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Direct dial 0115 914 8481
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Our reference:
Your reference:
Date: 5 October 2015

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 13 October 2015 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely



Service Manager - Corporate Governance

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. Minutes of the Meeting held on Tuesday 8 September 2015 (pages 1 - 6).

Key Decisions

4. Melton Road Edwalton Development Framework Supplementary Planning Document

The report of the Executive Manager - Communities is attached (pages 7 - 10). Appendices are available as a separate document.

Non Key Decisions

None

Budget and Policy Framework Items

5. Business Rates Pooling Update

The report of the Interim Executive Manager – Finance and Commercial is attached (pages 11 - 20).

Matters referred from Scrutiny

None

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor S J Robinson

Councillors R L Butler, J E Cottee, N C Lawrence, D J Mason

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble in the Nottingham Forest car park adjacent to the main gates.

Toilets are located opposite Committee Room 2.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

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**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY 8 SEPTEMBER 2015**

Held At 7.00pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford

PRESENT:

Councillors S J Robinson (Chairman), R L Butler, J E Cottee, N C Lawrence, D J Mason

ALSO IN ATTENDANCE:

Councillors H A Chewings S J Hull A MacInnes G R Mallender.

OFFICERS PRESENT:

A Graham	Chief Executive
K Marriott	Executive Manager - Transformation
D Mitchell	Executive Manager - Communities
V Nightingale	Senior Member Support Officer
P Linfield	Interim Executive Manager – Finance and Commercial
A Pegram	Service Manager - Communities
D Swaine	Executive Manager - Operations and Corporate Governance

APOLOGY FOR ABSENCE:

Councillor J N Clarke

16. Declarations of Interest

There were none declared.

17. Minutes

The minutes of the meeting held on Tuesday 21 July 2015 were approved as a correct record and signed by the Chairman.

18. Land Acquisition and Disposal Bingham

Councillor Robinson presented a report which outlined an opportunity for the Council to acquire a piece of land in Bingham that was managed by the Crown Estate. This land was part of the Section 106 agreement for the development known as Land North of Bingham, which could be used to support local businesses looking for employment land. However Members required further clarification on the land identified in Appendix 1. The Executive Manager - Transformation explained that the area had been identified as part of the masterplan included within the outline planning application for the site. She stated that the outlined area was approximately 2 hectares and that the piece of land being discussed equated to 1.2 hectares, however, if approved, discussions would be undertaken to determine the exact location. Councillor Robinson proposed a revised recommendation to address this issue.

In support of the recommendation Councillor Mason stated that this was an important opportunity as it enabled the Council to generate a capital receipt that would be used to improve the leisure facilities at Bingham in the future, as part of the Council's Leisure Strategy. She pointed out that the land to the south of the identified area was contaminated and therefore difficult to use, however this purchase would improve the future options for that land as well. She highlighted that this opportunity would enable the Council to meet its corporate priority to support economic growth.

Councillor Lawrence stated that there was a significant amount of employment land designated, however nothing had been started at the moment, including a large area associated with Tesco Ltd. He asked for clarification regarding the need to carry out any decontamination work. Officers assured Members that no work was required. He felt that the Council should progress this issue especially due to the financial arrangements.

In conclusion Councillor Robinson stated that the recommendation gave the Council flexibility to improve the site and bring forward employment land that would assist local businesses. He stated that this would give access to the adjacent land. He felt that this issue should be referred to the Bingham and Radcliffe on Trent Growth Board to ensure that the local community and the Town Council could work with the Council.

RESOLVED that

- a) Cabinet agrees in principle to taking ownership of the land prior to development which has been identified as part of the Section 106 agreement for the land North of Bingham.
- b) Taking ownership will only be agreed following satisfactory negotiations regarding access, positioning and value within the site identified within Appendix 1
- c) Cabinet authorises the Chief Executive to make relevant enquiries regarding the possibility of acquiring the whole site illustrated in Appendix 1
- d) Cabinet receives a further report with the results of the negotiations prior to marketing of the land for appropriate disposal.

19. **Establishment of YouNG as a Community Interest Company**

Councillor Cottee presented the report of the Chief Executive regarding the work of the YouNG group and how the Council could facilitate the future of the initiative. The initiative would assist young people to reach their potential, which was one of the priorities in the Council's Corporate Strategy, by improving their employability skills and work readiness. It had been recognised by the Economic Prosperity Committee that there was an urgent requirement for a stepped change to be made in respect of the connection between young people, schools and businesses. He stated that this strategy would strengthen links to key partners.

By establishing a community interest company this would enable young people to develop an innovative and creative approach to providing careers support, work experience and mentoring/coaching opportunities for entrepreneurs. He stated that it was imperative that the company should be built and run by young people. By forming this company the concept would be able to be scaled up and give opportunities beyond Rushcliffe, which had been one of the recommendations by the Community Development Group when it had recently considered the project.

It was proposed that the Council should discuss the creation of a merger with a relevant Trust Board Partnership. In respect of financing, the cost of the project would be met from existing budgets and the Council would also receive £19,000 from Gedling Borough Council to expand it into their area. The report also highlighted the associated governance arrangements.

Councillor Butler stated that there had been many examples of the good work undertaken by the YouNG group over the past few years and that the Council should be proud that it had helped young people to be motivated and provided opportunities for them to flourish, with support from local employers. He felt that this was a unique initiative and that it was now time for it to expand to other areas. He highlighted the brand and how this would still be appropriate.

Councillor Mason, in support of the recommendation, stated that this was a very good project that not only helped the young people directly involved but helped them to infuse others. She gave an example of a young girl who had benefited from the project by helping her to grow in confidence and as a person. She agreed that it was now time to expand the project beyond Rushcliffe.

Councillor Robinson felt that this was an excellent initiative and that the Chief Executive should be complimented on his vision. He stated that the recent YouNG market in West Bridgford had been an outstanding example of how the project helped young people to develop life skills and act as a bridge between school and work.

