

Report to Leader of the Council

Subject: Calverton Industrial Units – Planning Application

Date: 24th July 2023

Author: Property Services Manager

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 Leader of the Council:

- 1. Approves the submission of a planning application for four new industrial units at Hill Crest Park, Calverton.**
- 2. Authorises the Property Services Manager to approve and submit the planning application material.**

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 including a machinery manufacturer, directory publisher, shopfitting contractors and a facilities management company.
- 1.2. The site is located within Calverton, one of the largest Gedling villages, in a road off other employment uses. Calverton has seen population growth of 7% between 2011 and 2021 (2021 Census) and in line with the adopted Local Plan, growth will continue, increasing its importance to the Borough. By providing an

increased number of business premises, this will support the growth of additional employment opportunities, as well as minimising the need to commute to other centres.

1.3. The All-Party Parliamentary Group on Coalfield Communities Report published on 12 June 2023 reports that “small firms have an important role to play in growing the local economy. But to develop and grow they also need suitable premises”. As Gedling Borough is a coalfield area, it is critical that we continue to make the area a good place to start and grow a business.

1.4. The consistent popularity of the units (along with the waiting list) indicates that four additional units would be filled by the Calverton business community.

1.5. The proposed scheme will deliver 462sqm of floor space and create 18 new job opportunities. The development will also include PV panels and 2 EV charging points, as well as additional EV provision for the existing units. Planning Permission for this scheme was previously granted however this lapsed in June 2023.

1.6. A funding application has been submitted to D2N2 Economic Growth Fund Capital Programme seeking funding for a 50% contribution for this scheme.

2. Proposal

2.1. It is proposed that approval is given to submit a planning application for four new industrial units at Hill Crest Park, Calverton.

2.2. It is proposed that authority is given to the Property Services Manager to approve and submit the planning application for Hill Crest Park, Calverton.

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.

3.2. In the event of the funding application not being successful the Council will look to alternative funding options as they become available. A secured planning approval provides a critical component for project delivery.

4. Financial Implications

4.1. The costs of submitting the planning application can be met from existing budgets. The wider financial implications of the development will be assessed once the outcome of the funding application is determined.

5. Legal Implications

5.1 Planning permission is required for the building of new buildings and developments on land as provided by the Town and County Planning Act 1990.

5.2 The Councils Constitution authorises the Director to seek planning permission for a development within the respective departmental area, where developments are included within an approved Capital Programme. Where the development is not within an approved Capital Programme approval from the executive is required.

6. Equalities Implications

6.1. There are no direct equalities implications arising out of this report.

7. Carbon Reduction/Sustainability Implications

7.1. The planning application will include carbon reduction measures including PV panels and EV charging points.

8. Appendices

8.1. Appendix 1 – Proposed Site Plan

9. Background Papers

9.1. None

10. Reasons for Recommendations

10.1 To allow the Council to submit a planning application for the development of 4 new industrial units at Hill Crest subject to funding.

Statutory Officer Approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer