and Safeguarded Land

Plan B - Concept Layout Plan

Plan C - Key Frontages and Landmarks Plan

Plan D - Green Infrastructure Plan

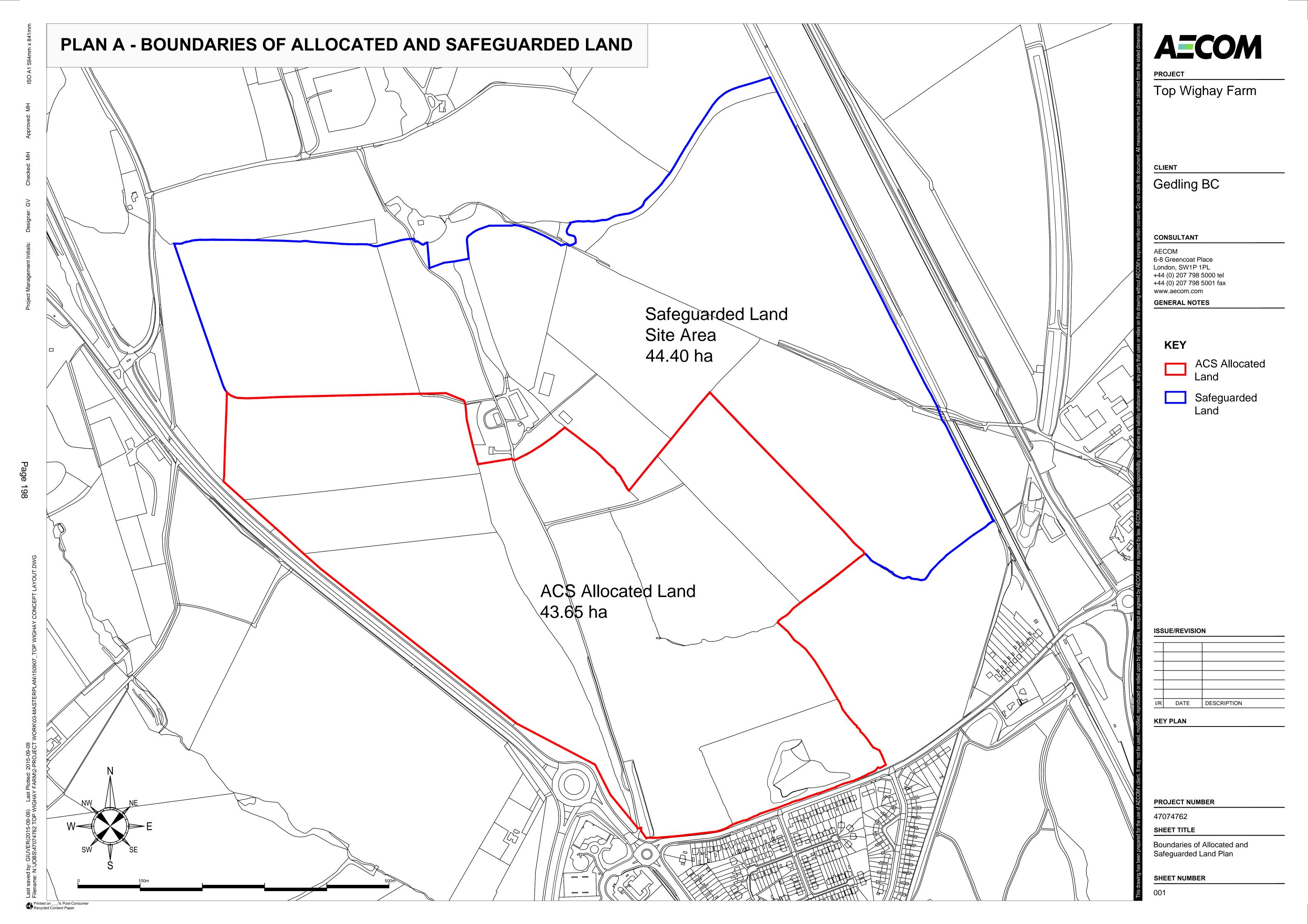
Plan E - Building Heights Plan

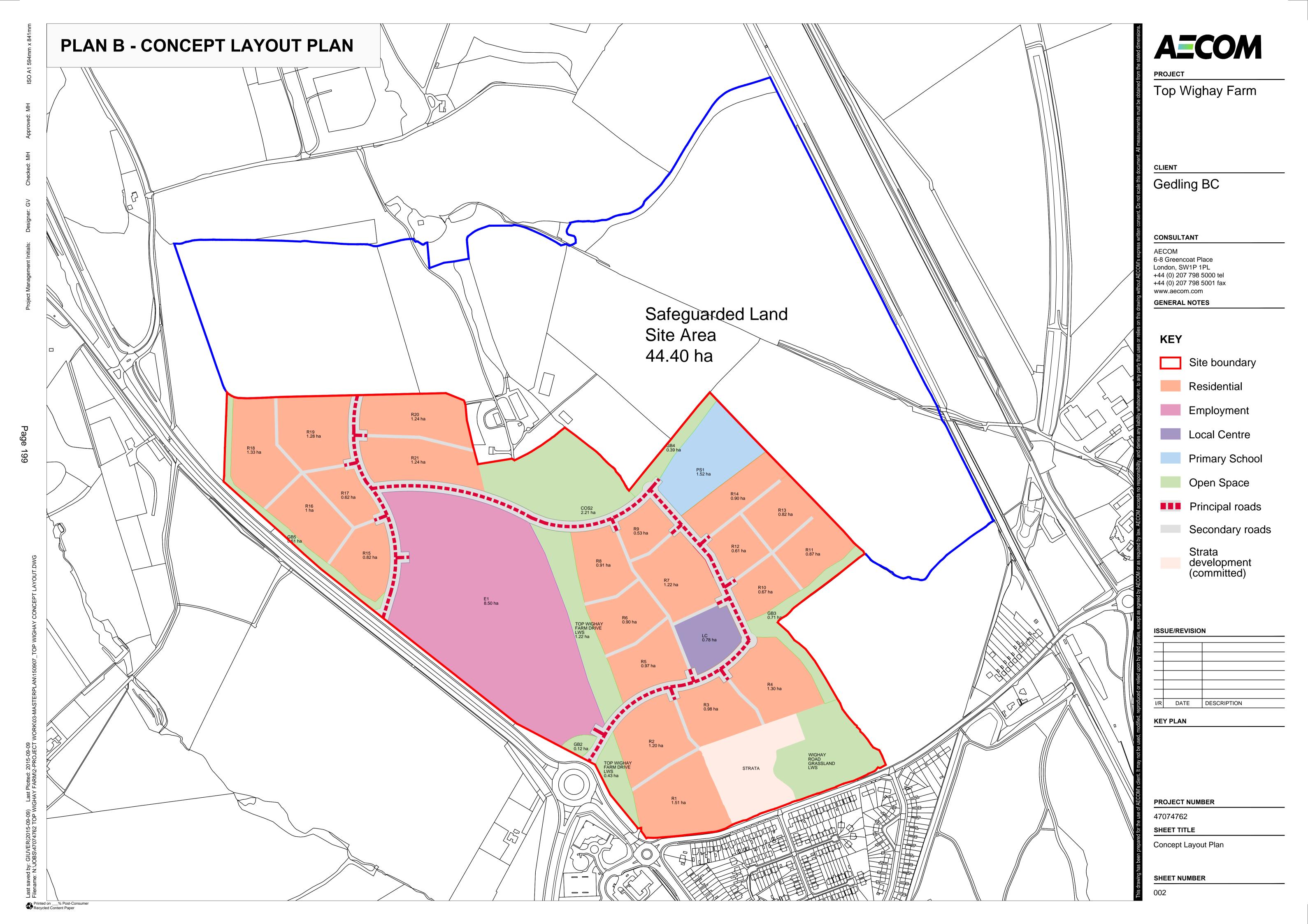
Plan F - Density Plan

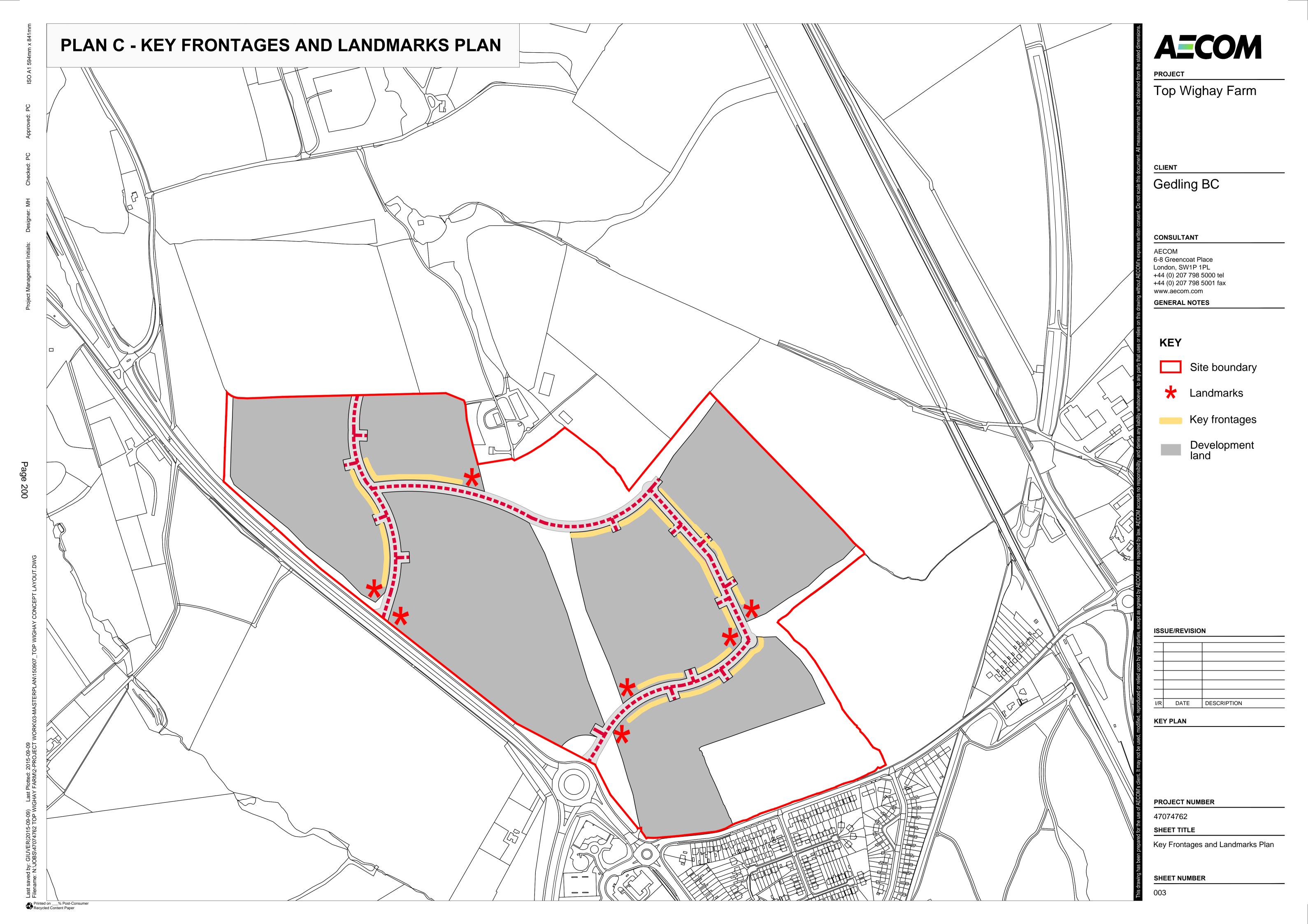
Plan G - Development Land Plan

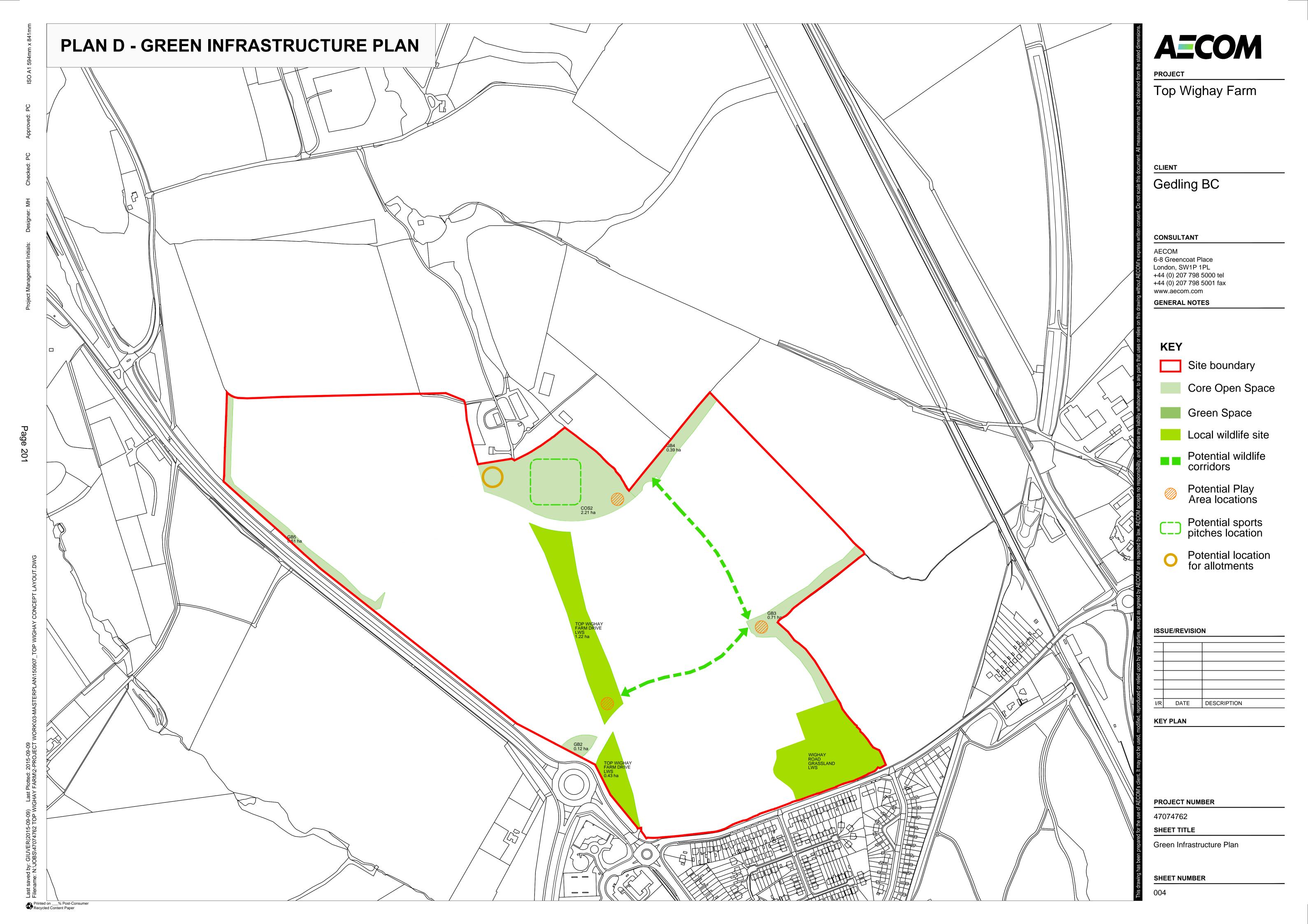
Plan H- Character Areas Plan

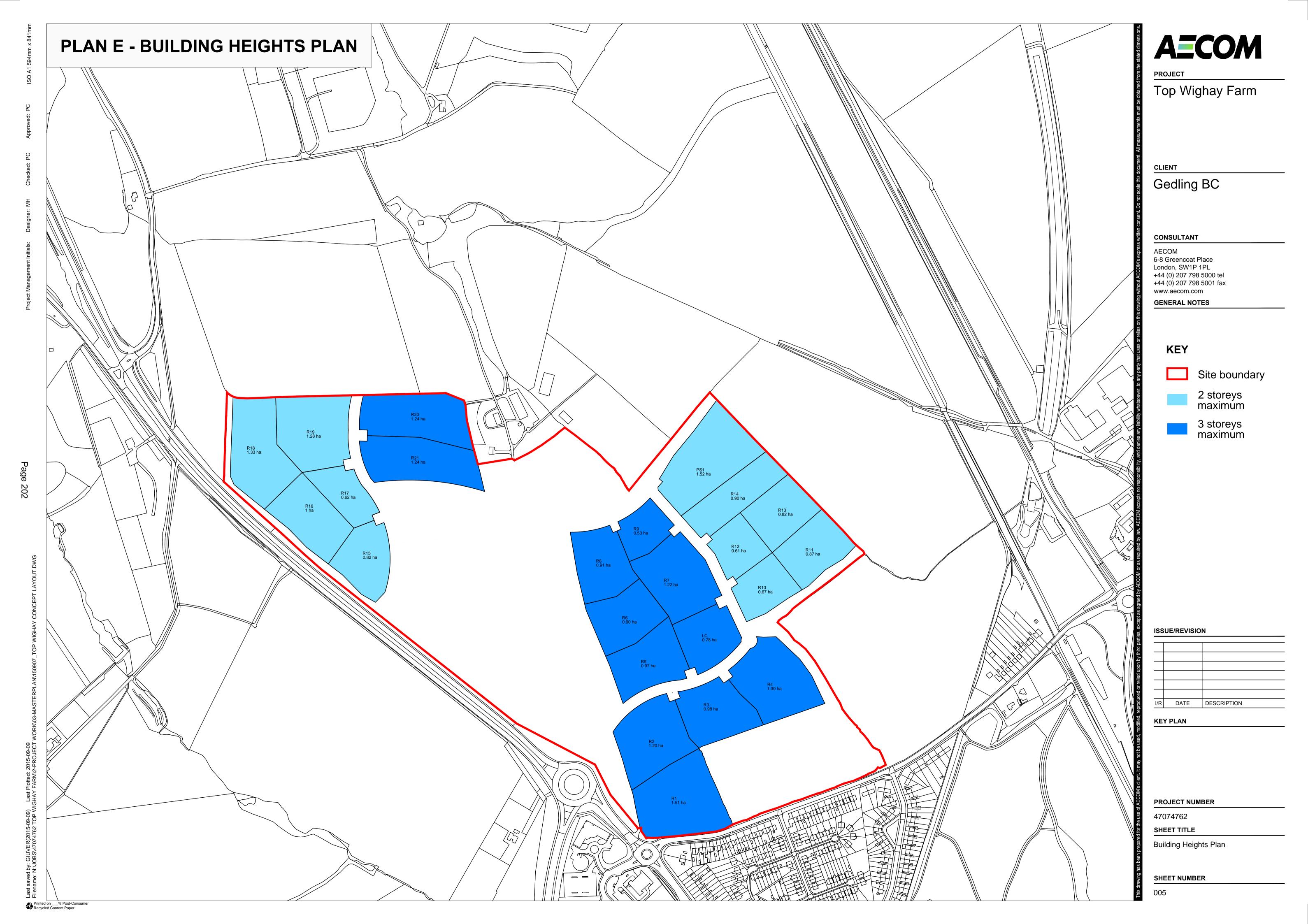
Plan I - Key Movement Plan

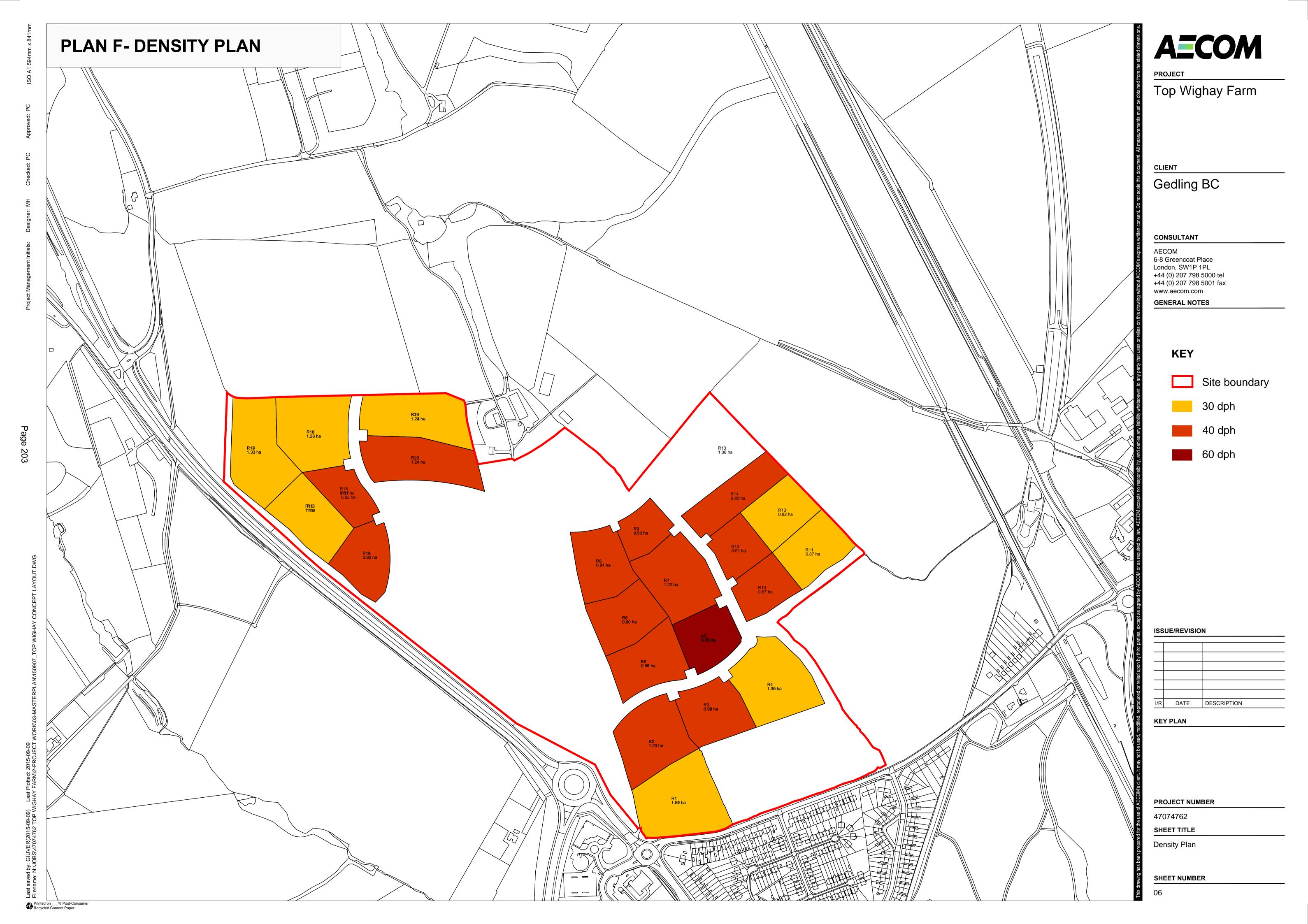


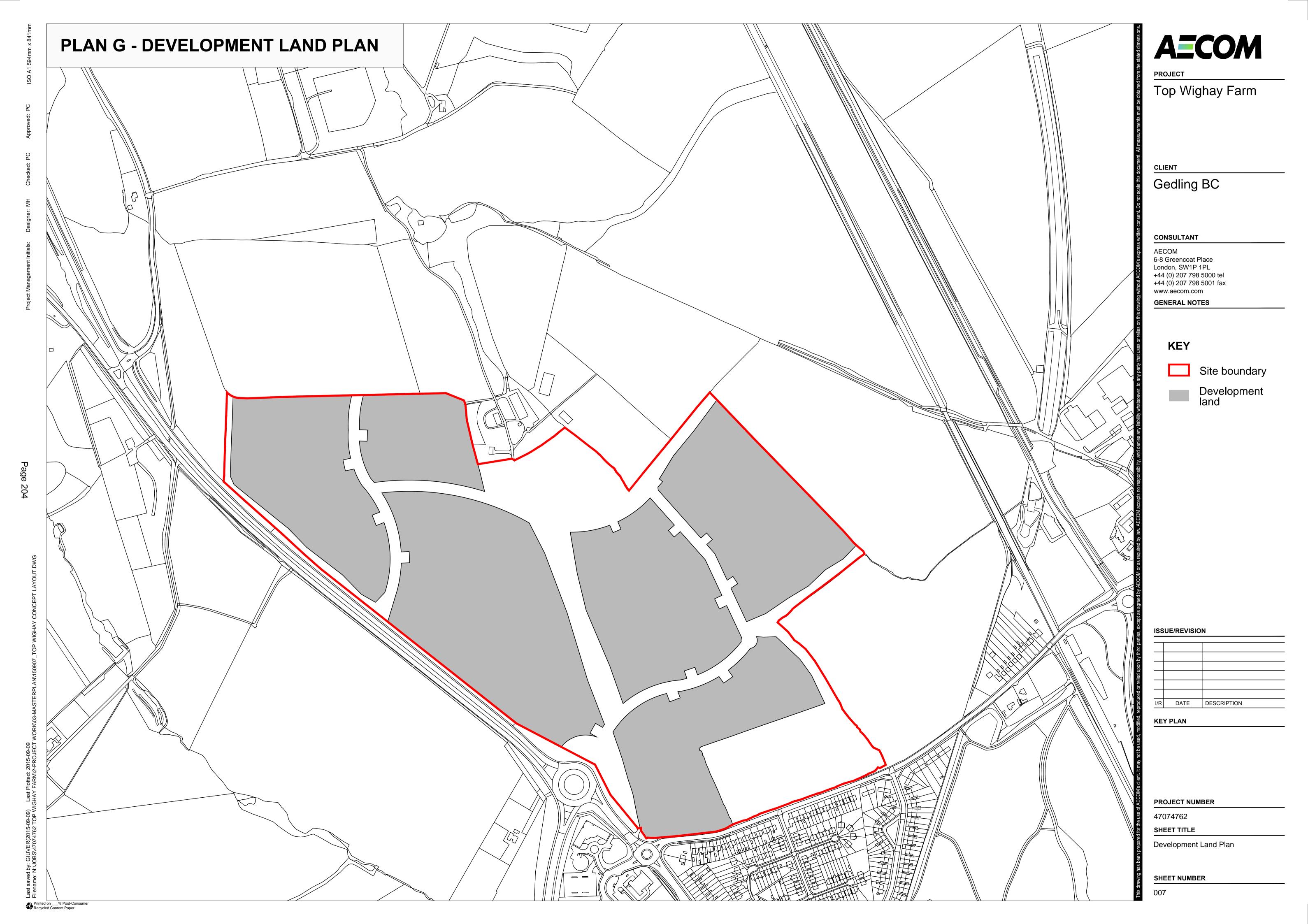


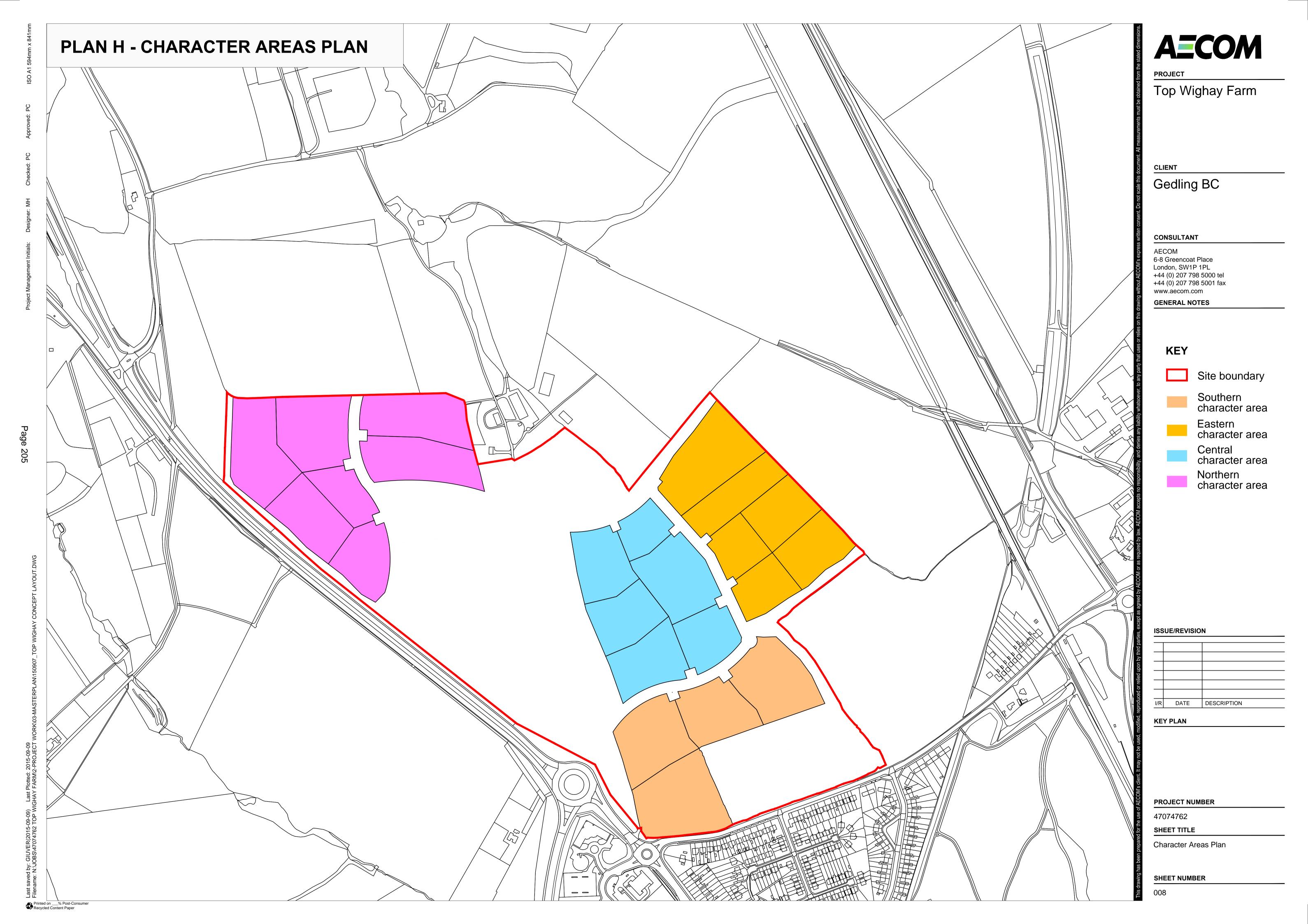


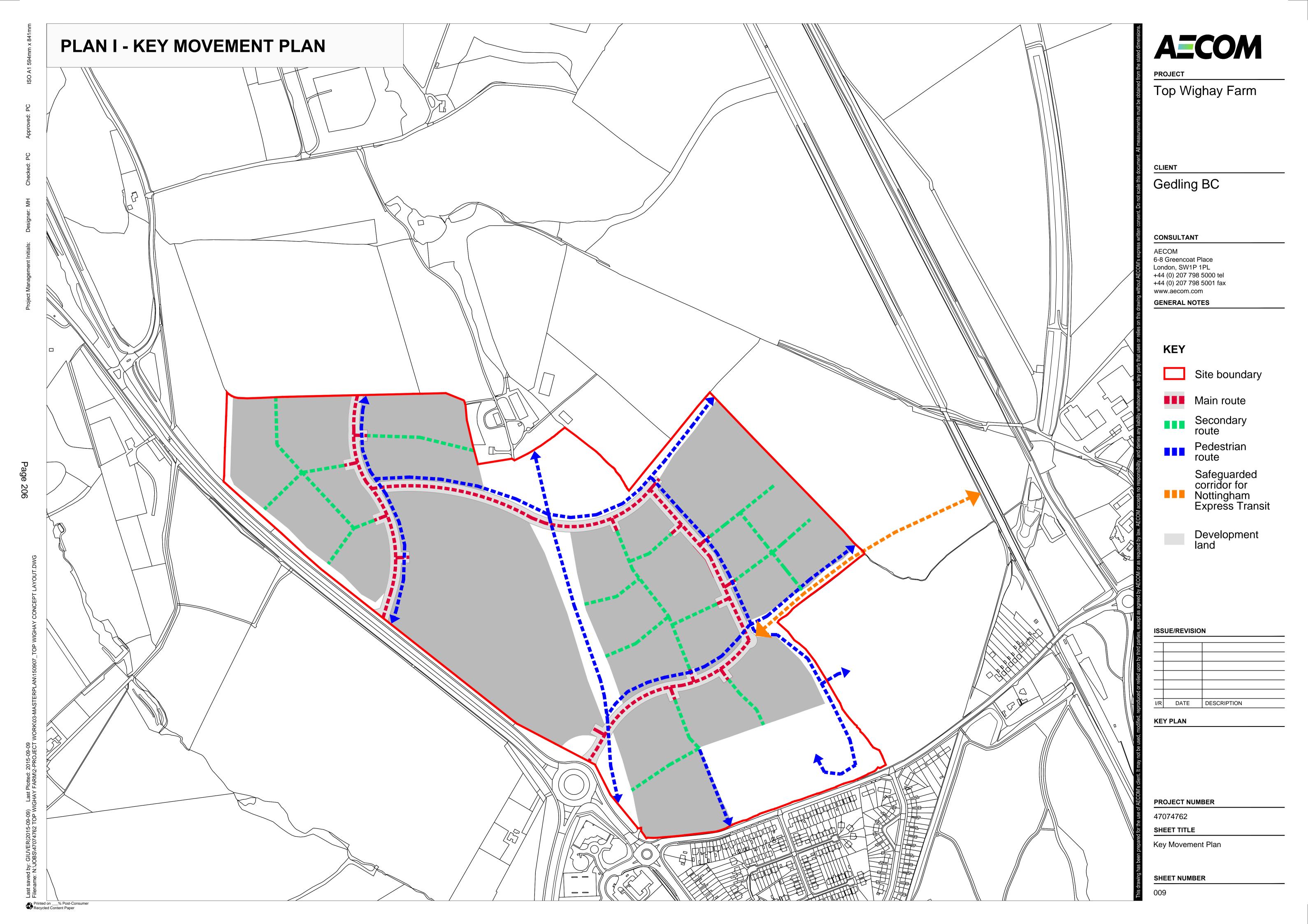












# Gedling Borough Council

Top Wighay Farm Development Brief Supplementary Planning Document

February 2017

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This Development Brief is accompanied by nine Maps which should be read in conjunction with the text, and are referenced as appropriate throughout. The Maps comprise the following:

- Plan A- Boundary of Allocated and Safeguarded Land
- Plan B- Concept Layout Plan
- Plan C- Key Frontages and Landmarks Plan
- Plan D- Green Infrastructure Plan
- Plan E- Building Heights Plan
- Plan F- Density Plan
- Plan G- Development Land Plan
- Plan H- Character Areas Plan
- Plan I- Key Movement Plan

### 1. Introduction

The Top Wighay Farm site is a key development site in meeting the Borough's housing and employment requirements up to (and possibly beyond) 2028. This Development Brief has been prepared to add detail to relevant policies in the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (henceforth ACS). This Development Brief not only provides developer guidance, but also through its preparation as a Supplementary Planning Document (SPD) the local community and other stakeholders has had the opportunity to influence the future development of the area. A key element of the Development Brief is Plans A to I which set out the location of the main land uses and supporting infrastructure within the site.