RESOLVED that Cabinet:

- a) Supports the establishment of YouNG as a community interest company (CIC).
- b) Continue to commit the current level of resources to YouNG to further establish and develop the YouNG brand.
- c) Delegates responsibility to establish the details of the future partnership and governance arrangements, required to establish and grow the Community Interest Company, in partnership with the Business and Schools Community to the Chief Executive in consultation with the Leader and Deputy Leader of the Council.
- d) Receives a further report detailing the outcome of discussions and negotiations with potential partners, and investors prior to making a decision to formally transfer any required intellectual property, YouNG

copyrighted material, assets or resources to an alternative Governance arrangement outside the Council.

20. **Loan to Nottinghamshire County Cricket Club**

Councillor Robinson presented a report which gave details of a request from Nottinghamshire County Cricket Club for a loan of £8.1million from its three principle partners, Nottinghamshire County Council, Nottingham City Council and Rushcliffe Borough Council. This loan would be used to improve the facilities at the Ground including the replacement of the William Clarke stand and the provision of a media suite. These improvements would enhance the Ground and ensure that it remained a Test Match venue. He highlighted the world wide renown of the venue, its uniqueness and heritage. He also pointed out the socio and economic impact the Ground had on the surrounding area.

With regards to the loan he stated that the whole project would cost approximately £12 million and that the Club would be providing £4 million. The loan had been considered by the relevant Chief Executives and Section 151 officers and was deemed to be on a commercial basis and was in accord with the principles of the Council's Asset Investment Strategy.

Councillor Cottee supported the comments regarding the Ground's international reputation; he said that it was the top ground outside of London and that it was the third favourite international ground, which was well liked by fans. He stated that it was vital that the Ground was kept up to date and that it needed to provide modern facilities. He too emphasised the fact that the Ground brought in people and money, which in turn brought employment to the County.

He explained that other local authorities had similarly supported other cricket clubs. He also pointed out that the Cricket Club had honoured previous loans. This loan was to be taken over 20 years and the return rate would be 2% above the PWLB rate which would give the Council a return of £1.6 million.

Councillor Lawrence supported the proposal although he pointed out that the Ground did not have a match in the next Ashes series. He felt that this was a good business opportunity that would be beneficial for the Club, the Council and the area.

Councillor Butler highlighted the good working partnership the Council had with the Club, including the successful Positive Futures initiative.

RESOLVED that Cabinet support:

a loan of £2.7m repayable over 20 years at a rate of interest of the prevailing PWLB rate (the rate at the time the agreement is signed) plus 2%. The investment decision accords with the objectives of the Asset Investment Strategy; and

that the Section 151 Officer has delegated authority, in consultation with both the Chief Executive and Monitoring Officer, to agree the final repayment schedule and legal agreement.

21. **Cotgrave Regeneration**

Councillor Robinson presented a report which highlighted the Cotgrave Regeneration project. He felt that it was important that Members received regular updates, especially as it was a long standing project. He stated that the new housing site was progressing well with the first houses being occupied in the very near future. He advised Members that there was going to be a public consultation event on 23 September 2015 where two proposals for the Town Centre would be presented. He stated that it was vital that the Town Centre had a good mix of businesses and services to reflect the need of the community. He outlined the funding that had been secured, and allocated, for the project.

Councillor Butler supported these comments and agreed that this was a complex issue. He felt that it was important that the Council demonstrated its commitment to the project. Also by having these regular updates it ensured that everyone could see the facts and gain helpful information. He said that there had been changes to the project due to the economic climate, especially in respect of a partnership with a supermarket chain. He stated that the community viewed the project with interest and positivity.

In conclusion Councillor Robinson thanked the Chief Executive and the Executive Manager - Transformation for all their work and for keeping the project focussed and on track. He requested that a further report be presented to Cabinet following the public event.

RESOLVED that Cabinet receives a further report following the September public communication event, detailing the business case for maximising the finance secured for the scheme and potential investment opportunities.

22. **Revenue and Capital Budget Monitoring 2015/16 – Quarter 1 Update**

Councillor Robinson presented an update to the Council's finances following the end of the first quarter of 2015/16. He stated that it was important to understand that the timing of some projects, such as the refurbishment of Bridgford Hall, could be delayed due to circumstances beyond the Council's control. He stated that there was an increase in planning income, which was a growth area and congratulated officers for their professionalism. He thanked the finance section for producing these monitoring reports and the annual accounts during these difficult times.

Councillor Mason supported the comments regarding the larger projects being difficult to predict, but felt that these reports ensured that the Council's accounts were open and above board. However, Cabinet would continue to consider the Council's finances over the year.

Councillor Robinson was concerned about the Funding Circle loans. There had only been one loan requested for £30,000 in the last eighteen months. He had discussed this issue with officers and they would be considering how this facility could be marketed to businesses. He did state that this could be seen as positive evidence that businesses did not require this assistance.

RESOLVED that Cabinet:

note the projected revenue and capital underspend positions for the year of £415k and £1,735k respectively; and

note the use of £30k revenue underspend in relation to the first approved Funding Circle loan which is revenue in nature. This is reflected in the £415K figure quoted above.

The meeting closed at 7.40 pm.

CHAIRMAN



Rushcliffe
Borough Council

Cabinet

13 October 2015

**Melton Road Edwalton Development Framework
Supplementary Planning Document**

4

Report of the Executive Manager - Communities

Cabinet Portfolio Holder Councillor R L Butler

1. Summary

- 1.1. The purpose of the report is to recommend that the revised Melton Road Edwalton Development Framework is adopted as a Supplementary Planning Document (SPD). The document provides guidance on the application of Policy 20 of the Rushcliffe Local Plan Part 1: Core Strategy (Strategic Allocation at Melton Road, Edwalton).
- 1.2. A draft SPD was published on 18 February 2015 and consulted on for six weeks ending on Tuesday 31 March 2015. A total of 80 representations were received from statutory consultees, local interest groups and residents.

