

Report to Portfolio Holder for Resources and Reputation

Subject: Calverton Industrial Units – Planning Application

Date: 30 August 2019

Author: Service Manager for Economic Growth and Regeneration

Wards Affected

Calverton

Purpose

To seek approval to submit a planning application for four new industrial units at Hill Crest Park in Calverton owned by Gedling Borough Council.

Key Decision

This is not a key decision

Recommendation(s)

That the Portfolio Holder for Resources and Reputation:

- a) approves the submission of a planning application for four new industrial units at the Calverton Industrial park**
- b) authorise the Service Manager for Economic Growth and Regeneration, in consultation with the Service Manager for Property, to approve and submit the planning application material.**

1 Background

- 1.1 Hill Crest Park is a small close of Council owned, brick built business units in a range of sizes but all aimed at SME's. They are set in two parallel lines on either side of the access, with parking and turning areas in between the two (see Appendix A). The eight current units are leased out to a range of companies.
- 1.2 The site is located within Calverton, one of the largest villages in the borough, in a wider area of other employment uses. The village is identified

for growth within the adopted Local Plan and will take on increasing importance within the Borough as it is developed.

- 1.3 The Gedling Plan states that there is a need to “identify opportunities to redevelop vacant or underused land for employment uses”. It is therefore an objective of the Council to provide further employment opportunities.
- 1.4 The site is currently wasteland, which is not part of the current units on the site. As the site is within a wider industrial part, with no constraints, it is regarded as being suitable for redevelopment for employment purposes.

2 Proposal

- 2.1 Officers are currently working on delivering a scheme which provides four new small business units, totalling 460sqm of floorspace. The scheme has been developed in some detail to understand the development potential and the associated costs with delivering the scheme. The draft plans are included within Appendix A. Initial work has been done with planning to ensure that it is planning policy compliant, thus reducing the likelihood of not being successful with the application.
- 2.2 As part of the business case for progression of this scheme, officers completed an initial service development bid during the 2019/20 budget process and at its meeting on 4 March 2019, Council approved a capital budget of £1.37m for the development of the Calverton Industrial Units, subject to securing external grant funding of £0.66m (such as LEP and ERDF). The remaining funding for the project was estimated to be £0.15m from earmarked Economic Development related reserves and £0.56m of borrowing assessed to be affordable on the basis on projected revenue income to be generated by the scheme. The detailed business case has yet to be completed and would require cabinet approval to progress the delivery of the project.
- 2.3 However, in order to progress with securing funding, most external funders seek a scheme that has planning permission. Officers are therefore seeking permission to submit a planning application for the scheme (shown in Appendix A) to support the submission of applications for external funding. The majority of the design work has already been completed. However, there are a number of other reports required to support a planning application, which include
 - planning application form
 - design and access statement
 - drainage strategy

- desktop contamination study; and
- lighting assessment

2.4 The total cost of this work is estimated to be no more than £10,000 and can be covered by existing revenue budgets, such as the Intervention Pot for Economic Growth (if a capital project does not follow on).

2.5 Furthermore, Officers will undertake a targeted consultation with key stakeholders, such as the tenants on the existing site, local and parish council.

3 Alternative Options

3.1 Officers have considered not submitting a planning application until there is a provisional allocation of funding. However, this would delay the delivery of the scheme and put pressure on accelerating the project timetable to catch up. The funding bid may be viewed negatively by external funders without the Council's commitment to securing planning permission.

4. Financial Implications

4.1 The additional reports required to submit a planning application are estimated to total £10,000. The cost of which can be accommodated by existing revenue budgets, such as the Intervention Pot for Economic Growth or through the capital scheme (if funding is secured).

4.2 The risk associated with progressing with a planning application (without the funding package secured) is balanced by the permission will be valid for 3 years and other funding streams will likely become available during this time.