The remainder of this document is structured as follows:

- <u>Chapter 2: Context, Objectives and Process</u> outlines the history of the site allocation, the aims of this updated Development Brief and provides detail on the associated consultation process
- <u>Chapter 3: Site Description</u> describes the location and characteristics of the site:
- <u>Chapter 4: Planning Policy and Obligations</u> sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of this Development Brief;
- <u>Chapter 5: Environmental Considerations</u> identifies the key relevant considerations for site developers in terms of the local natural and built environment;
- <u>Chapter 6: Development Principles</u> builds on the conclusions of previous chapters to set out development principles for the site and the key land uses envisaged;
- <u>Chapter 7: Design Principles</u> sets out the detailed design considerations that site developers should incorporate into any development plans, as well as the indicative land use budget for the allocated land.

Chapter 8: Delivery and Implementation explains how rigidly the Development Brief will apply depending on how the landowner chooses to develop the site.

# 2. Allocation objectives and process

#### 2.1 Objectives of Development Brief

This updated Development Brief seeks to fulfil the following objectives:

- (i) To amplify the policies of the ACS, particularly Policy 2 (The Spatial Strategy);
- (ii) To promote the best possible practice in achieving sustainable development;
- (iii) To identify any other planning issues; and
- (iv) To clarify the requirement for planning obligations.

This Development Brief has been drafted to provide firm direction to individual site developers if the landowner chooses to develop this site by selling off land parcels to multiple parties. However, the landowner may choose to enter into a partnership with a single partner and thus to develop the site according to a single strategic masterplan incorporating the input of key local stakeholders. If this occurs, then there

is the potential for this document to be interpreted more flexibly (as set out in Chapter 8), as a definition of the key parameters to inform that masterplan.

Developers are free to submit planning applications on just part, rather than all, of any strategic allocation site in the ACS. Once submitted, the Council is required to determine all planning applications without undue delay and to the relevant target timescales. The number of individual planning applications, the timetable for their submission and the timetable for housing completion is determined by the site landowners and developers and is largely outside the control of the Borough Council.

There are standard requirements for the submission of supporting information for all planning applications, including the requirement for EIA scoping, and these are set out and clarified within this Development Brief.

As the local impacts of the site when fully developed have been modelled and found acceptable, it follows that even were the site to be developed in phases, the cumulative impacts of doing so will at no point exceed the impact of developing the site all at the same time. In other words, no matter whether the site is developed slowly or more quickly, the local impact of the completed site will be the same.

ACS Policy 19 provides further support on this point, when it states that all development will be expected to, where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed. Here, 'cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough and adjoining boroughs.

One of the key aims of this brief is to ensure that development of a small part of the housing allocation does not prejudice the delivery of the rest of the site, in line with Policy H15 (Comprehensive Development) of the Replacement Local Plan, which continues to apply as a saved policy following ACS adoption.

To help achieve this goal, Gedling Borough Council will work closely with all interested parties including Nottinghamshire County Council (NCC), Ashfield District Council (ADC), parish councils and other relevant statutory service providers in planning and delivering services to meet the needs of the Top Wighay Farm development.

The Maps accompanying this Development Brief are intended to guide the development of the Top Wighay Farm site by setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationship between them. In this way, they build on and add clarity to the more indicative mapping for the site that appears within the ACS. Planning applications on all or any part of the site will be expected to accord with these Maps, which, together with this Development Brief, form a material consideration for the determination of planning applications on the site.

### 2.2 History of site

The Top Wighay Farm site has been allocated for housing and employment development since the adoption of the Gedling Replacement Local Plan in 2005. Through the process of preparing the ACS, which replaces some policies of the 2005 Local Plan, the allocation was increased to 1,000 dwellings plus significant new economic development. The Council's longstanding ambition is that the site is suitable for 8.5 hectares of B1 and B8 employment uses.

The more detailed planning and design work informing the preparation of this Development Brief has since indicated, on the basis of a range of factors (explained

in more detail in Chapter 6 below) that the optimum site capacity is considered to be approximately 805 dwellings.

A previous Development Brief SPD for the site was adopted in 2008 but is superseded by this updated document. The update reflects the increased size of the allocated site in the ACS, as well as a number of other relevant changes in the local and national policy context.

Extensive modelling work carried out by technical specialists during ACS preparation tested the full range of infrastructure impacts associated with an allocation of this size. The modelling indicated that the infrastructure impacts would be acceptable subject to the required improvements being funded appropriately through contributions, in line with ACS Policy 19: Developer Contributions.

An independent planning inspector subsequently confirmed this assessment of impact at the ACS's Examination in Public, paving the way for the ACS to be adopted as part of the statutory development plan. The ACS was also subject to several rounds of public consultation, which further helped shape its conclusions.

### 2.3 Consultation process

The principle of developing the site was first established following extensive consultations and a public inquiry for the Replacement Local Plan, which was adopted in 2005.

The first Development Brief for the site was then drafted in 2008 and was the subject of widespread consultation in accordance with Gedling Borough Council's Statement of Community Involvement during its passage to adopted Supplementary Planning Document status.

Subsequently, the Aligned Core Strategy increased the size of the housing allocation, which was tested through the ACS consultation process, and found sound by the Inspector.

This updated Development Brief has also been informed by consultation with relevant stakeholders within the Council and beyond, in accordance with the Council's Statement of Consultation June 2014. This included a workshop for key national and local stakeholders that was held in Gedling in July 2015. A draft has been made public for consultation and, following consideration of the results, the text has been amended where appropriate.

The Development Brief was formally adopted as a Supplementary Planning Document on 2<sup>nd</sup> February 2017 as a material consideration to be taken into account by the Borough Council when determining planning applications relating to the site.

As detailed proposals emerge, through pre-application or planning application processes, the Borough Council will undertake further dialogue with Ashfield District Council to maximise the potential for the development to support and relate to relevant projects and developments in Ashfield, including Hucknall's ongoing Town Centre regeneration.

While this Development Brief makes reference to the potential development of the safeguarded land and seeks to ensure that the development of the allocated land does not prejudice any future development of the safeguarded land or other developments in the area, it must be noted that any development of the safeguarded land can only be considered through the preparation of a development plan document and will be subject to the full consultation process. Objectors and supporters of the principle of developing the safeguarded land will be able to make representations at that time if development is proposed.

### 3. Site Description

Land at Top Wighay Farm is divided for planning policy purposes into three key designations: the land allocated for development in the ACS ('the allocated land'), safeguarded land and Green Belt land. Plan A shows the boundary of the allocated and safeguarded land. This Development Brief primarily concerns the allocated land.

The Top Wighay Farm site mainly consists of agricultural land subdivided by hedged field boundaries and a few small pockets of woodland and grassland. The landform is gently undulating with an overall downward gradient from west to east, interrupted by the raised driveway running north-south from Wighay Road to Top Wighay Farm. On the northern half of the site is the main group of farm buildings.

#### 3.1 The allocated land

In the ACS, the allocated land comprises 35.6 ha of land allocated for 1000 dwellings plus significant new economic development.

As part of the preparation of this Development Brief, the site area has been recalculated using more sophisticated software and this indicates that the total area of the allocated land is in fact 43.66 hectares.

Between the adoption of the ACS and the preparation of this Development Brief, however, permission was granted for a development of 38 homes on 1.59 hectares of the site. As such, the outstanding developable area of the allocated land has since reduced to 42.07 . hectares, although neither of these developments entails change to the red-line boundary of the site as illustrated in the ACS.

The entire site has been allocated for development in accordance with ACS Policies 2: The Spatial Strategy and 4: Employment Provision and Economic Development. A key aim of this document is to detail the design principles and performance requirements applicable to development of this land.

An Environmental Impact Assessment will be required to accompany any significant planning application and should encompass all of the allocated land. Environmental information will be required in support of a specific planning application - the format of that information will depend on the size of proposal and determined by a Screening Opinion. The extent of information required will be informed by a scoping exercise with input from specialist consultees.

### 3.2 The safeguarded land

There is further land to the north and east of the allocation that is not within the Green Belt but is not allocated for development in the Aligned Core Strategy. Saved Policy ENV 31 of the Gedling Borough Replacement Local Plan safeguards this land from inappropriate development. The approach taken to safeguarded land is supported by the NPPF (paragraph 85) and also the Inspector's report into the ACS Examination in Public.

As the safeguarded land may play a role in the provision of housing (and/or other development) at some time in the future, the planning of development on the allocated land should be undertaken in such a way so as not to prejudice future development on the safeguarded land or other developments in the wider area.

If proposals are to be made in future for the development of additional housing on all or part of the safeguarded land, they will need to be assessed on a 'cumulative' basis. It therefore follows that a desktop environmental assessment and comprehensive design concept should be prepared for the allocated and safeguarded land at the start of the design process, should all or part of the

safeguarded land be developed. Development of additional housing on the safeguarded land will be on the condition of the substantial completion of development on the allocated land.

#### 3.3 Green Belt land

An area of land located north of Station House on Wighay Road has been retained within the Green Belt to protect it from inappropriate development that would diminish its role as a buffer between the allocated site and Linby. Some open uses consistent with Green Belt policy and which would benefit the allocated land, may assist in maintaining and enhancing this buffer.

### 3.4 Land ownership

All land required for the development of the allocated land is owned by Nottinghamshire County Council with the exception of Wighay Road Grassland Local Wildlife Site (LWS), which measures some 3.3 hectares and was owned by UK Coal (and now by its successor, Harworth Estates). In early 2015, Strata Homes was granted permission for 38 new homes on the western half of the Wighay Road Grassland LWS<sup>1</sup>. More detail on this permission and its implications is provided below.

### 3.5 Local Authority boundary

The site has a common boundary with Ashfield District to the south and west and therefore Ashfield District Council will also be consulted on any planning applications, particularly in terms of potential impact on local highways, public transport and community facilities.

### 3.6 Baseline infrastructure provision

There are no existing utility services, community facilities or drainage provisions within the site that would support the level of demand anticipated to arise from the proposed development. Central Networks have network infrastructure in close proximity to the site but none on the site. Further details of existing services in the vicinity are available from the service providers (see Appendix 4). The infrastructure provision that will be required to support future development is set out below in Chapter 6: Development Principles.

<sup>&</sup>lt;sup>1</sup> Application reference number 2014/0950 available at https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NAK2DTHL03700

## 4. Planning policy and obligations

As stated previously, the key planning document for the development of Top Wighay Farm is the ACS, which was adopted in September 2014. This chapter provides more detail on local policy and also identifies other planning policy documents guiding development at the site alongside the ACS.

### 4.1 National planning policy

National planning policy guidance is provided by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take account of these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development.

### 4.2 Local planning policy

The ACS was adopted in September 2014 and addresses the period to 2028. It incorporates a detailed spatial vision and objectives for Greater Nottingham over this period, and this Development Brief has been drafted to accord fully with the adopted vision and objectives. Paragraph 2.3.6 in particular has guided the development of this Development Brief, forming as it does the guiding principles for the site's development:

'The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right, but well integrated into Hucknall and have contributed to the town's vibrant local economic and retail roles.'

Policies 2 and 4 allocate Top Wighay Farm for the development of 1000 dwellings and promote significant new economic development. The Council's longstanding ambition is that the site is suitable for 8.5 hectares of B1 and B8 employment uses.

The ACS advises that the safeguarded land to the north and east of the allocated site will require protection until its future is considered through a future development plan document. The site-specific requirements of the ACS are addressed later in this brief.

Development proposals will also need to demonstrate compliance with other relevant policies of the ACS.

Many of the policies in the Gedling Borough Council Replacement Local Plan which were saved, continue to apply alongside ACS policy, and are listed in ACS Appendix 1. Those saved policies considered still relevant to Top Wighay Farm, and against which planning applications will be assessed, are:

ENV 1 - Development criteria

ENV 3 – Development on contaminated land

ENV 5 - Renewable energy ENV 31 - Safeguarded land

ENV 36 - Local nature conservation designations

ENV 43 - Greenwood Community Forest

H 2 - Distribution of Residential Development

H 8 - Residential density

H 15 - Comprehensive development

E 1 - Allocation of employment land

E 3 - Retention of employment

R 3 - Provision of open space

T 4 - Park and Ride

T 10 - Highway Design and Parking Guidelines

The remaining policies in the Gedling Borough Replacement Local Plan (that were not replaced through the adoption of the Aligned Core Strategy, i.e. the Local Plan [Part 1]) will be replaced on adoption of the Local Planning Document which comprises the Local Plan (Part 2). The Local Planning Document is likely to include similar policies to those listed above. Any planning applications relating to the Top Wighay Farm site will be determined against the planning policy framework in place at that time.

### 4.3 Other planning policy and guidance

Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT) and Nottinghamshire County Council's adopted 6Cs Design Guide will assist developers in preparing proposals for development. Some of these documents are listed at Appendix 2.

Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, including the Government's zero carbon buildings policy.

### 4.4 Planning obligations

Developer contributions will be sought for the provision and funding of existing and new community infrastructure. In this context, community infrastructure includes open space, schools, community facilities, healthcare services, affordable housing, public transport, highways, waste disposal, fire and rescue, police and cultural services. Unless arrangements are made for the provision and maintenance of a service privately, the new development may impact on existing community infrastructure, and as such, adverse impacts will normally need to be offset by developer contributions in accordance with Section 106 contributions and the Gedling Borough Community Infrastructure Levy Charging Schedule which was adopted by the Council in July 2015.

The Top Wighay Farm site is located, for CIL charging purposes in Residential Zone 3, entailing a CIL charge of £70 per square metre of residential development, although social housing is able to apply for CIL relief. There is a CIL charge of £60 per square metre for all retail uses (A1, A2, A3, A4, and A5) and all other uses are not liable for CIL. Liability to pay CIL occurs on the grant of planning permission and CIL then becomes payable upon the commencement of development (subject to the instalments policy as set out in the CIL Charging Schedule). At the time of writing, the Regulation 123 list includes the cost of secondary school contributions (estimated at £2,816,000) at the Top Wighay Farm site, which is likely to be to existing secondary schools in Hucknall.

A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement can only be made at planning application stage when details of the proposed development and its timing are known. Most of the relevant planning obligations relate exclusively to housing development. Developers should also refer to Nottinghamshire County Council's Planning Obligations Strategy (April 2014) for the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

### Future management

The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the development. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the Local Wildlife Site or the newly created wildlife habitats, requires work of a specialised nature, this will be

reflected in the S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

## 5. Site opportunities and constraints

Developers will need to demonstrate that they have taken into account the context of the site and its surroundings in any proposals for new development. This chapter outlines some of the key contextual considerations developers are expected to build into their planning applications at the site.

## 5.1 Climate change

The planning system is one of the most important ways that the impact of climate change can be reduced. The National Planning Policy Framework (NPPF) lays out the ways that planning can help in addressing climate change. NPPF paragraphs 93-95 set out the key objectives for the planning system in this regard:

'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

To support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.'

One of the most visible ways that Britain has been affected by climate change is the increased risk of flooding that new weather patterns have brought. To address this it is a requirement that surface water run-off is assessed and managed to ensure that development is itself safe from flooding and that areas surrounding the site do not experience increased risk of flooding.

The whole of the allocation site lies within Environment Agency Flood Zone One and as such it has been confirmed that there are no abnormal requirements in terms of flooding or flood risk.

However, the local water table is high; following local flooding in 2007, drainage ditches were created along Wighay Road. As such, development proposals will nevertheless need to carefully consider the potential impacts of surface water flooding and appropriate mitigation through drainage.

In order to meet zero / low carbon standards for the site, it is possible that land will need to be set aside to accommodate energy generation and distribution. Solar, heat pump, wind and biomass technologies are all potentially suitable for this site, with delivery through a decentralised system subject to further feasibility studies.

The use of any emerging or innovative technologies should also be explored when a planning application is submitted. Such provision would require to be integrated at the outset with other utility services.

The development of the safeguarded land may provide an opportunity to develop renewable or low carbon energy production on a scale to serve the wider site. This would be on the basis of a local-grid based approach with electricity being sold and balanced at a discount to local consumers. The potential for this and the exact methods used to generate the electricity will need to be assessed.

## 5.2 Air quality

Developers are expected to take into account as appropriate Gedling's informal guidance on air quality and emissions mitigation (August 2015). The guidance has

been prepared to set out the measures which will be taken to help reduce vehicle emissions occurring as a result of development proposals. The guidance seeks to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Key points from the guidance will be incorporated into the emerging Local Planning Document.

## 5.3 Landscape

The site lies within National Character Area 30 – Southern Magnesian Limestone (Natural England, 2013) and the Limestone Farmlands Landscape in the Greater Nottingham Landscape Character Assessment. There are no statutory landscape designations within or in the vicinity of the site.

The site is located within the Greenwood Community Forest and is surrounded to the north, west and east by Green Belt. Ancient woodland to the north (Aldercar Wood) lies 170 metres from the edge of the safeguarded land and 425 metres from the edge of the allocated land. The conservation area in Linby lies 170 metres east of the edge of the safeguarded land and 370 metres east of the edge of the allocated land.

Due to the open nature of the topography there is potential to cause visual impact. This would have to be evaluated in a landscape and visual impact assessment.

The development proposals will need to be designed having regard to a landscape and visual impact assessment undertaken, potentially as part of an environmental impact assessment (EIA).

A landscape and biodiversity strategy will also be required including specific proposals for the allocated land, such as planting and landscaping. Appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

The historic land around the site is also important. There are a number of historic buildings, parks and gardens that should be taken into account. The County Council's Historic Environmental Record will contain useful information on the historic environment of the area.