2. Recommendation

It is RECOMMENDED that Cabinet

- a) Adopts the revised Melton Road Edwalton Development Framework as a Supplementary Planning Document.
- b) Delegates authority to the Executive Manager – Communities to make any minor changes (such as typographical corrections) to the document as necessary prior to its publication.

3. Reasons for Recommendation

- 3.1. The Melton Road Edwalton Development Framework SPD will if adopted provide guidance on the application of Core Strategy Policy 20 (Strategic Allocation at Melton Road, Edwalton). Its key role is to ensure that each constituent development scheme contributes to site-wide requirements in full and in a fair and equitable manner.

4. Supporting Information

- 4.1. Outline planning permission for major development at Melton Road, Edwalton (Sharphill) was originally granted on appeal in 2009. While the permission has been technically implemented following some minor works, development has stalled and no homes have yet been delivered. The Council has been working with the main developers/landowners in an attempt to unblock the scheme and bring about housing delivery on what is now within the Local Plan Part 1: Core Strategy a key strategic site.

- 4.2. The key reason development has stalled is that infrastructure committed to as part of the original scheme has since proved financially unviable. The Council has worked with the key developers/landowners to address this by critically reviewing infrastructure requirements and examining alternative approaches.
- 4.3. Another factor affecting delivery is the inability of the main developers/landowners to proceed on the basis of the current or a new single (overarching) outline permission and associated Section 106 legal agreement to govern delivery of the whole site. The developers have instead begun submitting individual planning applications for consideration.
- 4.4. In order to effectively deal with this situation a Development Framework Supplementary Planning Document (SPD) has been prepared for the site to help broadly guide and coordinate each likely development parcel. The aim is to achieve an appropriate collective development outcome for the whole site and help ensure site-wide infrastructure requirements are fully considered and collectively met by all planning applications.
- 4.5. A key role of the Framework is to establish in detail what infrastructure is required and where. It establishes for each likely development parcel expected financial contribution levels (typically on a per-dwelling basis) and where payment in kind will be appropriate on site (e.g. direct provision of the primary school land). The Framework will support the determination of all planning applications to help ensure that each constituent development scheme contributes to site-wide requirements in full and in a fair and equitable manner and consistent with the statutory framework by which infrastructure contributions can be secured.
- 4.6. The Framework as an SPD would not form part of the Local Plan but would be capable of being a material consideration in planning application decisions. It would therefore be harder for developers to ignore the Framework's requirements and not fully contribute to site wide infrastructure. Before an SPD can be adopted there is a requirement to undertake a formal period of consultation on the draft document, with all representations considered and any issues raised taken into account where appropriate in finalising the SPD.
- 4.7. The draft Development Framework SPD was published on 18 February 2015 and consulted on for six weeks ending on Tuesday 31 March 2015. This followed consideration of the document by the Local Development Framework Group on 10 February 2015.
- 4.8. A total of 80 consultation comments were received from statutory consultees, local interest groups and residents. At **Appendix 1** is a summary of the main issues raised.
- 4.9. In response to a number of the main issues raised it is considered that a number of revisions to the Framework are justified. Where this is the case, this is set out within **Appendix 1**. These revisions have then been incorporated into the revised SPD at **Appendix 2**. The revised SPD also includes a small number of minor drafting amendments and some other limited changes to the Framework's delivery section (section 5). The changes to section 5 are considered appropriate in order to better guide the scope and content of those legal agreements that will need to be entered into as part of securing required infrastructure.

4.10. In terms of content, the Framework includes the following elements:

- i) a vision for development, taking into account Core Strategy proposals for the site;
- ii) a site analysis section;
- iii) a development framework, including the broad configuration of likely land uses across the site;
- iv) a design code to broadly guide the layout and design of development; and
- iv) an implementation and delivery strategy to identify likely development phases, whole site infrastructure requirements and how and when each phase should contribute to these infrastructure requirements.

4.11. The revised Framework sets out a number of specific requirements for site-wide infrastructure provision, including:

- £5.6 million of contributions and on-site provision for a primary school with associated community hall access and use;
- £4.14 million of contributions for additional off-site secondary school provision, and provision of an all-weather sports pitch at Rushcliffe School;
- £2.5 million of contributions towards A52 improvements;
- £0.835 million of contributions (or provision in kind) for other local transport works;
- £1.38 million of contributions towards healthcare facilities;
- £1.54 million of public transport contributions;
- Provision of 10.4 hectares of Community Park Land, to be managed by a management company set up and funded up by the developers; and
- £1.25 million of contributions towards leisure and sports facilities locally.

4.12. In the case of the primary school building contribution, a sum of £4.4 million was included in the February 2015 draft SPD but this is now increased at the request of Nottinghamshire County Council to £5.6 million to allow for associated community hall access and use. The February 2015 draft SPD did not include any contributions towards public transport and healthcare facilities. The sums now identified for these items are as requested by Nottinghamshire County Council and Rushcliffe Clinical Commissioning Group respectively.

5. Other Options Considered

5.1. Cabinet could choose not to adopt the revised Melton Road Edwalton Development Framework Supplementary Planning Document. This could leave the Council less able to effectively ensure that all individual planning applications submitted on site appropriately contribute to site-wide infrastructure requirements and deliver development in a sufficiently coordinated manner.

6. Risk and Uncertainties

6.1. As a strategic allocation within the Local Plan Part 1: Core Strategy the site forms a key component of expected housing supply. Should the site continue

to not deliver housing it would increase pressure for additional land elsewhere to be released for housing development.

7. Implications

7.1. Finance

7.1.1. There are no direct financial implications for the Borough Council arising from this report other than officer time in completing the regulatory processes of progressing the SPD to adoption.

7.1.2. A key purpose of the SPD is to ensure that developers reasonably meet the full costs of site-wide infrastructure provision. This is necessary in order to minimise the potential use of public funding.

7.2. Legal

7.2.1. SPDs are not part of the Local Plan but are capable of being a material consideration in planning application decisions.