5 Appendices

5.1 Appendix 1: Proposed plans for the site

6 Background Papers

6.1 None

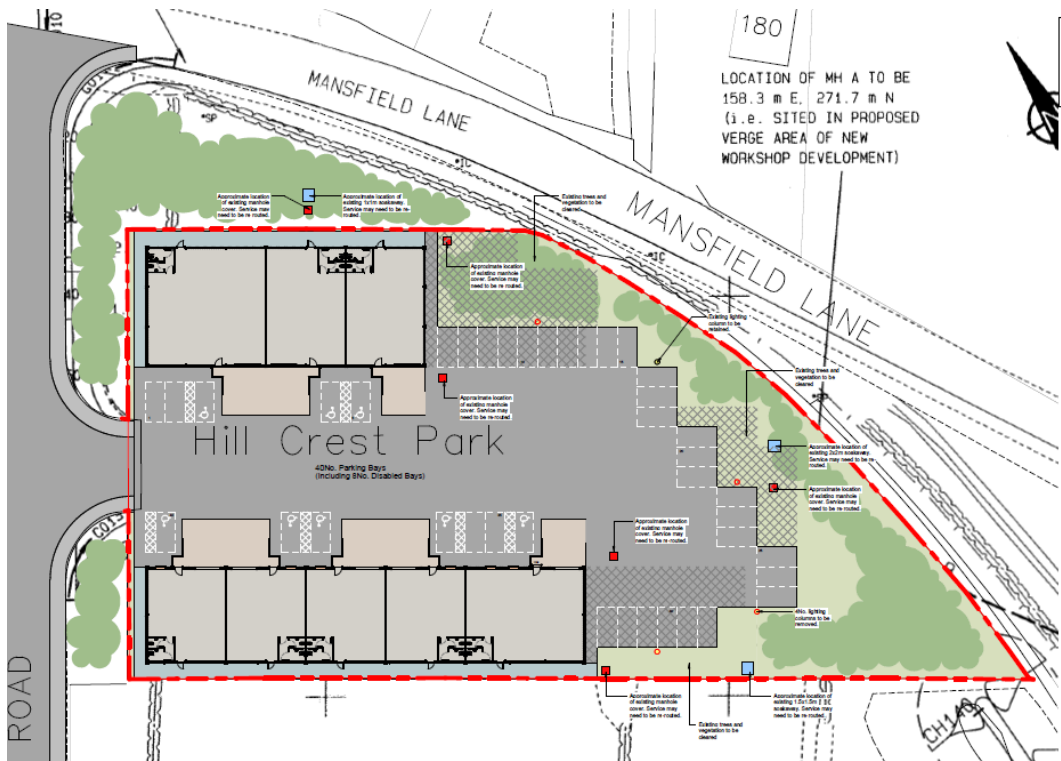
7 Reasons for Recommendations

7.1 To support the Council plan objective of increasing the "opportunities to redevelop vacant or underused land for employment uses".

7.2 To increase the likelihood of securing external funding for this scheme.

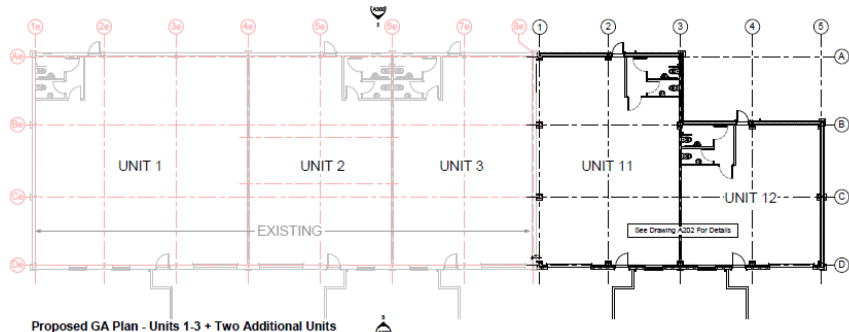
Appendix A: Planning Drawings

Site plan:



Proposed development:



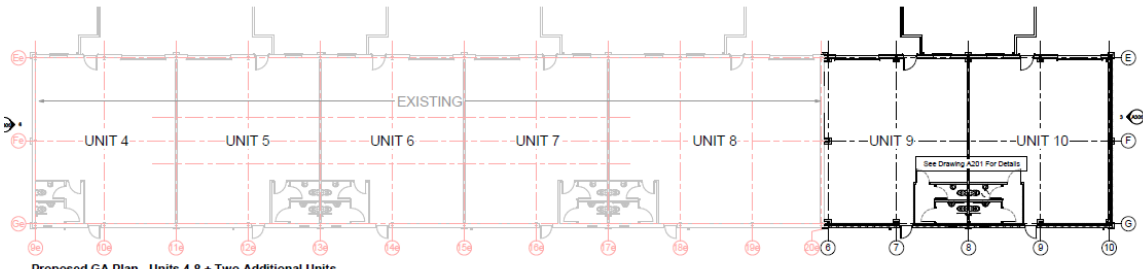


Proposed GA Plan - Units 1.3 + Two Additional Units
1:100

NOTE: M&E requirements as Bields Building Services proposal.

NOTE:

1. Red gridlines (with suffix - p) have been drawn as shown on Howard Stanley Pratt drawings.
2. All steelwork shown is indicative only. For steelwork design refer to structural engineers proposals.



Proposed GA Plan - Units 4.8 + Two Additional Units
1:100