#### 5.4 Nature conservation

Overview and context

In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.

The vast majority of the site comprises intensively farmed arable land, and as such, the fields themselves are likely to be of minimal ecological value, although this will need to be confirmed by an appropriate level of ecological survey and assessment.

However, there are two Local Wildlife Sites (LWSs) and a number of historic hedgerows and mature trees across the site, which provide opportunities for protection and enhancement of green infrastructure. These opportunities are expected to be developed as part of detailed masterplanning, and maintenance contributions will be agreed via s106 negotiations. Details should be discussed with the Senior Practitioner, Nature Conservation at Nottinghamshire County Council.

Local Wildlife Sites

The two areas within the allocated land that are designated as Local Wildlife Sites are:

- 1. Top Wighay Farm Drive (LWS Reference. 2/81).
- 2. Wighay Road Grassland (LWS reference 5/977).

Both LWSs are identified in Plan D together with other Green Infrastructure features, and the scientific details are available from Nottinghamshire Biological and Geological Records Centre. Any proposal for development that would adversely affect the scientific value of the LWSs² would need to address the considerations in saved Replacement Local Plan Policy ENV 36.

The formal descriptions of the LWSs are recorded in Appendix 3. A third LWS, Joe's Wood (LWS Ref 2/82), is located to the north in the safeguarded land. Steps should be taken to ensure that this is also protected from adverse impacts.

The land at Wighay Road Grassland owned by Harworth Estates had been allocated for housing in the adopted plan but it was subsequently designated as an LWS. Whilst every effort to conserve LWSs will be taken it is important to note that the LWS designation does not preclude it from development as amplified by Policy ENV 36 of the Gedling Borough Replacement Local Plan (Certain Policies Saved July 2008) and Policy 17 of the Aligned Core Strategy, which continue to apply.

The Borough Council is required to evaluate proposals against the local ecological and community value of the site, the measures taken to preserve the habitat and wildlife and the nature, layout and density of development. In line with these criteria, and following specialist ecological advice, planning permission for housing was granted on the western half of the LWS in early 2015.

This permission reflected the findings of an earlier Phase II Habitat Survey from the landowners, and subsequent consultation with Nottinghamshire County Council. The survey was clear that the area of most ecological value was located to the east of the LWS. The western part of the LWS designation was regarded as potentially suitable for development so long as the areas that contain species that contribute to the LWS designation were protected. On the basis of this earlier survey, Plan D shows the areas that Gedling Borough Council shall expect to retain (the eastern and central parts of the LWS).

Based on the findings of an updated ecological survey submitted to the Council, the western area of the LWS now has permission for housing at a relatively low density. The aim of the lower housing density is to limit the impact on the retained LWS area and also to create a less intensively developed view for residents of Wighay Road.

Following this grant of permission, and in line with the ecological advice received, it is considered that no further development can be accommodated on the LWS without adversely impacting on it, and as such the remainder of the LWS should be retained as open land and appropriate contributions towards its management sought from developers of the remainder of the housing allocation.

Other nature conservation considerations

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Development proposals should, in line with NPPF paragraph 117 and Policy 17 of the Aligned Core Strategy, make provision for the creation of new wildlife habitats and management of existing and new habitats. This will aid the wider sustainability of the site.

<sup>&</sup>lt;sup>2</sup> Note that the habitat and character of both the Wighay Road Grassland and Top Wighay Farm Drive specifically precludes planting trees on the LWS land, as their value as LWSs derives specifically from their open, unshaded nature.

Measures to encourage biodiversity will also be expected within the new development. These could include green and brown roofs and walls, native-species planting and landscaping, integrated bird/bat boxes and SUDS.

Most of the hedgerows within the site are considered 'important' (Hedgerow Regulations 1997). Wherever possible, hedgerows and mature trees should be preserved and enhanced as landscape and ecological features. The retained hedgerows should form part of the Green Infrastructure network which will run throughout the site. Developers should make use of opportunities to use boundary treatments to mitigate against negative landscape and visual impacts. As with all unavoidable impacts on any landscape or ecological resource, surveys should be undertaken to ascertain the best location for infrastructure provision.

Additionally, it is expected that a wildlife corridor is created between the Wighay Road Grassland LWS and the Top Wighay Drive LWS; this could form part of a wider Green Infrastructure network linking open spaces across the site. This is illustrated on Plan D. In common with much of the rest of Gedling Borough, as well as the whole of Hucknall, the site lies within the five kilometre buffer around the prospective Special Protection Area (pSPA) for Sherwood Forest which has been identified due to its importance for woodlarks and nightjars. Further guidance on this matter has been provided by Natural England³, and developers will need to consider the pSPA when assessing development impacts, including the need to provide alternative greenspace on-site with the aim of minimising recreational impacts on the pSPA.

Development at the site must also avoid any adverse impacts on Linby Quarries Site of Special Scientific Interest (SSSI), around 1.2 kilometres north-east of the site. Reference should be made to Natural England's SSSI Impact Risk Zones and the associated user guidance which are available via the MAGIC website <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a>

## 5.5 Archaeology and heritage

There are a number of historic features within and around the site including the village of Linby, which is covered by a conservation area and includes over twenty listed buildings. Other important designated heritage assets in the vicinity include three Grade II\*-registered parks and gardens, at Annesley Hall, Newstead Abbey and Papplewick Hall. In addition, the gate pier at the South Lodge of Annesley Hall (around 700 metres north-west of the site) is Grade II listed.

In line with Historic England's Good Practice Advice in Planning 3 (The Setting of Heritage Assets) and NPPF paragraph 132, development of the allocated land should avoid adverse impacts on views to, from and between the historic parks and gardens and the setting of listed buildings and features. A historic landscape assessment should form part of any planning application, and should cover in particular any impacts of development on the listed Papplewick Hall and Church as these buildings were both designed to take advantage of views to the west (i.e. over the site).

There are known and potential archaeological sites within the allocated land. On present information, the developer will be expected to agree a programme of investigation with the Senior Archaeological Officer and the protection/enhancement of any remains.

There will be a need to make a detailed heritage assessment as part of an EIA, which will need to include an archaeological field evaluation. Development may have to be mitigated and designed to take into account issues arising from the heritage assessment. Further dialogue between the Borough Council and Historic England

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<sup>&</sup>lt;sup>3</sup> See Natural England (2014) Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region

will take place as proposals emerge to ensure that heritage assets, their settings and local archaeology are not adversely impacted.

#### **5.6 Built environment**

The local building stone is known as Bulwell Stone and is a key feature of the Linby conservation area east of the site, providing it with a vernacular distinctiveness. Linby is of a rural character with wide fronted properties strung out along the main road and linked to form irregular internal courtyards that are sometimes open to the road or accessed via a coach arch. Linby includes large stone properties with red pantile roofs, prominent chimneys often of brick, painted window frames and bargeboards. Some larger properties extend to three storeys or have attic dormers inserted in the roof. The urban form as a whole includes rows of terraces, barns and farm yards that create a dynamic mix of building types.

To the south, the character of Hucknall is strongly influenced by the red brick vernacular of the Victorian period. The density of the area is medium to high due to the height (generally 2.5-3 storeys) and narrow, terraced design and layout of the properties. Buildings are typically of red brick, sometimes with blue or grey stringers or wire cut specials at eaves level. Window reveals and cills are often painted white and frame two or four pane vertical sliding sash windows. Masonry is often Flemish or English Garden Wall bond, with prominent chimneys and cornicing.

#### 5.7 Geo-environmental considerations

Gedling Borough Council's Public Protection service requires a phased risk based contamination assessment be carried out in accordance with relevant guidance (ie British Standards). An assessment of the former brickworks site on Wighay Road (now forming part of the Wighay Road Grassland) was undertaken in May 2006 by Ecus Limited for Gedling Borough Council, and this recommended further assessment work. In other parts of the site, it is envisaged that a Tier 1 assessment (including desk top study and site walk over) alone would be sufficient in the first instance.

Prior to the start of the main building works, any remediation scheme considered necessary should be agreed with and completed to the satisfaction of Gedling Borough Council as the Local Planning Authority. If during development contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a revised method statement and obtained written approval from Gedling Borough Council. This method statement must detail how the unsuspected contamination will be dealt with. Such further studies as may be required should be the subject of EIA procedures.

Top Wighay Farm was formerly owned by British Coal. Most of the allocated and safeguarded land apart from the southern and eastern portions has previously experienced land subsidence from underground coal mining that ceased in 1988 and 1990. As such, ground movement should have stopped by now. Further advice on the potential legacy of coal mining activity can be obtained from The Coal Authority, and potential developers are encouraged to contact them as part of any preapplication process.

Guidance on how any adverse impacts on soils can be minimised is contained in the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites.

The Environment Agency has advised that there is a relatively small area of sensitive groundwater in the north west of the site which must be protected from pollution.

## 6. Development principles

## 6.1 Key land uses

Key land uses across the site have been determined on the basis of existing need and likely future need based on the envisaged increase in population, and are illustrated in Plan B. These comprise:

- Housing
- Employment
- Supporting infrastructure (to be provided both on- and off-site), including:
  - transport and access network;
  - education;
  - health;
  - retail:
  - open space:
  - drainage:
  - utilities:
  - emergency services; and
  - waste management.

The land available for the key land uses outlined above can be set out in a land use budget table also taking account of areas of development constraint on the allocated land as follows:

Land Use	Size
ACS Site Allocation	43.66 ha
Less land for employment uses	8.5 ha
Less Top Wighay Farm Drive LWS	0.8 ha
Less retained area of Wighay Road	1.71 ha
Grassland LWS	
Less all other green space <sup>4</sup>	3.94 ha
Less land for Primary School	1.52 ha
Net developable land for housing,	27.19 ha
local centre and access roads <sup>5</sup>	

Development principles for each of the key land uses outlined above are detailed in turn below.

## 6.2 Housing

As previously stated, the planning and design process informing this Development Brief has indicated that the most sustainable dwelling capacity for the ACS allocation is around 805 dwellings, rather than 1,000 as indicated by the ACS.

There are a number of factors driving the slightly reduced dwelling number that have only become apparent through detailed, site-specific work that was beyond the scope of the more strategic ACS. These include:

Seeking to maximise the sustainability of the site (in line with the ACS vision of a sustainable, successful neighbourhood) through providing as wide a range as possible of non-residential supporting uses close to housing, thus

<sup>&</sup>lt;sup>4</sup> This includes 0.5 hectares of allotment provision

<sup>&</sup>lt;sup>5</sup> This includes the 1.59 ha comprising the Strata permission, making the outstanding net developable area in this category 25.60 hectares

- minimising the need to travel, but reducing the area available for residential development:
- A clearer understanding and appreciation of existing local density, character and context, including the site's visibility from and relationship with existing development at both Linby and Hucknall
- Consultation with developers and agents (for example, through the Development Brief workshop, pre-application discussions and also reflected by the Strata permission) that lower densities would have a positive impact on marketability and hence site viability
- The fact that part of the residential land has already come forward at a relatively low density (the Strata site, which was around 24 dwellings per hectare)
- The need to ensure that the impact of development on the two Local Wildlife Sites is minimised, including the need to ensure no built development on the eastern half of Wighay Road Grassland and Top Wighay Farm Drive.

A side-effect of the reduced dwelling number is, of course, a reduced impact on local infrastructure, including local roads, health and education provision. However, for the purposes of this Development Brief the reduced dwelling number is not considered to affect the infrastructure requirements for the site sought through the Infrastructure Delivery Plan and the ACS. Other non-residential uses on the site, including employment land and open space, are similarly unaffected.

In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged, ranging from single bedroom units to large family dwellings of five bedrooms or more. The dwelling mix has the potential to include housing suitable for older people, such as bungalows, which are known to be in demand locally.

The developer will be responsible for ensuring 30% of dwellings provided are an appropriate mix of affordable dwellings in line with ACS Policy 8. These should be distributed throughout the housing area and not concentrated in a single location. At the discretion of Gedling Borough Council, some or all of the requirement may be met off-site, in the form of direct provision or via an in-lieu payment, to meet strategic needs elsewhere in Gedling Borough. The methodology for calculating the level of off-site contribution required is stated in the Gedling Affordable Housing Supplementary Planning Document.

## 6.3 Employment

The ACS identifies the Top Wighay Farm site as suitable for significant new economic development. The Council's longstanding ambition is that the site should accommodate 8.5 hectares of employment land (B1 and B8) at Top Wighay Farm fronting Annesley Road. High-quality employment premises will support the local business base and help it expand. The site would be well suited to the provision of start-up space of up to 10,000 sq. ft. The site also has capacity to attract inward investment opportunities from larger employees as well as offering larger 'grow-on' or relocation space for existing locally based businesses within the B-Class use employment allocation by offering mixed size units from 20,000 sq. ft. up to 80,000 sq. ft. with a mix of standards including food and laboratory grade, as well as quality general industrial.

A development like this would be welcomed not only from a local perspective but also from a County and City perspective as current property enquiries received indicates a lack of these kinds of space for businesses in the borough at present. Employment proposals are expected to recognise and maximise the site's excellent access to the strategic motorway network, in particular its close proximity to junction 27 of the M1 via the A611.

Appropriate uses on the site are considered to be B1a (office), B1b (research and development), B1c (light industrial) and B8 (storage and distribution). Although the Council encourages flexibility on the relative proportions of these uses, B2 uses (general industrial) and any other proposals outside the B-class uses will be resisted in this location.

In order to help enable local people to benefit from the proposed development, the Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

As previously mentioned, developers should make use of green and brown roofs in appropriate locations across the site to enhance biodiversity and sustainability. Due to their likely scale, green and brown roofs are considered particularly appropriate for larger-scale commercial and industrial buildings on the employment element of the site.

The employment element of the site adjoins the boundary with Ashfield District, which runs down Annesley Road. As such, consultation and co-ordination with ADC on employment policy, strategy and the impact of relevant proposals or permissions on both sides of the local authority boundary will be particularly important.

## 6.4 Supporting infrastructure

Overarching principles

Development of the allocated land will require developers to make appropriate provision for supporting infrastructure in line with ACS Policy 18: Infrastructure, the Greater Nottingham Infrastructure Delivery Plan and Gedling Borough's requirements as expressed through CIL and section 106 agreements.

The scale of the allocation is unlikely to justify healthcare or community buildings in their own right but may support day-to-day shopping provision in a small local centre. Innovative or subsidised provision may be appropriate, including using the new primary school as a community facility serving a number of functions, including potentially pre-school provision. Community buildings should be built to take advantage of new and emerging technology to ensure that they achieve high sustainability ratings.

Infrastructure required to support the development should be designed in accordance with best practice and sustainable technology. The development of Top Wighay Farm requires that an integrated view of power generation, energy consumption, water, waste and drainage be taken from the outset. This infrastructure should be located and designed to minimise the risk posed by the impact of climate change. This includes protecting infrastructure from severe heat and storms.

Where the infrastructure demands of future development cannot be reasonably foreseen, or where investment to service such development is not viable in the current phase of development, the infrastructure should be designed to be easily modified to accommodate increased capacity.

All energy, water, waste and communication services should be planned, routed and installed to facilitate the possible development of the safeguarded land at some time in the future. Although it is recognised that future utilities requirements to develop the safeguarded land cannot be foreseen at this time, green corridor(s) should be maintained through the site to the safeguarded land for the purposes of incorporating future utility services to reflect need at the time of the development.

Transport and access network

Full account should be taken of the Transport Assessment prepared for the site by AECOM (November 2016).<sup>6</sup> All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. Routes through the site should logically and directly connect different areas and land uses with each other, and links to existing facilities in the vicinity of the development are to be identified and improved. Highways layout and design should have appropriate regard to the 6Cs Design Guide and Manual for Streets (for details, see Appendix 2). The framework for securing the necessary mitigation measures will be determined by the Borough Council in consultation with the County Council as highway authority.

Planning applications for the housing, business and other developments will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking. Developers are advised to have a comprehensive understanding of the Transport Assessment carried out on behalf of Nottinghamshire County Council Property as landowner for the whole site so they can understand the wider transport implications (which may include in Hucknall, Linby and Papplewick). The Transport Assessment identifies the need for mitigation via two junction improvements:-

A611/Annesley Road (to be delivered at the outset of the development); and

• A611/Wood Lane (delivery trigger to be identified via a scheme of monitoring). In order to address a minor increase in traffic on the route through Papplewick and Linby, a scheme has already been agreed between Nottinghamshire County Council and another developer involving the provision of a raised table at the junction of Linby Lane/Forest Lane/Moor Road. If this development not come to fruition, then the junction will need to be improved as a result of the Top Wighay development and the delivery trigger agreed with Nottinghamshire County Council Highways.

All transport infrastructure should be planned to facilitate extension to serve the possible development of the safeguarded land at a future date.

Parking provision for the housing element of the development should be provided in line with the provisions of Gedling Borough's Parking Provision for Residential Developments SPD.

#### Road access and circulation

Public transport should be given priority routes over private vehicles in the design of the road layout, and appropriate areas within the development should feature innovative design, which could incorporate shared surfaces for all users.

The principal access to the housing allocation will be formed by a fourth spur off the A611 / Annesley Road / Wighay Road roundabout. The unavoidable impact on Top Wighay Farm Drive LWS should be minimised by design, mitigation and compensatory measures. The highway should be designed and constructed to take account of anticipated public transport and private vehicular access to the entire housing allocation. The carriageway will also need to link with the second vehicular access to complete an access 'loop'.

The second access will be a new junction off Annesley Road primarily serving the business development. It should also facilitate a possible extension into the safeguarded land. Provision should be made to ensure traffic for the employment allocation does not use the housing allocation as a 'short cut'.