7.3. Corporate Priorities

7.3.1. The SPD will facilitate the delivery of a strategic allocation included within the Rushcliffe Local Plan Part 1: Core Strategy, but whose development is presently stalled. The Local Plan is a key element of the Council's corporate priority of supporting economic growth to ensure a sustainable, prosperous and thriving local economy.

7.4. Other Implications

7.4.1. None.

For more information contact:	Richard Mapletoft Planning Policy Manager 0115 914 8457 email rmapletoft@rushcliffe.gov.uk
Background papers Available for Inspection:	Draft Melton Road Edwalton Development Framework Supplementary Planning Document February. Available at: http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/spds/Draft%20Melton%20Road%20Edwalton%20Dev%20Frame%20SPD_final_low%20res.pdf
List of appendices (if any):	Appendix 1: Consultation comments – summary of main issues raised and proposed revisions Appendix 2: Revised Melton Road Edwalton Development Framework Supplementary Planning Document

Report of the Interim Executive Manager – Finance and Commercial

Cabinet Portfolio Holder Councillor S J Robinson

1. Summary

- 1.1. This report advises Members of the final outturn position on the Nottinghamshire Business Rates Pool as at 31 March 2015, and the proposed distribution of the pool surplus, to be used by the Combined Authority.

2. Recommendation

It is RECOMMENDED that Cabinet

- a) Notes the financial outturn position for the Nottinghamshire Business Rates Pool for the years 2013/14 and 2014/15;
- b) Ratifies the decision of the City of Nottingham and Nottinghamshire Economic Prosperity Committee to retain the entire pool surplus generated in 2013/14 for use by the Combined Authority;
- c) Ratifies the decision of the City of Nottingham and Nottinghamshire Economic Prosperity Committee to retain 50% of the Pool surplus generated in 2014/15 for use by the Combined Authority and distribute the other 50% to Pool members; and
- d) Delegates the approval of the distribution approach for future financial years to the Chief Executive and Section 151 Officer.

3. Reasons for Recommendation

- 3.1. To ensure that Cabinet is aware of the financial implications regarding both the Nottinghamshire Pool and the proposed Combined Authority, ensuring transparency and strong governance in decision making.

4. Supporting Information

Pooling

- 4.1 From 1 April 2013, all of the seven Nottinghamshire District Councils along with Nottinghamshire County Council united to form a Business Rates Pool. This arrangement works exactly the same as for an individual authority, except the tariff or top-up, and the safety net payment or levy, is calculated on the pool as a single entity.

- 4.2 This approach enabled a greater level of financial resources to be retained within Nottinghamshire, as any levy paid by a district council on business rates growth would ordinarily be paid to Central Government, whereas under the pooling arrangements, this is retained locally for economic growth or distribution back to partner authorities.
- 4.3 The pooling arrangements also afford the same degree of protection against volatility of business rates as would have occurred without the Pool ie a safety net payment for any reduction in business rates income below 92.5% of the expected baseline figure.
- 4.4 Another benefit from joining the Pool is the assurance against the volatility of business rates. Over 47% of Rushcliffe's business rate income is receivable from 10 hereditaments, and of this Rushcliffe power station accounts for 27%. In recent years business rates appeals in relation to the power station have adversely affected Rushcliffe's business rates position (this is reflected in the lack of surplus due to Rushcliffe, referred to at paragraphs 4.5 to 4.7). The impact of business closure or an appeal on any of the top 10 hereditaments could have a major financial impact on the Council.

Pool Surplus 2013/14

- 4.5 The net surplus generated by the pool in 2013/14 was £0.392m. Rushcliffe received no share of the net surplus due to the impact of the power station appeal and subsequent downward valuation and reduction in business rates received.
- 4.6 **Appendix 1** Nottinghamshire County Council report outlines that the City of Nottingham and Nottinghamshire Economic Prosperity Committee on 24 July 2015 recommended:

'To approve the retention of the Pool surplus in 2013/14 (£392,000) for use by the Combined Authority'

Pool Surplus 2014/15

- 4.7 The net surplus generated by the Pool in 2014/15 was £3.009m (See **Appendix 2**). The amount attributable to Rushcliffe was a relatively minor £0.028m again linked to the impact of the power station.
- 4.8 The Nottinghamshire County Council report (**Appendix 1**) outlines that the City of Nottingham and Nottinghamshire Economic Prosperity Committee on 24 July 2015 made the following recommendations:

'To approve that 50% of the Pool surplus in 2014/15 and future years would be retained for use by the Combined Authority'

'To approve that the remaining 50% surplus generated in 2014/15 and future years, net of retention for the volatility fund, would be distributed to Pool members in line with the Memorandum of Understanding'

'To approve that the 50/50 distribution approach would be reviewed annually by the Nottinghamshire Chief Executive Group'

4.9 As a result of the decision, Rushcliffe is due to receive a one-off payment of £0.014m during this financial year.

5. Other Options Considered

5.1. There are no other options.

6. Risk and Uncertainties

6.1. The financial implications can change due to the volatility surrounding businesses (in terms of appeals and either business growth or closures). The membership of the Pool is subject to on-going review by all members of the pool.

7. Implications

7.1 Finance

Financial implications are covered in the body of the report particularly paragraph 4.9.

7.2 Legal

The Council has a duty under The Non-Domestic Rating (Rates Retention) Regulations 2013 No.452 to prepare a business rates retention scheme and consider potential policy arrangements available within Nottinghamshire.

7.3 Corporate Priorities

Business rates is core funding to the Council resourcing of the Corporate Plan to deliver its priorities.

7.4 Other Implications

None

For more information contact:	Name; Peter Linfield Interim Executive Manager (Finance and Commercial) 0115 914 8439 email plinfield@rushcliffe.gov.uk
Background papers Available for Inspection:	None
List of appendices (if any):	Appendix 1 – City of Nottingham and Nottinghamshire Prosperity Committee – 24 July 2015 Appendix 2 – 2014/15 Nottinghamshire Business Rates Pool Report

19 June 2015

**REPORT OF NOTTINGHAMSHIRE COUNTY COUNCIL –
LEAD AUTHORITY NOTTINGHAMSHIRE BUSINESS RATES POOL**
Purpose of the Report

1. To update feedback from the 2014-15 final position as discussed at Nottinghamshire Finance Officers Special Meeting (22nd May 2015).
2. To outline the changes for the 2014-15 model and suggested changes from the MOU

Background

3. In 2014-15 the Nottinghamshire Pool results are £3.177m retained rates held locally in the Pool. The NFOG group suggested that the Volatility fund be increased to 5% from the current 2%, bearing in mind the volatility shown over the last two years and looking into the future of the Pool. This would be enough to cover the safety net payments of £58,256 to Broxtowe and Rushcliffe. This would be reflected in the allocation percentages used for the distribution of future surpluses from the Pool to member authorities.
4. After administration and volatility fund deductions, this left a surplus of £3.009m.

Table 1 – 2014/15 Pool Outturn

Authority	Individual Retained Growth £'000	Contribution into Pool £'000	Pool surplus £'000	Contribution to Pool Admin £'000	Contribution to Volatility Fund £'000	Contribution to Safety Net Payments £'000	Safety Net Payment received £'000
Ashfield	359	-449	248	2	22	8	0
Bassetlaw	1,345	-1,681	807	5	84	31	
Broxtowe	0	0	34	0	0	0	-6
Gedling	26	-32	50	0	2	1	0
Mansfield	53	-66	73	0	3	1	0
Nwk & Sh	759	-949	472	3	47	17	0
Rushcliffe	0	0	28	0	0	0	0
Notts CC	572	0	1,298	0	0	0	-52
Notts Fire	64						
Total	3,177	-3,177	3,009	10	158	58	-58

Subtotals	0		
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5. Nottinghamshire Chief Executive's Group considered a paper recommending the surplus from the pool be distributed back to authorities on the basis outlined in the original Memorandum of Understanding (MoU). However, the individual Political Leadership at some authorities wish to explore the possibility of retaining a core fund to help economic growth priorities with the proposed Combined Authority. Currently the Pool surplus is held by the County on behalf of the pool until agreement is reached. Prior to April 2015 the suggestion was to retain the surplus generated in 2013/14 of £392,000 with a potential to increase this to £500,000 from surpluses generated in 2014/15. (Appendix A)

Table 2 – 2014/15 Pool Cumulative Position

	Volatility	Pool Surplus
	£	£
2013-14	8,026	392,000
2014-15	158,361	3,008,867
Safety net 2014-15	(58,256)	0
Total	108,131	3,400,867

6. At the Nottinghamshire Chief Executive's Group (NCEG) meeting, 3 July 2015, a revised proposal was made to retain the £392,000 surplus from 2013/14 for the Combined Authority (CA) and to set future year's contributions to the CA at 50% of the surpluses generated in year. The remainder, after retention for the volatility fund, would be returned to Pool members. The 50/50 split would decision would be reviewed on an annual basis by the NCEG. The implications of this decision on the existing Pool surplus would be as follows:

	Pool Surplus	Retained for N2	Returned to Districts / NCC
	£	£	£
2013-14	392,000	392,000	0
2014-15	3,008,867	1,504,434	1,504,434
Total	3,400,867	1,896,434	1,504,434

7. Considering the potential future implications of the Combined Authority it may be worth commissioning work to examine the impact of changes in membership of the Pool, in particular the impact upon the Pool of an option for Nottingham City Council to join the Pool.

Recommendations

8. To approve the retention of the Pool surplus in 2013/14 (£392,000) for use by the Combined Authority.
9. To approve that the 50% of the Pool surplus in 2014/15 and future years would be retained for use by the Combined Authority.

10. To approve that the remaining 50% surplus generated in 2014/15 and future years, net of retention for the volatility fund, would be distributed to Pool members in line with the MoU.
11. To approve that the 50/50 distribution approach would be reviewed annually by the Nottinghamshire Chief Executive's Group.
12. To note and support the changes to the 2014/15 model as agreed by NFOG officers as regards the increase in the volatility retained percentage to 5%.
13. Recommend that work is commissioned into Pool membership funded from the cumulative surplus in the Pool.

**Nigel Stevenson – Service Director Finance & Procurement
Nottinghamshire County Council**

**For any enquiries about this report please contact:
Glen.Bicknell@nottsc.gov.uk or Laura.McCreedy@nottsc.gov.uk.
Appendix A – Previous Decisions**

Original MOU

Volatility fund at 2% of pool surplus

- Where sufficient resources allow, the Pool will operate with a local safety net of –2%. The calculation of which is based upon the governments methodology of calculating the safety net i.e. 2% of the needs baseline
- if there are insufficient resources within the fund at the end of a financial year to meet the local safety net (based on levy receipts in year and existing resources within the fund from previous years), resources will be allocated up to a safety net level that the fund is able to support, with any higher levels of payment already made, refunded to the fund.

Share of balance of Pool funds:-

- A: The running costs of the pool will be paid to the lead authority.
- B: Each individual authority, where resources allow, will receive the same level of funding they would have received without the Pool (excluding running costs).
- The remaining amount will be the net retained levy.

If after commitment A, Commitment B cannot be met, each authority will receive an allocation of resources proportional to the amount that would have been received without the pool. For example, if £10m was required to meet commitment B and only £9.8m in resources was available, each authority would receive 98% of the amount that would have been received without the pool.

Share 48% on basis of share of levy

Share 50% on basis of spending base line

NCEG – Jan 2015

Hold all surpluses generated in 2013/14 (£392,000) for N2 Combined Authority with potential to increase to £500,000 from surpluses in 2014/15.