Both of these proposed vehicular access points (see Plan I) were the subject of planning permissions which have now expired (application reference numbers 2008/0594 and 2008/0595).

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<sup>&</sup>lt;sup>6</sup> Available online at LINK TO TA

<sup>&</sup>lt;sup>7</sup> Available online at http://planningguidance.planningportal.gov.uk/blog/guidance/transport-evidence-bases-in-plan-making/transport-evidence-bases-in-plan-making-guidance/

The road network should ensure the separation of employment and residential traffic to the maximum practicable extent. More generally, the amenity impacts of road traffic and traffic infrastructure, including for buses, should be minimised, particularly in residential areas.

The design of the highway infrastructure shall have regard to the future development potential of the safeguarded land and developments in the wider area. Where practicable and sustainable, road and junction capacity will be provided to accommodate future development needs without extensive modifications.

For the avoidance of doubt, no direct vehicular access will be permitted from the site to the B6011 Wighay Road and no through vehicular connection will be permitted between the Top Wighay Farm site and the Strata Homes development on Wighay Road, although cycling and walking connections will be encouraged.

## Park and Ride

## Bus services

Bus services will be required within the site and along Wighay Road for all phases of development, starting with the very first occupations. Services that link to Hucknall railway and tram station will be required. Bus circulation should form a route between the two accesses serving the site and keeping as much of the development as possible within 400m of a bus stop.

Buses are expected to route along the main highways through and past the site. Developers should discuss the logistics of services with the bus operators and expect to make phased financial contributions in line with section 106 requirements, to secure optimum usage. Details of bus provision should be included in Transport Assessments.

### Nottingham Express Transit

A safeguarded corridor for the potential future provision of an extension to the Nottingham Express Transit will form part of the allocation, with its location indicated on Plan I. However, as no firm alignment exists at the time of writing, the layout should allow for future flexibility. The County Council's technical document attached as Appendix 5 sets the requirements for the internal road layout to accommodate a future NET extension.

#### Rail connections

As noted elsewhere, strong north-south transport connections between the site and Hucknall should maximise accessibility between the site and Hucknall railway (and NET) station.

Any future development on the safeguarded land may require the provision of a third access (to Hucknall Road) to facilitate connections to Newstead railway station.

## Cycling and walking

Cycling and walking will be encouraged through the provision of good quality footpaths and cycle ways that connect to surrounding routes serving Hucknall Town Centre and Newstead. The internal layout of the site should also be planned to provide a comprehensive internal network of footpaths to enable priority for the pedestrian and cyclist, which would assist in encouraging non-motorised travel. Cycle links along Wighay Road to what is known locally as the 'Black Pad' (the link from Wighay Road to Linby Walk) should be improved, and north-south pedestrian and cycle links between the site (in particular the local centre) and Hucknall through a designated crossing of Wighay Road should be improved.

Full account should be taken of the Transport Assessment for the site which sets out how linkages from the site to the wider cycling and walking network will be required.

There is a continuous shared use facility for cyclists/pedestrians from Newstead, which continues on the A611 towards Nottingham. Provision will need to be made for this route to have safe crossing of the access points into the site and an on-carriageway facility along Annesley Road into Hucknall.

The County Council have confirmed that there are no registered public rights of way or current claims for public rights of way over these areas for either the allocated land or the safeguarded land as shown on Plan B of the brief. No paths for this area were claimed by Linby Parish Council in 1952 when the rest of the paths in the County were being claimed and none are shown on the 6" Ordnance Survey base maps dated 1938.

With the area being close to Hucknall, it is possible that there may be some claims for public rights of way based on uninterrupted use without challenge by members of the public. However, the County Council is not aware of any that are about to be made. It is also possible that there may be some documentary evidence that indicates the existence of public rights of way, but to date no applications have been made to the County Council.

#### Education

The Greater Nottingham Infrastructure Delivery Plan makes provision for a primary school of 210 places as part of the development of the allocated land. A need for a site of 1.5 hectares including school buildings and playing fields has been identified in the ACS at an estimated cost of £3.5 million, and will need to be provided alongside access and services.

For secondary schools, the Greater Nottingham Infrastructure Delivery Plan expects capacity to be met within existing schools with contribution to new places. Requests for contributions will be made for all residential developments of 10 dwellings and above in line with the Nottinghamshire Planning Obligations Strategy. Individual contributions and phasing will be agreed as part of Section 106 discussions. As set out above, the Community Infrastructure Levy Regulation 123 list includes the cost of secondary school contributions at the Top Wighay Farm site.

School buildings should be built to take advantage of new and emerging technology to ensure they achieve high sustainability ratings. In the case of schools, this will have added benefits for education on sustainability issues.

The formal sports provision for the allocated site can best be provided on a joint use basis with the proposed school development (subject to agreement with the Education Authority). It would be necessary for this to be built into the school design to ensure easy use of all community facilities, including changing accommodation, without compromising the security of the main school building.

The school site should be in an easily accessible location that also has the potential to serve any development on the safeguarded land at a later date (see Plan B).

## Health

The Nottingham North and East Clinical Commissioning Group (CCG) is aware of health capacity issues in Hucknall at present, and will be producing a Premises Strategy for the town.

In line with the CCG's requirements, the most likely options for accommodating the demand arising from development at Top Wighay Farm include:

expansion of existing premises;

- reorganisation of existing premises; or
- providing new premises, either on the site or elsewhere in Hucknall.

If the premises strategy indicates that new provision is required on the site itself, the CCG require that the facility avoids isolated locations (due to security issues). If the premises are located within the local centre, which would seem an appropriate location, access and the provision of adequate parking are critical.

If the CCG considers that need is better met through existing surgeries in Hucknall, then developers will be required, as part of section 106 discussions, to make a financial contribution towards the expansion and/or reorganisation of these facilities. Dialogue between the Borough Council and the Nottingham North and East Clinical Commissioning Group (CCG) is ongoing and will be maintained after the publication of the premises strategy.

The staging and timing of payments, as well as the dates by which the contributions must have been spent on the identified infrastructure/services, will be negotiated at the planning application stage.

#### Retail

The viability of retail provision at a small local centre will depend to a great extent on its location. As such, the local centre should be positioned so as to maximise its accessibility not only to new residents but also to existing residents of surrounding settlements including Hucknall and/or Linby, so that it can meet existing as well as newly-arising demand (see Plan B). This will also help maintain its role as a local provider of employment. Retail uses could be accompanied by complementary non-retail uses appropriate to a local centre, such as for example a health centre or pre-school/nursery provision, as well as including residential uses (for example, flats over shops) and small B1 office units.

## Open space

The additional public open space to be provided should be in line with the indicative site layout in Plans B and D. It should include sufficient land for recreational use, including informal play space, allotment land and children's play areas.

The design of the open spaces should take into account how they will be used and measures taken to limit the impact on adjacent residential properties. Noise barriers, landscape bunds and the type or location of leisure equipment facilities that may be installed should be considered in this context.

A commuted sum will be negotiated with the developer for maintenance. Further guidelines are contained in GBC's SPG on Open Space (2001). If the developer(s) seeks to transfer maintenance responsibilities for open space to the local Parish Council (Linby) or Gedling Borough Council, guidance on capitalised maintenance payments is provided in GBC's Planning Document – New Housing Development Supplementary Planning Guidance for Open Space Provision.

The National Society of Allotment and Leisure Gardeners recommend 20 allotments per 1,000 households. Based on an average recommended plot size of 250 metres squared, this indicates that the allocated land should include around 4,000 square metres (i.e. 0.4 hectares) of allotment space.

Interventions that can help to reduce future maintenance requirements, such as planting with low-nutrient soil, are encouraged. For areas that may require specialised techniques, additional sums may be negotiated.

The overall requirement for open space associated with the development of the allocated land is a minimum of 10% of the gross developable housing area in line with Policy R3 of the Gedling Borough Council Replacement Local Plan (Certain

Policies Saved 2008). This is required for formal and informal play, youth facilities and formal sports provision.

As stated previously, the development of this site should not prejudice further development on the safeguarded land or other developments in the wider area. The provision of the open space on the allocated land should take into account the potential open space for the whole site.

The overall vision for the site is for a linear open space along Top Wighay Farm Drive, leading to a new area of open space to the north that will provide children's play facilities, formal sport provision, allotments and other structured landscaping (see Plans B and D). Consideration should be given to the layout and design of play and open spaces so as to complement the wider landscape character. Arrangement for future funding and management should also be made.

In addition to the provision required within the allocated land the retained area of Green Belt could provide low-key recreational facilities consistent with the intention to keep this area as a buffer between the site and Linby. This is in line with current Green Belt policy and does not alter the current situation.

The use of land for biodiversity purposes is considered later but the formal and informal play areas should form part of the Green Infrastructure network that will run throughout the site.

## Flooding and drainage

In line with ACS Policy 1: Climate Change, adequate measures should be put in place to ensure that the development does not increase the risk of flooding elsewhere. This can be achieved through a Sustainable Drainage System or other means appropriate to the specific development.

A Flood Risk Assessment will need to be carried out for development proposals of one or more hectares as per paragraph 100 of the NPPF in line with advice from the Environment Agency and a Sustainable Drainage System, which could include, depending on location, balancing ponds, and permeable materials to roads and green roofs, should be implemented across the site in line with ACS Policy 1; Climate Change.

The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate holistically with the strategic approach to drainage required across the whole site, taking into account existing and proposed drainage interventions in other parts of the site at the time of the application.

In light of the site's potential for surface water flooding as outlined in Chapter 5 above, development will not be permitted to begin until the planning authority has approved submitted drainage/surface water run off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as the Lead Local Flood Authority. A condition to this effect will be attached to any future planning permission.

Developers should note that open space used for flood attenuation and/or drainage has the potential to be multi-functional, offering also opportunities for promoting nature conservation, recreation and as structural amenity space. However, it is also recognised that if the site is to be developed in small packages, there are some locations where large-scale SUDS infrastructure will be neither necessary nor viable, and instead smaller interventions such as filter strips, swales and/or small-scale storage could be more appropriate, as long as it can be demonstrated that they contribute appropriately to the overall drainage strategy across the site.

Utilities and services

## Electricity

Development of the housing allocation will require Hucknall's electricity network to be upgraded to 40MVA (mega volt-ampere). Depending on the phasing of development, a new Bulk Supply Point may be required. Upgrade works are being carried out by Western Power and are scheduled for completion by 2015, and the Borough Council will maintain dialogue with Western Power as details of site phasing emerge.

## Gas

National Grid has indicated that development of the site poses negligible risk to the existing electrical and gas networks.

## Water and sewerage

Extensive off-site water mains for water supply may be required, as the site is approximately 1.5 kilometres from Wood Lane and booster pumps; developers are expected to consult with Severn Trent on water supply and foul water drainage. Local upsizing of waste water treatment is likely to be required, and this is subject to hydraulic modelling. The Borough Council will also maintain dialogue with Severn Trent as details of site phasing emerge.

## **Communications**

It has been confirmed to the Borough Council that the development of the site does not give rise to any abnormal requirements in terms of IT networks.

## Emergency services

The police, ambulance and fire and rescue services have confirmed that the development will not give rise to any abnormal requirements. However, as detailed proposals emerge, there will be further dialogue between the Borough Council and the emergency services in terms of local facilities for neighbourhood policing, ambulance standby locations and layout and mix of units.

#### Waste management and recycling

The water and waste recycling strategy for new development is at the heart of sustainability. The developer will be responsible for the landtake and design of the systems to be employed in the development but early consultation with the drainage authority, NCC's waste management team and the waste collection authority is advised. Nottinghamshire County Council is likely to seek contributions for a waste recycling site at an estimated cost of £500K. Contributions towards this will be agreed as part of \$106 discussions.

## 6.5 Delivery and phasing of development

The Borough Council recognises that the development timeframe for this site is relatively long, potentially taking ten or more years to be developed in its entirety. Its preferred approach to development phasing over this period is to develop the site from south to north, as this will help developers avoid excessive early infrastructure costs.

Developers are encouraged to enter into early and ongoing dialogue with the Borough Council, which will provide clarity and certainty on the specific infrastructure requirements and triggers pertaining at the time of individual development applications. The infrastructure requirements and triggers will depend to a significant extent on how much and what type of infrastructure has already been consented and/or delivered by that stage.

Occupation of completed industrial or commercial premises will be dependent on implementation of the access spur off Annesley Road. Temporary access to the

employment land through the residential or any other surrounding land uses would not be acceptable.	

## 7. Design Principles

In any major development project there will be key conflicting objectives, for example between the need to protect the environment (ACS Spatial Objective vi) and the need to help satisfy all the housing needs of the Borough (ACS Spatial Objective ii). At Top Wighay Farm, the following design principles will be used as a base to assess development proposals.

## 7.1 Overarching design principles

As stated previously, the development and design principles for the site articulated through this Development Brief take full account of the ACS vision for Top Wighay Farm. This helps ensure that an appropriate balance is achieved between the development being sustainable and self-contained but also integrating well with and being fully accessible to and from its surroundings, in particular Hucknall and Linby.

Development proposals for all or part of the site should take full account of the Maps accompanying this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the site's surrounding context, access points, and local vantage points, in particular the former Linby Colliery Tip to the south-east of the site.

Although these considerations should apply to the development of the entire site, they are particularly relevant to the employment land, as employment buildings, due to their greater heights, have the potential to be more visually prominent than residential development, particularly on this relatively flat site. As such, the visual impact of taller employment buildings from surrounding viewpoints should be carefully considered and, where necessary, mitigated through appropriate design.

## 7.2 Quality

The design and construction of the built environment should be of the highest quality when judged against Policy 10 of the ACS. Gedling Borough Council will examine any proposals critically to ensure that high quality design is achieved through the development of the site. Development, particularly along the outer edges of the allocation, should be designed to reflect and respond to its edge-of-town, largely rural context.

The development provides an opportunity to reflect the village-scale vernacular architecture and local distinctiveness of Linby and Papplewick. The design of any enabling infrastructure, particularly if proposed beyond the site, should have regard to the special rural character of both villages, in accordance with NPPF paragraph 131.

The western side of the allocated land fronts onto the A611, a main route from the north into Hucknall and the main route to Junction 27 of the M1. The design of buildings along the frontage should reflect the high visual impact they will have and should be of sufficient design quality to form an attractive gateway to the northern approach to Hucknall.

Low carbon / zero carbon development which makes use of emerging science and technology will be supported. Clear, innovative and reliable management mechanisms should be put in place to ensure enduring sustainability.

#### 7.3 Connectivity

The design of development at Top Wighay Farm should avoid insularity by ensuring sustainable connections to its surroundings. The aim is for a development that is at the same time both a self-sustaining community but also fully integrated into the wider Hucknall urban area.

In design terms, this indicates solutions including frontages to Wighay Road and improving north-south pedestrian and cycle links between the site and Hucknall. In particular, consideration should be given to access and links across Wighay Road to the country park on the site of Linby Colliery Tip.

Designing a logical road hierarchy will help to define and structure the site's character areas.

## 7.4 Form, massing and layout

It is required that the site generally, and the housing element in particular, should be developed on the basis of individual 'character areas'. Each character area's form, massing and layout should be designed to be visually and functionally distinct from those of its neighbours. A character area approach will simultaneously help to:

- build a sense of place;
- increase development legibility;
- improve townscape through varying building scale, height and type;
- soften the landscape and visual impact of development;
- promote integration with surrounding areas; and
- counteract the perception of monolithic or unbroken development.

The residential element of the site has been divided into four key character areas, namely Northern, Central, Eastern and Southern (illustrated on Plan H). Development within each character area is expected to have regard to the following general principles, as also illustrated in Plans B, C, E, F and I:

- Northern Character Area: Key considerations in this location are the relationship of development to open countryside to the north, employment land to the south, and Annesley Road to the south-west. Development should reflect the semi-rural context through appropriately lower densities (rising from 30 dwellings per hectare at the urban edge to 40 along the access loop road) softer landscaping, larger properties and reduced storey heights (see Plans E and F). In visual terms, the frontage with Annesley Road, with the development forming the entry point to Hucknall from the north, will be particularly important. Through appropriate design and landscaping, development of the key frontage to the access loop road (Plan C) should also seek to minimise residential impacts of employment traffic movement and allow for corner landmarks to enhance site legibility and sense of place. As this character area is the furthest from the local centre, ensuring a direct, pedestrian and cycle friendly movement network is particularly important here.
- Central Character Area: This is the densest of the character areas (at mainly 40 dwellings per hectare, but 60 around the local centre, which could include, for example, flats above shops - see Plan F). As such, it is likely to have the most urban character of the four character areas, and this could be reflected in three storey heights (see Plan E) and a harder approach to landscaping and layout, including ensuring a strong pedestrian and cycle movement network. Dwelling sizes are likely to be smallest in this location, reflecting the higher densities around the local centre, and as such this could be an appropriate location for older peoples' housing, including one-bed units. The area is surrounded by the access loop road on three sides and as such, measures to minimise impacts on residential amenity through appropriate design of key frontages (while still ensuring streets are overlooked) could be appropriate here. The amenity value of Top Wighay Farm Drive LWS to the west should also be recognised and maximised. Corner landmarks to enhance site legibility and sense of place would also be appropriate (see Plan C)

- Eastern Character Area: This area is closest to Linby and also overlooks open countryside. As such, like the Northern Character Area, development should reflect the semi-rural context through appropriately lower densities, softer landscaping, larger properties and reduced storey heights (see Plans E and F), and this is a key factor in the location of the school within this character area. Appropriate design, both of the school buildings and neighbouring residential properties, should help reduce the impact of the primary school on residential amenity. Plan C indicates the location of the key frontage and a corner landmark.
- Southern Character Area: The character of this area should complement and reflect existing development on its southern edge, including both Hucknall itself across Wighay Road and the Strata development. The density and character of this area will need to balance the more urban, higher densities and three storey heights of the Central Character Area to the north with the suburban densities and character of the northern edge of Hucknall and the Strata development. As such, the area is suitable for development up to three stories and densities ranging from 30 to 40 dwellings per hectare (see Plans E and F). Plan C indicates the location of the key frontage and a corner landmark. Permeability for cyclists and pedestrians through this character area is particularly important as it will help link the local centre with Hucknall to the south.