NFOG – May 2015

Closedown on basis of Volatility fund at 5% of pool surplus and to meet safety net from this accumulated fund

Therefore reducing shares

46.5% on basis of levy

48.5% on basis of spending base line

**CITY OF NOTTINGHAM AND NOTTINGHAMSHIRE ECONOMIC
PROSPERITY COMMITTEE– 24 JULY 2015**

Subject:	NOTTINGHAMSHIRE BUSINESS RATES POOL		
Presenting authority / representative):	Nottinghamshire County Council		
Report author and contact details:	Nigel Stevenson Service Director – Finance and Procurement Nottinghamshire County Council Tel: 0115 9773033 Email: nigel.stevenson@nottscc.gov.uk		
Key Decision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject to call-in	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Value of decision: £392,000		<input checked="" type="checkbox"/> Revenue	<input type="checkbox"/> Capital
Authorities affected: All	Date of consultation with relevant authorities:		
Summary of issues (including benefits to citizens/constituent authorities):			
The Annual report on Notts Business Rates Pool feeds back the Pool's 2014-15 final position as discussed at Nottinghamshire Finance Officers Special Meeting (22 nd May 2015), and outlines the changes for the 2014-15 model and suggested changes to the Memorandum of Understanding (MOU).			
Exempt information:			
Recommendation(s):			
<ul style="list-style-type: none"> a) To approve the retention of the Pool surplus in 2013/14 (£392,000) for use by the Combined Authority. b) To approve that the 50% of the Pool surplus in 2014/15 and future years would be retained for use by the Combined Authority. c) To approve that the remaining 50% surplus generated in 2014/15 and future years, net of retention for the volatility fund, would be distributed to Pool members in line with the Memorandum of Understanding. d) To approve that the 50/50 distribution approach would be reviewed annually by the Nottinghamshire Chief Executive's Group. e) To note and support the changes to the 2014/15 model as agreed by Nottinghamshire Finance Officers Group as regards the increase in the volatility retained percentage to 5%. f) Recommend that work is commissioned into Pool membership funded from the cumulative surplus in the Pool. 			

1 REASONS FOR RECOMMENDATIONS

- 1.1 The pool generated a surplus in 2013/14 and current modelling suggests that the pool will continue to generate a surplus for the foreseeable future;
- 1.2 The Nottingham and Nottinghamshire (N2) Combined Authority will take strategic decisions to grow the N2 economy, and Leaders have previously discussed allocating a portion of the surplus to the N2 CA to support this work;

- 1.3 The City Council, who are not a member of the pool, have agreed to financially support the N2 CA on a pro rata basis with the City contribution to the N2 CA proportionate to the City's share of the overall N2 population.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 See the REPORT OF NOTTINGHAMSHIRE COUNTY COUNCIL – LEAD AUTHORITY NOTTINGHAMSHIRE BUSINESS RATES POOL at **Annex A**.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 See the REPORT OF NOTTINGHAMSHIRE COUNTY COUNCIL – LEAD AUTHORITY NOTTINGHAMSHIRE BUSINESS RATES POOL at **Annex A**.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 See the REPORT OF NOTTINGHAMSHIRE COUNTY COUNCIL – LEAD AUTHORITY NOTTINGHAMSHIRE BUSINESS RATES POOL at **Annex A**.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 None.

6 SOCIAL VALUE CONSIDERATIONS

- 6.1 None.

7 EQUALITY IMPACT ASSESSMENT (EIA)

Has the equality impact been assessed?

- (a) not needed (report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policies development outside the Council)
- (b) No
- (c) Yes – Equality Impact Assessment attached

Due regard should be given to the equality implications identified in any attached EIA.

8 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

- 8.1 None.

9 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

9.1 See the REPORT OF NOTTINGHAMSHIRE COUNTY COUNCIL – LEAD AUTHORITY NOTTINGHAMSHIRE BUSINESS RATES POOL at **Annex A**.

10 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

10.1 None

**Consultation comments – summary of main
issues raised and proposed
revisions**

Table 1: Consultation comments – summary of main issues raised and proposed revision

No	Issue	Summary of comments	Proposed response and revisions
1	Principle of development	Various respondents have objected to the principle of development and those aspects already established by the Local Plan Part 1: Core Strategy – for example the number of dwellings on site and the broad location of the local centre. Concerns are raised with respect to the affect of development on, for example, nature conservation (badgers in particular), local services/facilities and traffic levels on local roads and close to local schools.	Noted, but these are matters of principle that have already been addressed through the process of preparing and examining the Core Strategy.
2	Status of document	<p>There is criticism from some that the document is developer led.</p> <p>One criticism is that it is ambiguous as to whether or not the Framework is a masterplan. It is argued that if it is a masterplan, then it should, as Core Strategy policy 20 requires, decide whether or not it is technically feasible for the Musters Road access to accommodate a limited amount of private traffic rather than defer this decision to a later stage.</p> <p>There is criticism from some that it</p>	<p>It is a Council published document that was published for consultation only following full internal review and scrutiny, including by members of the Council’s Local Development Framework Group. It was prepared in collaboration with the main landowners and developers of the site, but this is not unreasonable and unusual given their key role in implementing development.</p> <p>The document is not a site wide masterplan; it does not indicate in detail how development should be laid out. It instead provides a broad framework to steer the delivery of a series of detailed development schemes for different parts of the site. The key role of the Framework is to establish in detail what infrastructure is required and where. It establishes for each likely development parcel expected financial contribution levels (typically on a per-</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>allows for piecemeal development across the site. Instead, it is argued, no planning applications should be approved until there are detailed proposals covering the whole site.</p> <p>A related criticism from some is that infrastructure serving the whole site should be put in place very early on. For example, the site's main spine road should not be built in phases but instead should be provided in its entirety at the beginning of development in order to ensure that the various parts of the site are physically linked up from the outset. The need to provide early, easy access to the existing secondary school and the new primary school are cited by some.</p> <p>A number of respondents seek inclusion within the Framework of a greater level of detail in respect of various aspects of the scheme – e.g. the location of indoor leisure facilities and how different development zones might be physically linked during the construction phase.</p>	<p>dwelling basis) and where payment in kind will be appropriate on site (e.g. direct provision of the primary school land).</p> <p>In respect of the Musters Road access specifically, it is not unreasonable for this decision to be taken at the time that detailed proposals are considered for the northern most part of the site. There is not sufficient detail available to reasonably address this matter as part of the Framework</p> <p>It would have been preferable for all development to come forward through a single comprehensive proposal for the whole site. However, the landowners/developers have been unable to proceed on this basis, which has contributed to the on going failure to deliver any housing on site. This is, given the size of the site, housing that is critical to meeting the identified housing needs of the Borough as a whole and, in turn, delivering the Council's Local Plan. The Council is therefore acting responsibly by putting in place a framework to coordinate the delivery of the whole site and finally get development underway. The aim of the SPD is to achieve an appropriate development outcome for the whole site and help ensure site-wide infrastructure requirements are fully considered and collectively met by all planning applications.</p> <p>It is not reasonable or viable for all infrastructure to be in place from the very early stages of development. Nonetheless, the Framework attempts to ensure that there is early delivery of the most critical infrastructure (e.g. the primary school) and that all necessary infrastructure is delivered within a reasonable timescale and in the right place in order to support development where and when it is delivered.</p>

No	Issue	Summary of comments	Proposed response and revisions
			<p>It is considered that the level of detail included in the Framework is reasonable. The document cannot and should not include a level of detail that would ordinarily be expected of a planning application. A number of more detailed matters cannot therefore be reasonably resolved until the planning consent stage and, in some cases, when the planning permission is implemented.</p>
3	Local traffic levels	<p>Various respondents object to the likely traffic impacts on surrounding local roads including Melton Road, Musters Road and Boundary Road. Sharphill Action Group for example objects to the safety implications of additional traffic on Boundary and Musters Road, including in proximity to nearby local schools.</p>	<p>Noted, but the principle of development has already been established through the Local Plan Part 1. A number of off site highway and other transport improvement measures are listed in the SPD. The aim of these works is to better integrate development and its traffic impacts.</p> <p>All detailed development proposals and their planning applications will need to be subject to transport assessment work to ensure that the impacts of development are not severe.</p>
4	Access to Edwalton Lodge Close and Musters Road	<p>Edwalton Lodge Close access – A number of respondents, particularly from residents of Edwalton Lodge Close, object to the use of the road as an access to the site. Some object to the potential use of an access in this location to serve more than just Zone 2 development.</p> <p>Musters Road access – A number of respondents, particularly from residents of Musters and neighbouring roads, object to the use</p>	<p>Nottinghamshire County Council has not objected to possible use of Edwalton Lodge Close as an access point to the site. It is proposed that the SPD's text is amended to make it clearer that any vehicular traffic access here would be restricted to Zone 2 development alone – see revised SPD paragraphs 3.21 to 3.24.</p> <p>The Local Plan Part 1: Core Strategy Policy 20 allows, alongside bus and emergency vehicle access, for a limited amount of private traffic movement through Musters Road. Supporting text to Policy 20 establishes that it will need to be established at the detailed</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>of Musters Road as an access to the site. Some respondents object to any vehicular access in this location. Others object to the use of this junction for vehicular access other than for public transport and emergency vehicles.</p> <p><u>Nottinghamshire County Council</u> has said it remains to be convinced that 'local access' is workable. It suggested that the text should be clear that this will only be permitted subject to further feasibility assessment and prior approval of the County Council as local highway authority and, rather than saying that local access to Musters Road 'would be controlled by a barrier and smart card system' the text needs to say 'could'.</p>	<p>design and masterplanning stage, and as part of the consideration of any planning application, whether it is technically feasible to achieve limited private traffic and to define who would be able use the access. It is proposed that the SPD text is amended to emphasis this point more clearly, taking account of the County Council's suggested changes – see revised SPD paragraphs 3.21 to 3.24.</p> <p>It is also proposed that Figure 9 is revised with the second point of the key changed to "Access for Local Traffic (potentially), Buses and Emergency Vehicles Only".</p>
5	Main residential street linking Melton Road and Musters road	<p><u>Nottinghamshire County Council</u> considers that this link is fundamental to the sustainable credentials of this urban extension. The text should be amended to state that the link between Musters Road and Melton Road must be provided with a minimum 6.75m wide carriageway suitable for public transport services.</p>	<p>This is a reasonable suggestion. It is proposed that suitable text is included in the SPD (see paragraph 3.24 of the revised SPD).</p>