Housing areas should be designed to minimise the potential for 'bad neighbour' impacts. In particular, the scale, siting and layout of boundaries and buffers between the housing and the employment uses, the primary school and the park and ride site should be considered and designed appropriately. Such buffers, for example to the north and east of the employment land, also have the potential to contribute to the site's green infrastructure and biodiversity value.

Adopting the principles of continuity, enclosure and overlooking should create successful and well-defined public places. Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure for the street.

The design and layout of the scheme should take the opportunity to reduce the opportunities for crime. All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance. By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked. It is likely that any 3 storey houses would be more appropriately located away from the boundaries of the site.

There is scope for the layout of development, in particular the housing element, to maximise the potential offered by photovoltaic (PV) panels for solar energy development. PV panels achieve maximum efficiency on south-facing roofs.

For further guidance on expectations of form, massing and layout, refer to page 7 of the Nottinghamshire County Council Sustainable Developer Guide (July 2004).

#### 7.5 Density

Residential densities should be highest (maximum of 60 dwellings per hectare net) around the local centre and along main transportation routes, in accordance with Policy H8 of the Replacement Local Plan (Certain Policies Saved July 2008). The more outlying areas will be better suited to lower density development at 30 dwellings per hectare, with appropriate regard to the indicative total site capacity and the efficient use of land. Densities are illustrated in Plan F.

## 7.6 Landscaping

For the most appropriate style and composition of landscape layout developers should refer to the Greater Nottingham Landscape Character Assessment to ensure the use of native tree and shrubs species, appropriate to the local area. Play areas, open spaces, hedgerows and the portions of the LWSs that are retained should be linked with Green Corridors to create a Green Infrastructure network across the site. Tree and shrub planting in appropriate locations across the site could also have an important role to play in mitigating and minimising the landscape and visual impact of the new development from key viewpoints. Guidance is provided on the Natural England website.

## 8. Delivery and Implementation

As noted above, this Development Brief has been drafted to provide firm direction to individual site developers if the landowner chooses to develop this site by selling off land parcels to multiple parties. However, the landowner may choose to enter into a partnership with a single partner and thus to develop the site according to a single strategic masterplan incorporating the input of key local stakeholders. If this occurs, then there is the potential for this document to be interpreted more flexibly, as a definition of the key parameters to inform that masterplan.

The Maps reflect the preferred spatial interpretation of the text, but not the only one. Others are possible and could be developed through a further consultative masterplanning process if the landowner and/or the developer(s) so choose.

This does not change the fact that any planning application, even if differing from the Maps, must confirm to the policy requirements outlined in Chapters 3-7 above. These policy requirements have been carefully worded to enable them to be sufficiently prescriptive, but at the same time flexible enough to accommodate the priorities of developers and local stakeholders.

For example, a local centre is required to be developed, but the developer has a degree of freedom in determining its exact location. The Maps accompanying this SPD were, however, drafted on the basis of robust evidence, including consultation; as such, the developer is expected to consult on and justify any significant differences proposed from the Maps.

Like all sites allocated through the planning process, the phasing and process by which the site is brought forward is a choice for the landowner and ultimately outside the control of Gedling Borough Council as the local planning authority. It is still by no means guaranteed that the site will be developed through a single strategic development process; this is a decision for the landowner.

As such, this SPD and its accompanying Maps have been developed specifically to allow for either of two eventualities or a combination of both; either a single strategic development of the site or a piecemeal selling-off of the site to individual prospective developers. The latter strategy resulted in the Strata Homes development on a small part of the site, and at the time that Chapters 1-7 were originally drafted, it was understood that this strategy would apply across the rest of the site as well.

Subsequently, (as of July 2016) the landowner has made it clear to the Council that this approach is no longer proposed; rather it is understood that the intention now is to develop a single strategic masterplan in line with the text in Chapters 1-7, informed by local consultation.

The Borough Council welcomes the landowner's intention to develop a single strategic masterplan rather than selling it piecemeal to individual developers, as it is considered that this is the approach most likely to offer benefit to the widest number of local stakeholders and is more likely to allow for further meaningful dialogue between the landowners/developers and interested parties.

If this is indeed the approach taken, the Council will expect the preparation of any new masterplan to:

- Incorporate feedback from a wide range of community and local authority stakeholders; and
- Accord with the parameters of this Development Brief. Any differences between the new masterplan and the principles set out in this document should be clearly explained.

Nevertheless, as explained above, the existing Maps have been retained to act as a more prescriptive guide to developers in the event that a single strategic masterplan

is not developed by the site developer(s). Were this to be the case, individual developers would, as normal, have to demonstrate that their proposals are in accordance with the Maps unless material considerations indicate otherwise.

# **Appendix 1: Relevant saved policies of the Gedling Borough Replacement Local Plan**

(Note: these policies will be replaced by relevant policies in the emerging Local Planning Document)

- ENV 1 Development criteria
- ENV 5 Renewable energy
- ENV 31 Safeguarded land
- ENV 36 Local nature conservation designations
- H 8 Residential density
- H 15 Comprehensive development
- E 1 Allocation of employment land
- E 3 Retention of employment
- R 3 Provision of open space

## **Appendix 2: Reference documents**

2010 to 2015 Government Policy: Energy Efficiency in Buildings, DCLG (May 2015)

https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings

6Cs Design Guide, NCC (April 2009 and subsequent amendments)

http://www.leics.gov.uk/htd

Active design, Sport England (2007)

http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/

Building for Life 12- Third Edition, Design Council (January 2015)

http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

Gedling Borough Council Affordable Housing Supplementary Planning Document (December 2009)

http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable\_housing\_spd\_final\_dec2009.pdf

Gedling Borough Council Housing Market Assessment Update (April 2012)

http://www.gedling.gov.uk/media/documents/housing/Gedling%20SHMA%20update%202012%20final.pdf

Gedling Borough Council Open Space Supplementary Planning Document (November 2001)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Parking Provision for Residential Developments Supplementary Planning Document (May 2012)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Guidance on Air Quality and Emissions Mitigation (August 2015)

http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/

Gedling Borough Council Adopted Community Infrastructure Levy Charging Schedule (December 2014)

https://democracy.gedling.gov.uk/documents/s6580/Enc.%202%20for%20Adoption%20of%20the%20Gedling%20Borough%20Community%20Infrastructure%20Levy%20Charging%20Schedule.pdf

Gedling Borough Council Statement of Consultation (June 2014)

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Greater Nottingham Employment Background Paper (June 2012)

http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36312&p=0

Guidance for the Preparation of Travel Plans in support of Planning Applications, NCC (September 2010)

http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/travelplans/

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England (March 2015)

 $\underline{\text{https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/}$ 

Manual for Streets, DfT (March 2007)

https://www.gov.uk/government/publications/manual-for-streets

Manual for Streets 2- CIHT (September 2010)

https://www.gov.uk/government/publications/manual-for-streets-2

National Planning Policy Framework, DCLG (March 2012)

https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/6077/2 116950.pdf

National Planning Practice Guidance, DCLG (March 2014 and subsequent amendments)

http://planningguidance.planningportal.gov.uk/

Natural England

https://www.gov.uk/government/organisations/natural-england

Nottinghamshire Local Transport Plan 2011-2026, NCC (December 2010)

http://cms.nottinghamshire.gov.uk/ltpfull.pdf

Planning Practice Guidance for Renewable and Low Carbon Energy, DCLG (July 2013)

https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/22568 9/Planning Practice Guidance for Renewable and Low Carbon Energy.pdf

Sustainable settlements, UWE (April 1995)

http://eprints.uwe.ac.uk/

## **Appendix 3: Descriptions of Local Wildlife Sites**

## Wighay Road Grassland (LWS Ref. No 5/977)

This is an example of a characteristic neutral grassland community (a Nottinghamshire priority habitat in the Local Biodiversity Action Plan) with wet areas and a diversity of grass and flowering plants. Ideally this community should be retained and managed in an appropriate fashion.

## Top Wighay Farm Drive (LWS Ref. No. 2/81)

This is a calcareous grassland community, listed as a national key habitat in the UK Biodiversity Action Plan. Any public access to the site should be minimised. There are also concerns about the planting of shrubs and trees onto this grassland; this would be inappropriate management for this habitat. Any peripheral planting should be on ex-agricultural land not within the LWS boundary, they should be native species whose eventual height will not endanger the open grassland through overshading. It has already been suggested in a previous survey (1996 Phase 1) that existing planted trees and hawthorn should be managed to retain the grassland community.

## **Appendix 4: List of Service Providers**

## **Nottinghamshire County Council**

Country Parks and Conservation - Highways management - Public transport management - Children, Families and Cultural services - Waste and recycling - Youth service - Adult Social Care - Social services

Post:

Nottinghamshire County Council County Hall West Bridgford Nottingham NG2 7QP

Email enquiries@nottscc.gov.uk

Phone 0300 500 80 80

## **Gedling Borough Council**

Housing - Leisure - Waste management

Post:

Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU

Phone 0115 901 3901

email webenquiries@gedling.gov.uk

## **Linby Parish Council**

Email linbypc@googlemail.com

#### **Ashfield District Council**

Post

Ashfield District Council Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands NG17 8DA

Phone 01623 450000

Email info@ashfield-dc.gov.uk

## NHS Nottingham North and East Clinical Commissioning Group

Civic Centre Arnot Hill Park Arnold Nottingham NG5 6LU

Phone 0115 883 1838

E-mail: info@nottinghamnortheastccg.nhs.uk

Appendix 5 - Nottinghamshire County Counci Technical Document

# NOTTINGHAM EXPRESS TRANSIT EXTENSION OF LINE ONE NORTH OF HUCKNALL

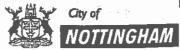


## **TECHNICAL PAPER**

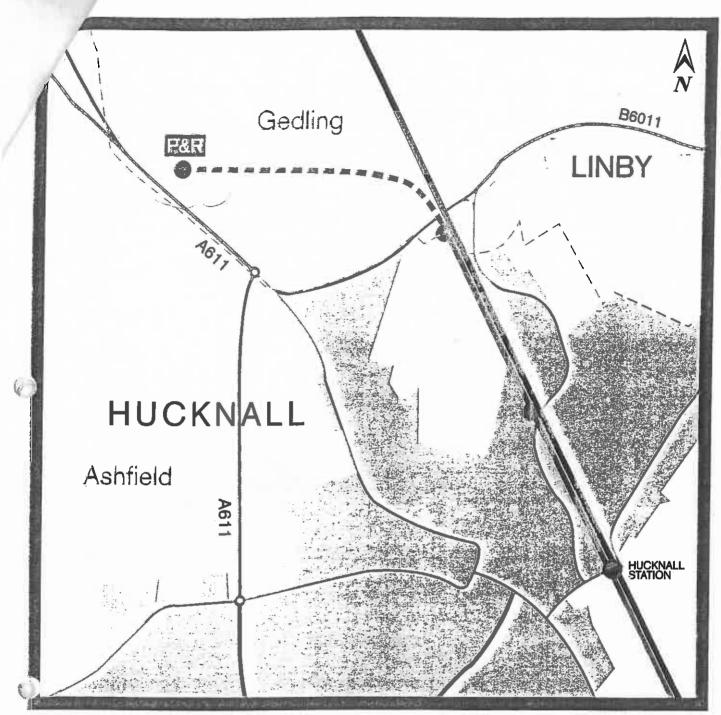
- 1. There is currently a single Robin Hood Line track running north from Hucknall Station to beyond Newstead. The track uses the western side of the railway formation, which formerly accommodated two tracks. With the arrival of NET Line One there will be no alteration to the Robin Hood Line (RHL) between Hucknall and Newstead.
- 2. The area to be safeguarded for a future NET extension should allow for two light rail tracks and two heavy rail tracks wherever space permits. This will allow for operational flexibility for both systems in the future. However, short sections of single track should not compromise operations.
- 3. The total width required for two light rail and two heavy rail tracks is 20.1 metres; for a single light rail and a single heavy rail track it is 12.5 metres.
- 4. NET Line One will operate on single track on its approach to Hucknall Station from the south, doubling up to two tracks at the interchange platforms. North of the platforms the tracks could be extended to run through a section of the existing car park using one or more of the available bridge spans.
- 5. Between Hucknall Station and Linby Colliery Crossing the width available is constrained by housing built close to the railway alignment. Along this section only one NET Line and one RHL can be accommodated. The RHL would use the eastern side of the formation.
- 6. At Linby Colliery Crossing there is a requirement for very localised reduction in separation between NET and the RHL in order to avoid a residential property. This may necessitate a short distance without a fence between the systems (which would be necessary through the level crossing anyway) as will be the case on NET Line One at Highbury Road Bridge, Bulwell.
- 7. Immediately north of Linby Colliery Crossing there is land available within the railway fence line to locate a stop and to allow both systems to operate on double track.
- 8. North of this, a four-track layout can be achieved by using a strip of land currently lying outside of the railway formation. The first section (approximately 130 metres long) is in the ownership of Linby Metals. The strip required is approximately 6 metres wide. The second section (approximately 620 metres long) is owned by the County Council and is currently used by Linby Metals to gain access to their site from Wighay Road. The width of land required to operate two light rail and two heavy rail tracks and replace the access road is approximately 14 metres; this would be reduced if the access road is no longer required.
- 9. A stop could be located immediately south of Wighay Road.
- 10. North of Wighay Road, a strip of land approximately 5 metres wide, currently in private ownership, would need to be safeguarded.
- 11. A nominal alignment to a park and ride site on the A611, through a potential new development site, has been indicated.

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NOT TO SCALE

## Nottingham Express Transit - Alignment to be Safeguarded North of Hucknall

NET LINE ONE
ALIGNMENT TO BE SAFEGUARDED FOR POSSIBLE NET EXTENSION
INDICATIVE ALIGNMENT OF POSSIBLE NET EXTENSION
ROBIN HOOD LINE
POSSIBLE STOP LOCATION FOR NET EXTENSION
NET/ROBIN HOOD LINE INTERCHANGE
POSSIBLE PARK AND RIDE SITE
DISTRICT BOUNDARY

## **Appendix 6 - Consultation Strategy**

## **Top Wighay Farm Development Brief - Consultation Strategy - December 2016**

This documents sets out the methods and timescale for consultation on the preparation of the Top Wighay Farm Development Brief. The development brief is being prepared to provide guidance on the development of the Top Wighay Farm site which was allocated by the Aligned Core Strategy (adopted September 2014). It will help to achieve the comprehensive development of the site and set out a clear framework for the range of uses and infrastructure to be provided, in order to guide the future development of the site.

The development brief is being prepared as a Supplementary Planning Document (SPD). Consultation on SPDs is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations require that the SPD is made available at the Civic Centre and other appropriate locations for a period of at least 4 weeks.

Stage	Dates	Participants	Location	Status
Workshop To bring the key stakeholders together to discuss the key requirements for the site.	16 <sup>th</sup> July 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP	Bonington Theatre, Arnold	Complete
Approval to Consult Approval sought from Portfolio Holder to begin public consultation process	September 2015	GBC Portfolio Holder for Growth & Regeneration	N/a	Complete
Presentation Presentation to stakeholders regarding content of the Draft SPD and consultation process.	8 <sup>th</sup> September 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP, Papplewick Parish Council, ADC ward members, ADC County	Civic Centre	Complete

		Councillor		
Consultation on Draft Public consultation on the draft version on the SPD	between 18 <sup>th</sup> September – 19 <sup>th</sup> October			Complete
Notification via email and letter	18 <sup>th</sup> September 2015	All consultees on database	N/a	
Deposit Points	18 <sup>th</sup> September 2015	N/a	Hucknall Library, Papplewick & Linby Village Hall, Civic Centre, GBC website	
Review of Representations Comments submitted through public consultation reviewed and changes to development brief made where necessary.	19 <sup>th</sup> October – December 2015	Planning Policy	N/a	Complete
Consideration of transport assessment and changes to development brief made where necessary.	November/ December 2016	Planning Policy	N/a	Complete
Presentation Discussion of comments received and changes proposed with ADC.	7 <sup>th</sup> December 2016	ADC	ADC	Complete
Discussion of comments received and changes proposed with Linby and Papplewick parish councils.	16 <sup>th</sup> December 2016	Linby and Papplewick parish councils	Civic Centre	Complete
Adoption of SPD Adoption of the SPD by Cabinet	17 <sup>th</sup> Dec 2015	Cabinet	Civic Centre	

## **Supporting Maps**

Plan A - Boundary of Allocated and Safeguarded Land

Plan B - Concept Layout Plan

Plan C - Key Frontages and Landmarks Plan

Plan D - Green Infrastructure Plan

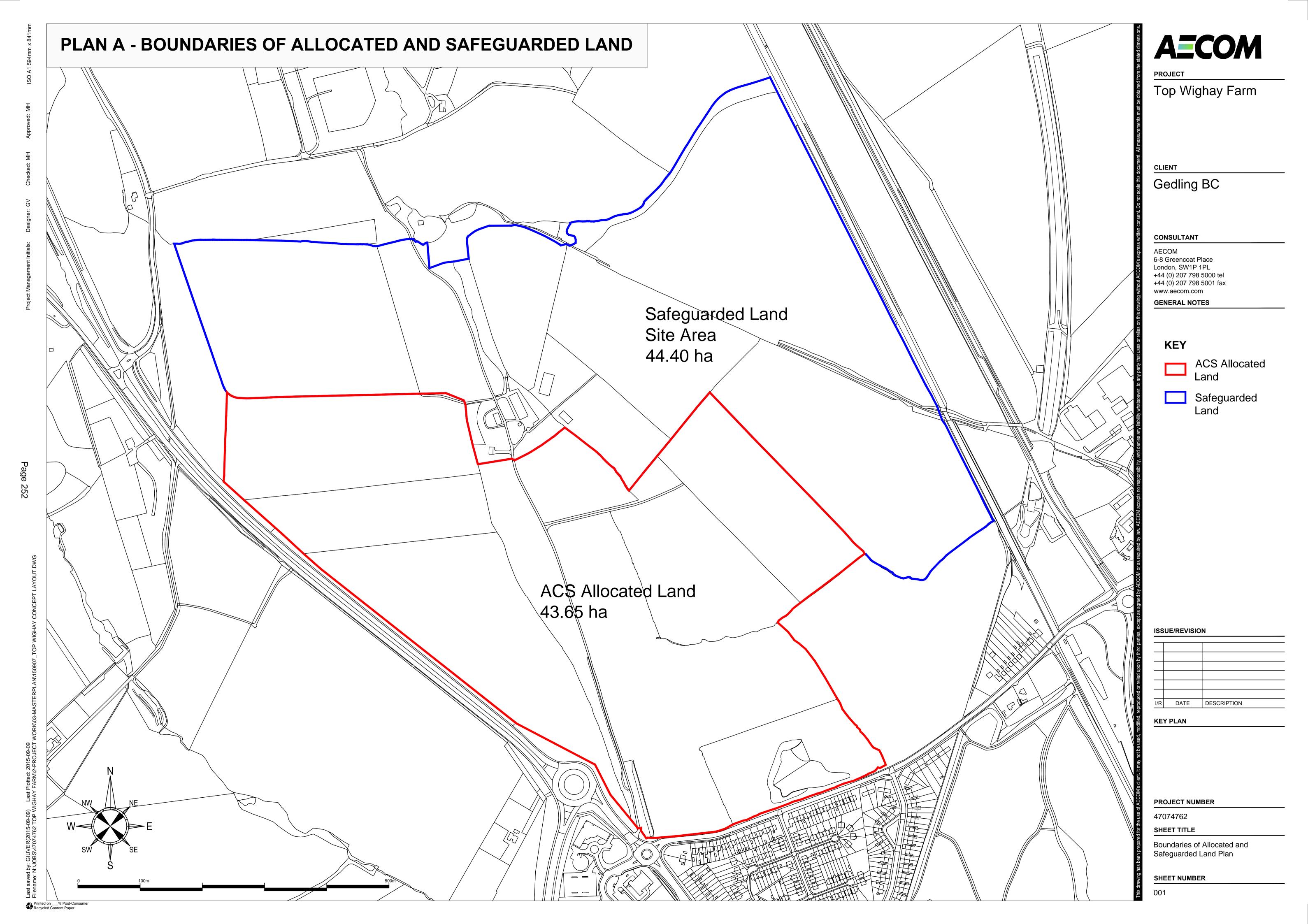
Plan E - Building Heights Plan

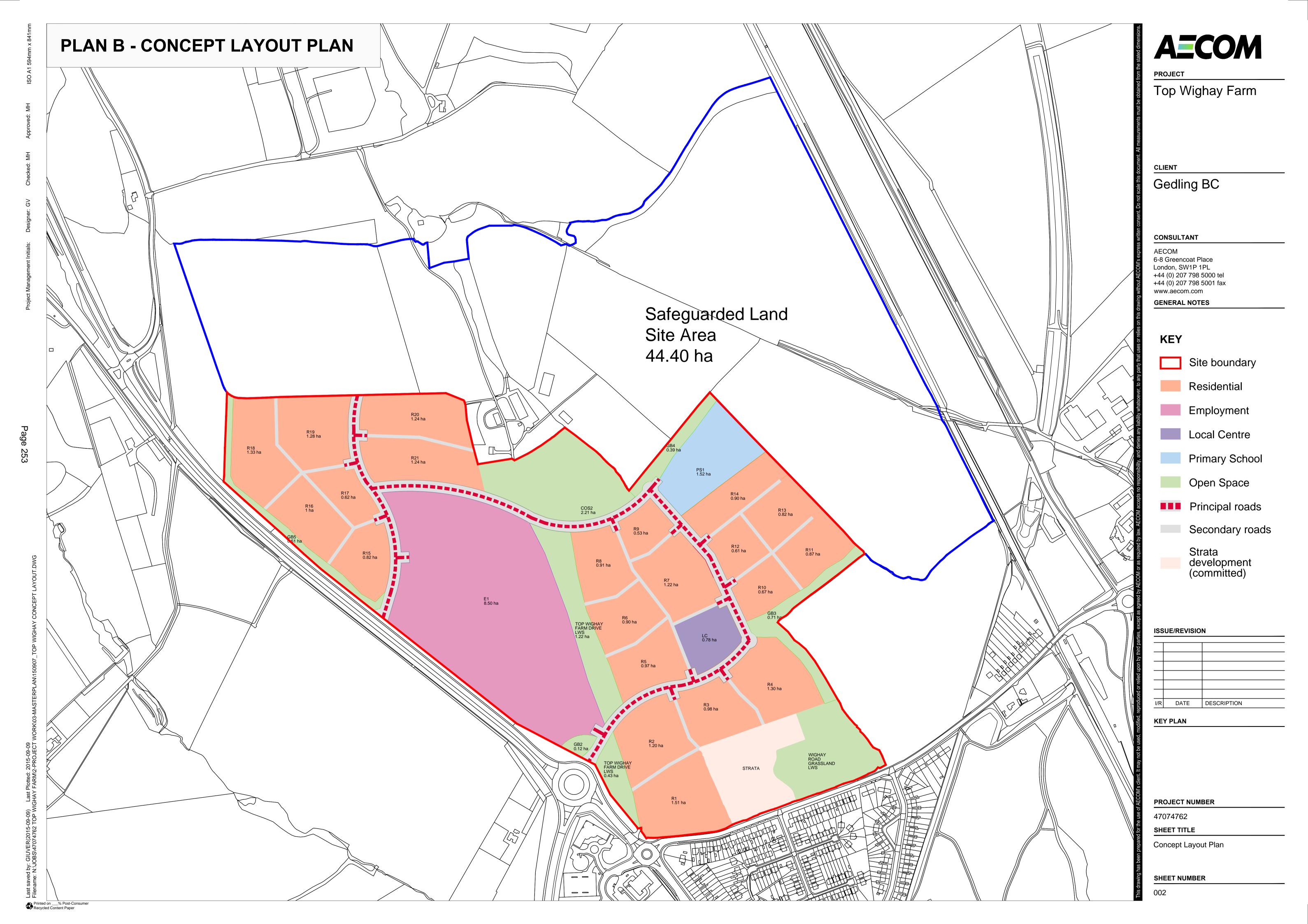
Plan F - Density Plan

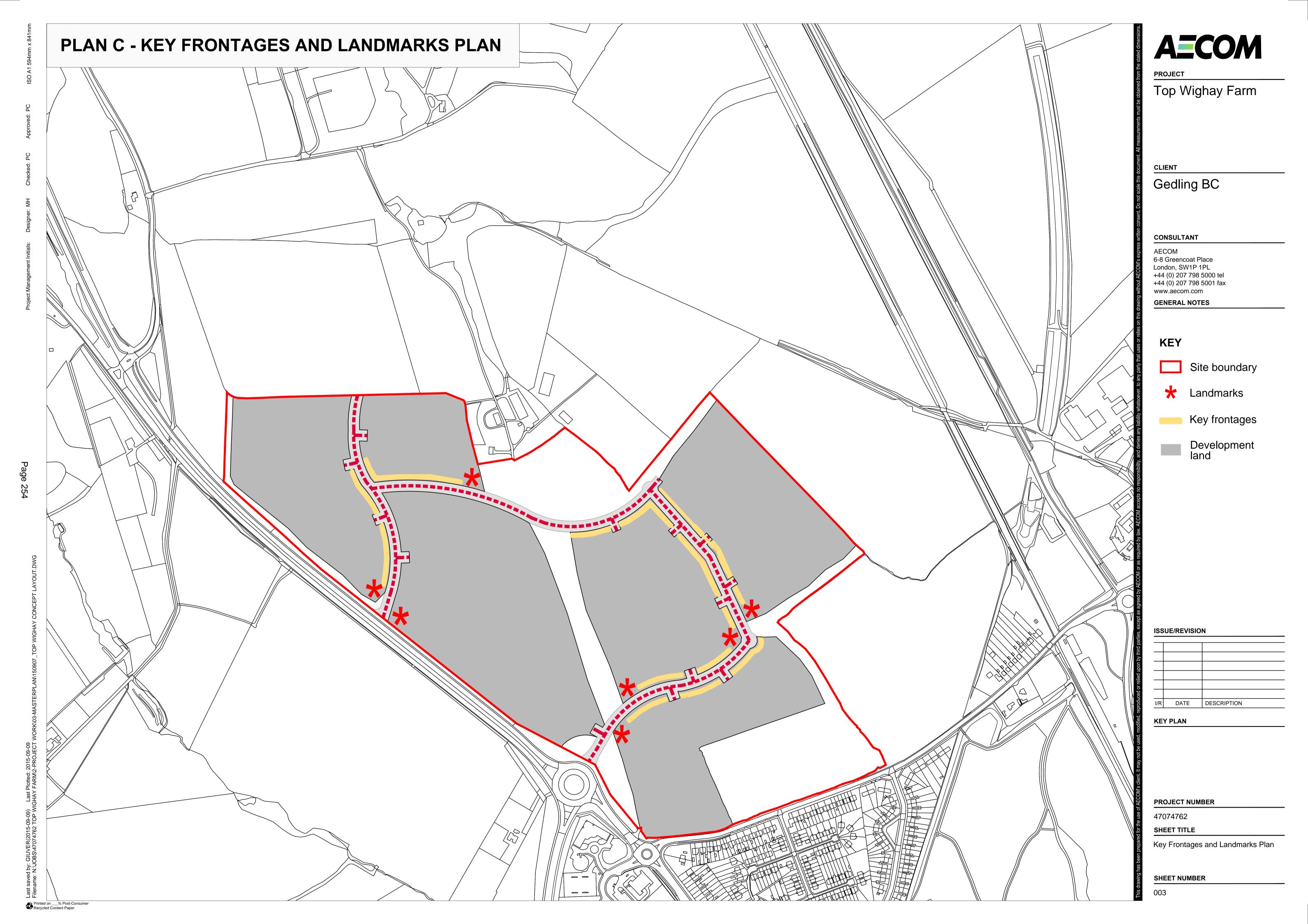
Plan G - Development Land Plan

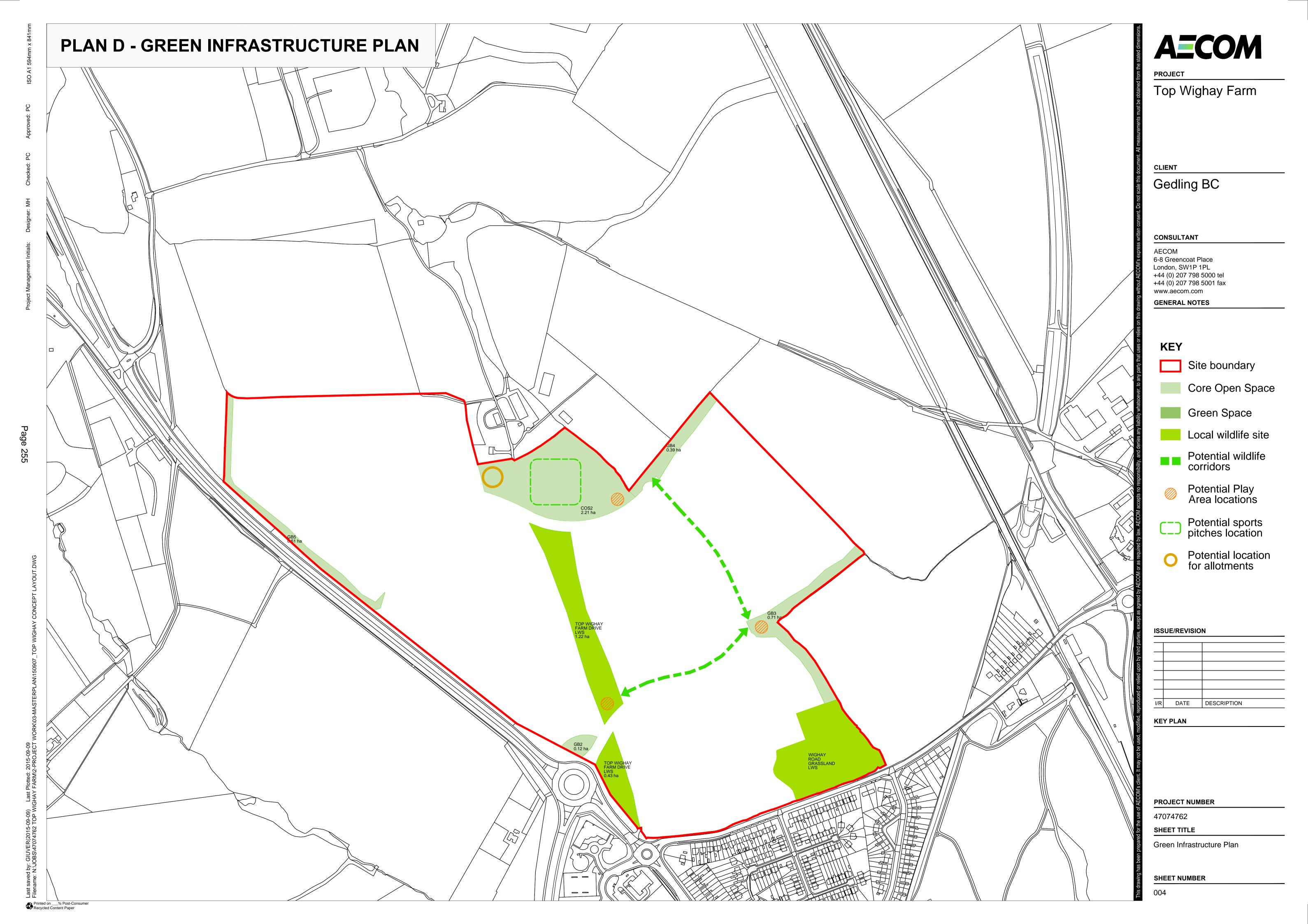
Plan H- Character Areas Plan

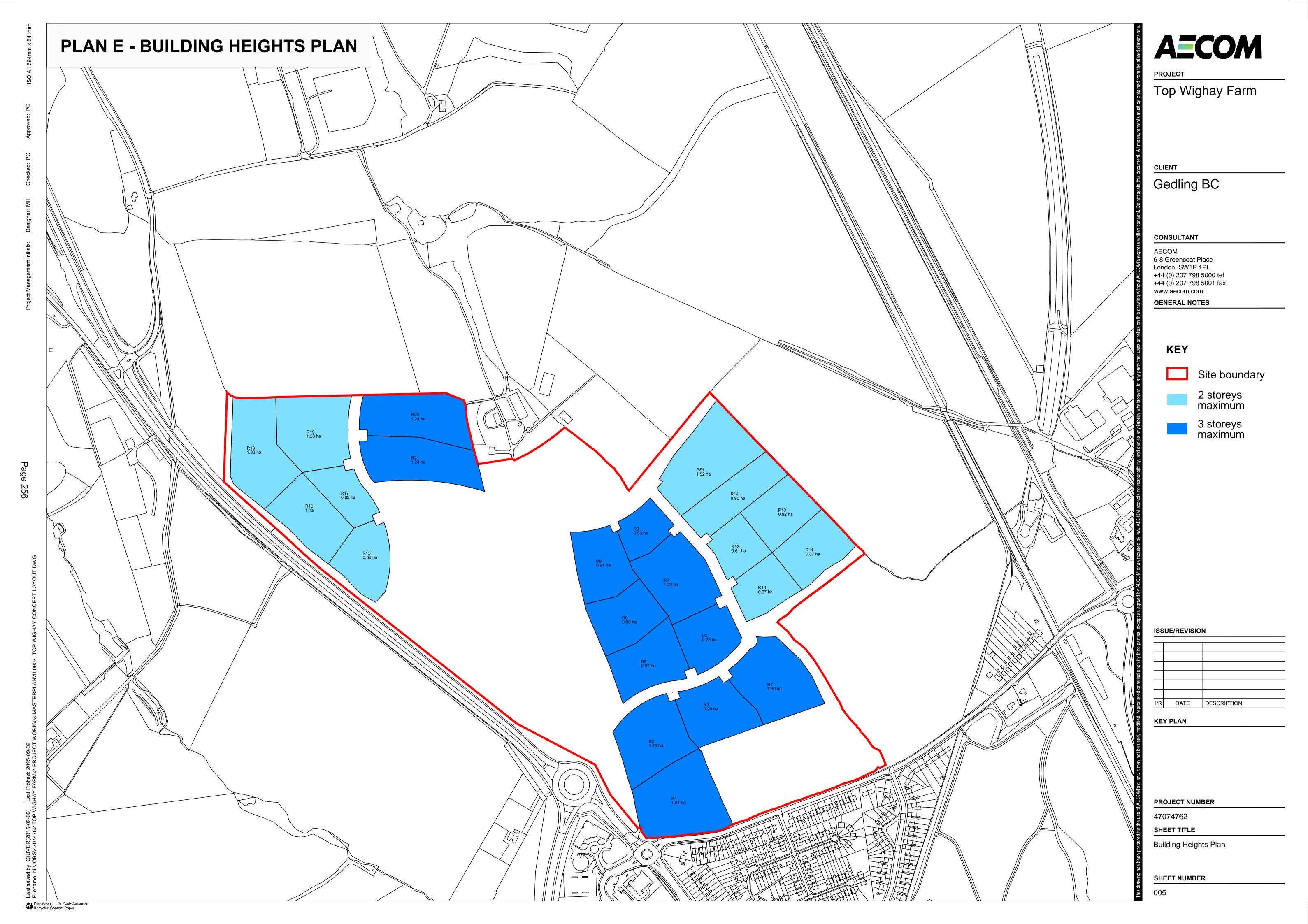
Plan I - Key Movement Plan

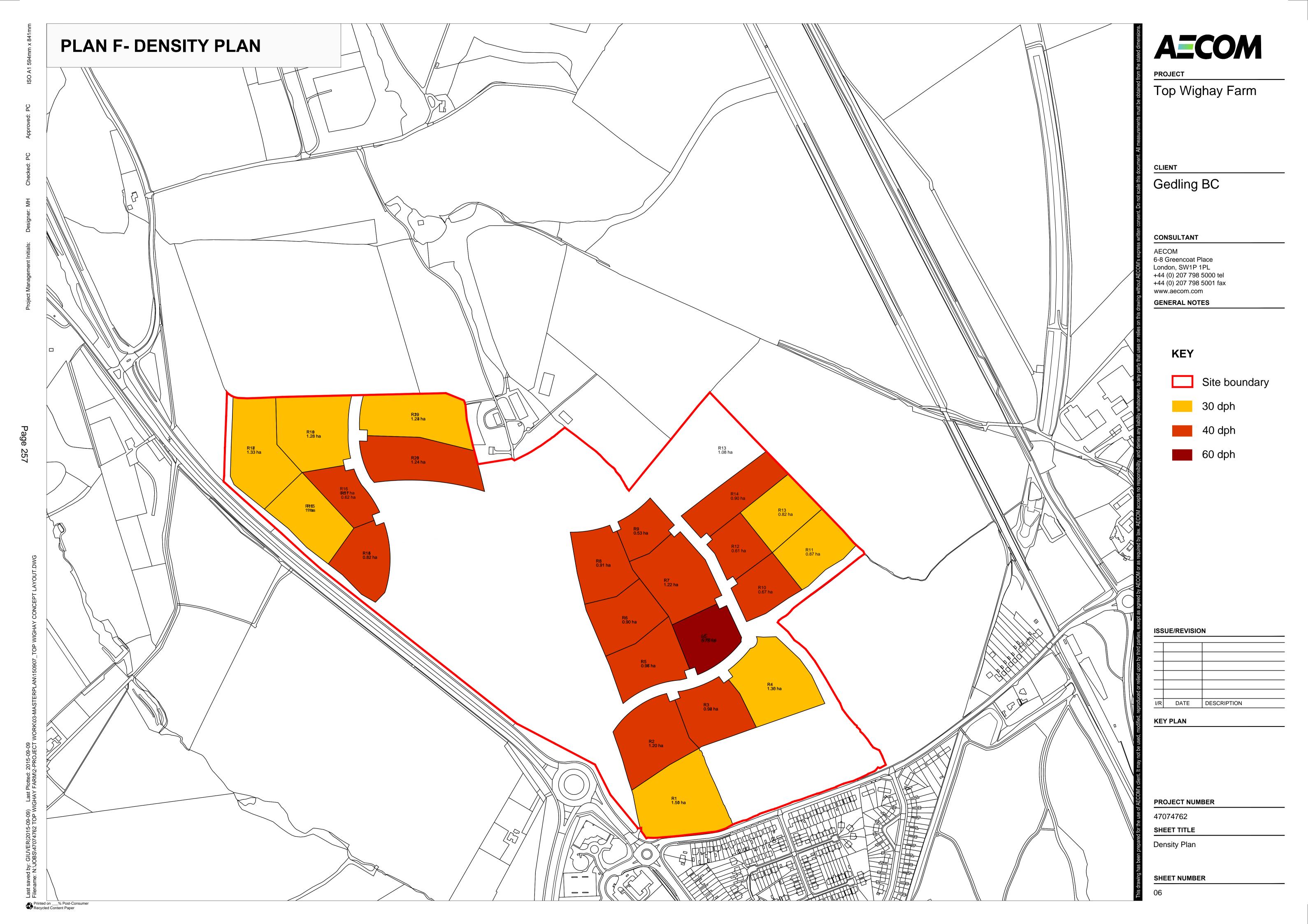


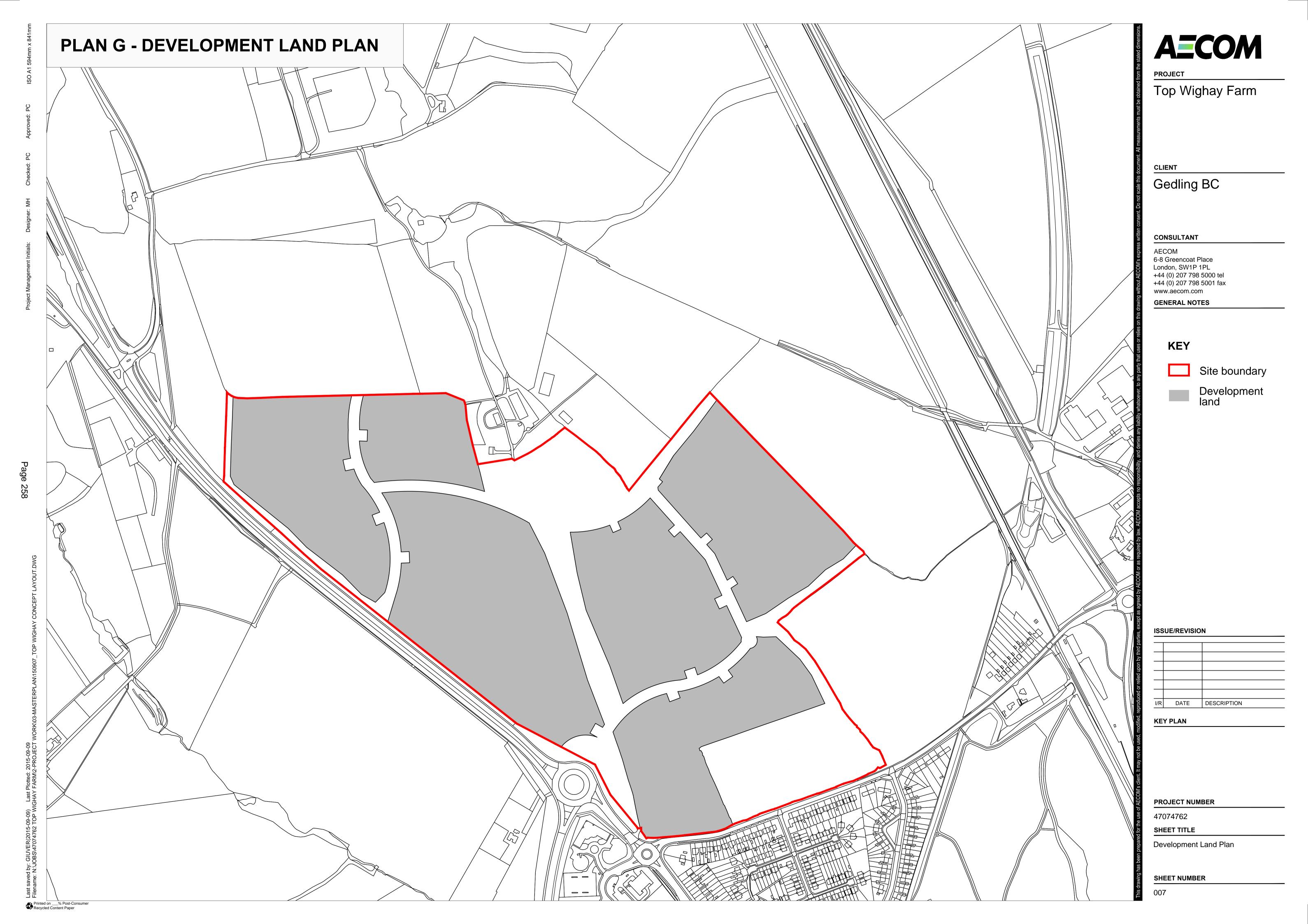


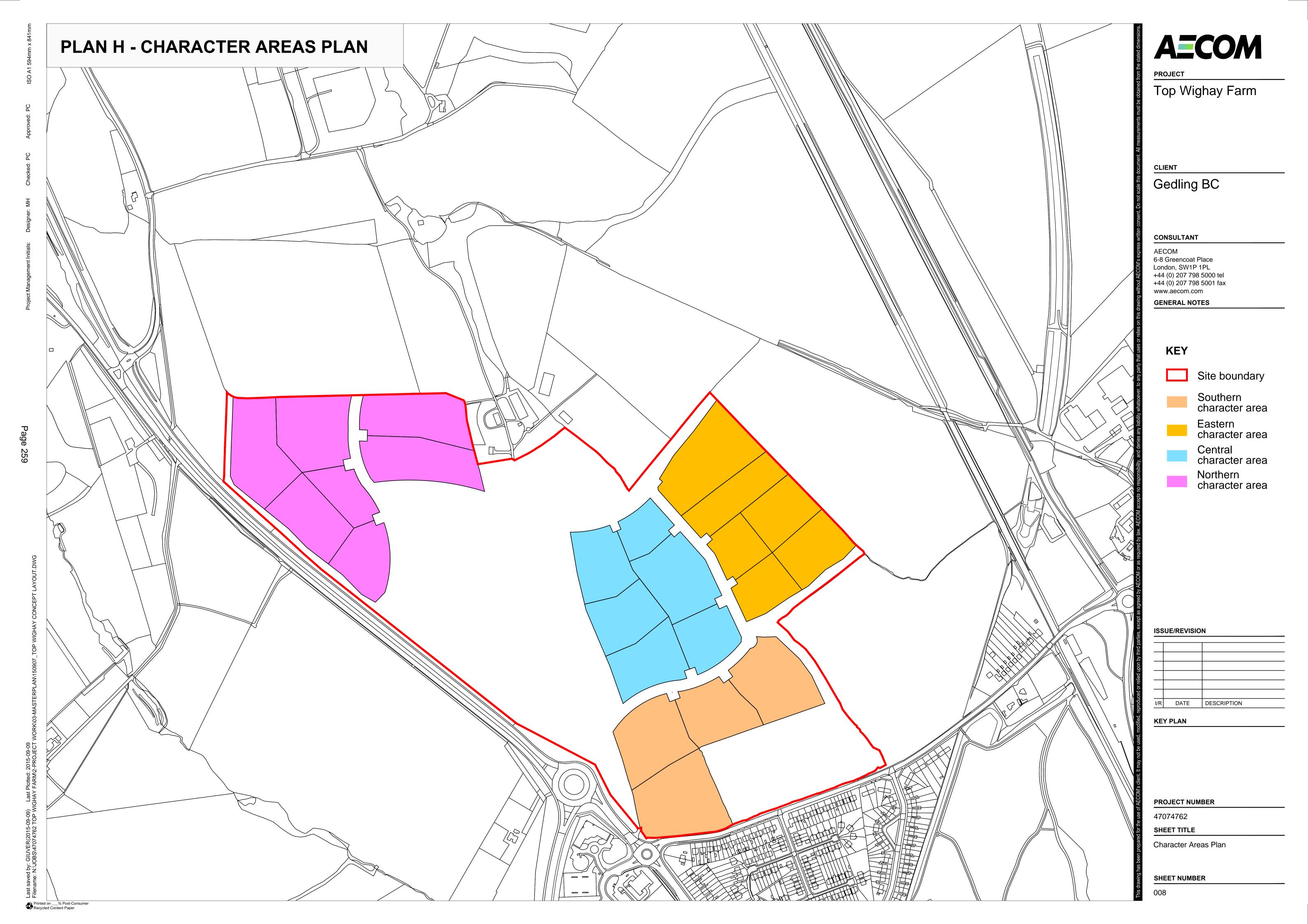


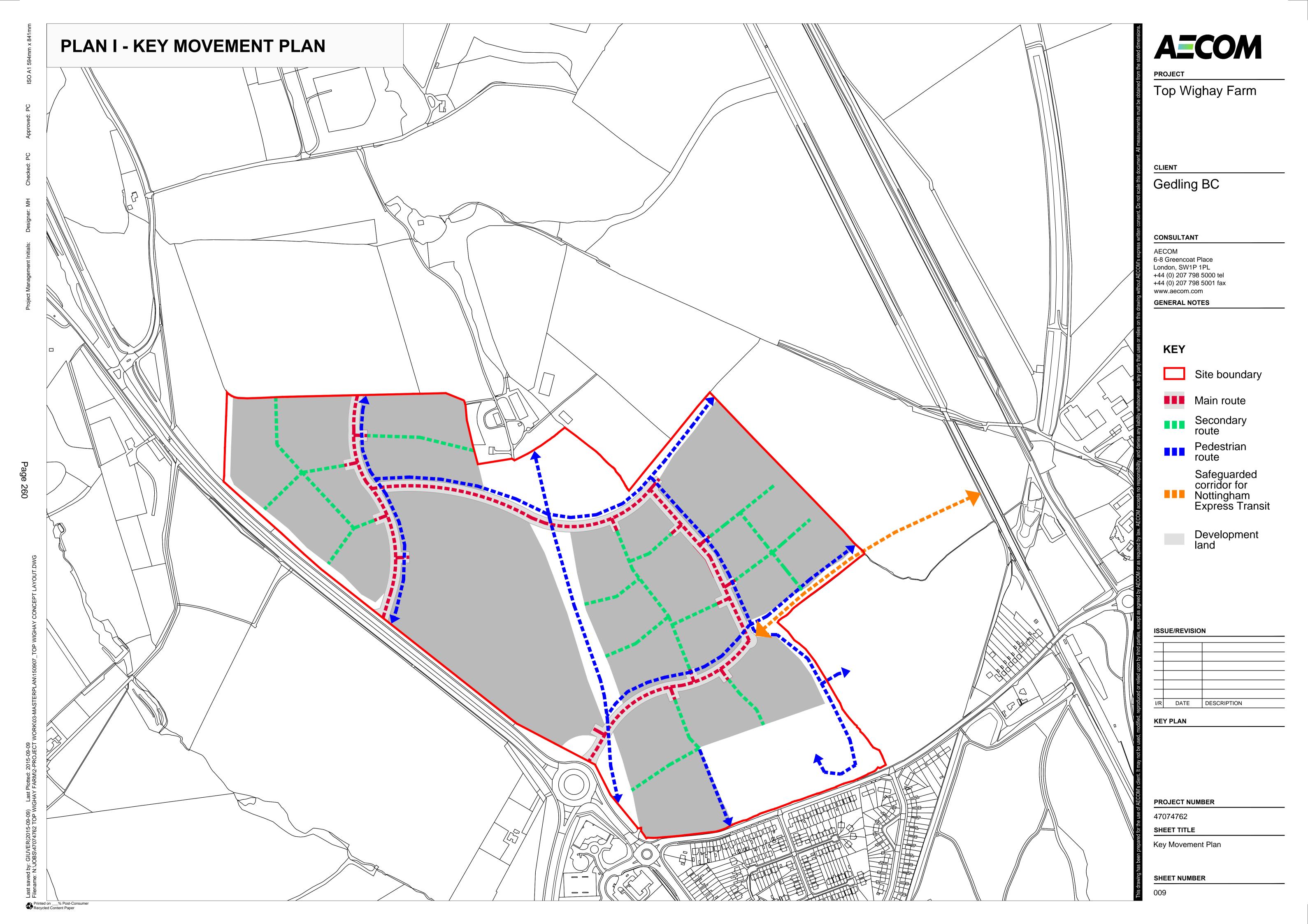














# **Report to Cabinet**

Subject: Forward Plan

**Date**: 2 February 2016

**Author**: Service Manager, Elections and Members' Services

#### **Wards Affected**

Borough-wide.

### **Purpose**

To present the Executive's draft Forward Plan for the next four month period.

## **Key Decision**

This is not a Key Decision.

#### **Background**

The Council is required by law to give to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

### **Proposal**

The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

## **Alternative Options**

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

## **Financial Implications**

4 There are no financial implications directly arising from this report.

# **Appendices**

5 Appendix 1 – Forward Plan

# **Background Papers**

6 None identified.

## Recommendation(s)

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

#### **Reasons for Recommendations**

7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.



# Forward Plan for the period February 2017 - May 2017

Issue	Key Decision or Council Decision?	Who will decide and date of decision	Documents to be considered (only applicable to executive Key decisions)	Who will be consulted?	From whom can further information be obtained and representations made?
Prudential and Treasury Indicators and Treasury Strategy 2017/18	Key	Cabinet 16 February 2017 Council 7 March 2017	Officer report and appendices		Sue Healey, Principal Accountant Sue.Healey@gedling.gov.uk
Sapital Programme	Key	Cabinet 16 February 2017  Council 1 March 2017	Officer report and appendices		Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk
Gedling Plan 2016-19 (including General Fund Revenue Budget)	Key	Cabinet 16 February 2017 Council 1 March 2017	Officer report and appendices		Alison Ball, Service Manager Finance alison.ball@gedling.gov.uk

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