No	Issue	Summary of comments	Proposed response and revisions
6	Off site highway improvements	<p><u>Nottinghamshire County Council</u> – The first bullet point needs to refer to A52 /A606 improvements not just A52. The <u>Highways Agency</u> also comments that the A52 works are a package of specific measures that should all be referred to.</p> <p>A further bullet point needs to be added to include “a Toucan crossing at A606/ Village Street junction and signing of a quiet roads cycle route to West Bridgford”.</p>	<p>Amend text as suggested as the works referred to will include a package of improvements to both the A52 and A606 (see revised SPD paragraphs 3.35 and 5.13 and the section 5 infrastructure schedule).</p> <p>These works have already been identified as appropriate in association with development – amend text as suggested (see revised SPD paragraph 3.35).</p>
7	Public transport	<p>A number of respondents are critical that the SPD includes insufficient provision for new public transport to services to serve the site. In particular, <u>Nottinghamshire County Council</u> does not regard the suggestion that the existing bus services are suitable to serve the development. A financial contribution is requested to provide appropriate public transport services, as per the 2009 planning permission.</p> <p><u>Nottinghamshire County Council</u> – it is important to establish in the document that the developer(s) will be expected to pay for local bus stop infrastructure</p>	<p>A public contribution figure of £1.54 million has now been agreed with NCC. It is proposed that this figure is included in the SPD’s section 5 infrastructure schedule.</p> <p>Agreed. It is proposed that the relevant additional text is included at paragraph 3.36 of the revised SPD.</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>provision. NCC's specification for bus stop facilities includes real time departure displays and raised kerbs and should be complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP) where appropriate, through Section 106 agreements.</p>	
8	<p>Footpaths and cycleways</p>	<p><u>Nottinghamshire County Council</u> – Fig 9 shows proposed footways whereas all of these are likely to be off road unsurfaced footpaths. Key needs altering accordingly.</p> <p><u>Nottinghamshire County Council</u> – in respect of Figure 10, NCC questions where the proposed cycleway at the southern and northern end of the site connect to? It is asked whether the linkages outside the confines of the SPD area available or achievable?</p> <p><u>Pedals</u> it is very important that proposals to encourage cycling in the Melton Road Edwalton development area are considered in the wider context. While it is not clear what cycling facilities are proposed through the site, e.g. cycle paths or paths</p>	<p>As these routes will all be unsurfaced footpaths, it is appropriate to amend the key to Figure 9 and Figure 10 accordingly.</p> <p>It is expected that a formalised footpath/cycleway should be provided along footpath 23, the 'Green line', between the site and Boundary Road. It is therefore appropriate to include these details within the revised SPD (at paragraph 3.35 and the section 5 infrastructure schedule). In respect of proposed footpath/cycleway which will cross through the whole development site, it is appropriate that it should link directly with footpath 23 instead of being routed to finish at the secondary school's southern boundary. Footpath/cycle access from the site to the school would then be via footpath 23. Rushcliffe School supports this approach. Revisions to Figure 10 are therefore proposed.</p> <p>The southern end of the cycleway will go up to the point of the A52 underpass. It is not yet established whether cycles will be able to use the underpass in future; this is being separately</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>shared with pedestrians, routes connecting to and from the north-south route and the subway under the A52 south of Sharphill are very important. Various other wider off-site works are suggested for inclusion also within the SPD by Pedals and others.</p>	<p>investigated.</p> <p>It is proposed that any inconsistency in respect of cycle provision between Figures 8, 9 and 10 be rectified. Appropriate off-site works relating to the cycle network that can reasonably be linked to development have already been included within the SPD.</p>
9	<p>Main Melton Road access arrangements</p>	<p><u>Nottinghamshire County Council</u> – there appears to be some confusion, as to what definitive junction arrangements are required to serve the full 1500 dwelling development and Waitrose. To eliminate doubt, it would make sense to include as an appendix to the document a drawing showing the definitive junction layout required to serve the entire development site as well as a series of phasing drawings showing what was required to serve each individual part of the development.</p> <p>With reference to Zone 5 there is no indication as to how this land is to be accessed. NCC as Highway Authority would not want yet another access introducing on Melton Road as it would most likely require yet another set of traffic signals.</p>	<p>This matter has now been resolved to the satisfaction of NCC and appropriate details are now proposed for inclusion in the revised SPD at paragraphs 3.25 to 3.34 and at its Appendix 1.</p> <p>It is proposed that suitable text is included within the SPD to make clear that access should be by the main Melton Road junction unless it can be satisfactorily demonstrated that part of the site can be served by separate access arrangements (see paragraph 3.32 of the revised SPD).</p>

No	Issue	Summary of comments	Proposed response and revisions
10	Design Code	<p><u>Nottinghamshire County Council</u> – The SPD’s Design Code needs to be in compliance with 6C’s Design Guide for highways and transportation infrastructure. The text should be amended to refer specifically to these local standards.</p>	<p>It is reasonable to include relevant text in response to this point. Proposed text is included at paragraph 4.6 of the revised SPD. paragraphs 3.25 to 3.34 of the revised SPD.</p>
11	Green space maintenance	<p><u>Nottinghamshire County Council</u> – Section 5 Implementation and Delivery provides details of agreements to be set up for the funding of the Community Park and green spaces but does not contain any mention of other Green Infrastructure or street trees. This information should be included in the SPD document.</p>	<p>This is a reasonable request. It is proposed that relevant text should be included with the SPD’s section 5 infrastructure schedule to confirm that the residential service charge will cover all non-adopted open and amenity space.</p>
12	Location of primary school and local centre	<p>Some respondents have questioned the siting of the primary in the location proposed and suggest instead that there would be merit in placing it adjacent to the existing secondary school.</p> <p>There is some criticism of siting the local centre towards the south of the site.</p>	<p>The suggestion to locate the primary school alongside the secondary school is not necessarily unreasonable, particularly if there could be some common use of facilities. However, in terms of accessibility for the whole site, its current identified location is considered to be better located.</p> <p>The decision to locate the local centre towards the southern end of the site has been taken in light of the approved planning consent for a Waitrose Foodstore in this location. It would not be viable to have a separately located centre including retail provision elsewhere on the site.</p>

No	Issue	Summary of comments	Proposed response and revisions
13	Community use of the primary school building	<p><u>Nottinghamshire County Council</u> – the SPD refers to primary school with associated community hall access and use. This has not been discussed or agreed by NCC and was not part of the previous s106 legal agreement. If a community hall were to be acceptable as part of a new primary school building, the cost of this including the required infrastructure, maintenance etc. will be additional to the costs of a standalone primary school and these costs will need to be included in the SPD and the per unit contribution figure to fund will need to be increased to reflect this provision.</p> <p>Other respondents have objected to the omission of proposals for a standalone new community hall, as per the 2009 permission.</p>	<p>This matter has now been resolved to the satisfaction of NCC. Appropriate revisions are proposed to section 5 of the SPD. This includes making clear that the primary school building should include associated community hall access and use (see revised SPD paragraph 5.4) and to increase the identified construction cost of the primary school building, in order to allow for community use also, from £4.4 million to £5.3 million (see the revised SPD's section 5 infrastructure schedule). It is considered justified to partly offset this increase in cost by reducing the identified leisure facilities contribution. The revised leisure facilities contribution is calculated based on the Sports England facilities calculator.</p>
14	Secondary School	<p><u>Rushcliffe School</u> makes the argument that it believes it is entitled to ask for 19550 m² of additional land in order to meet its expansion needs under Building Bulletin (BB) 103 Area Guidelines for Maintained Schools June 2014.</p>	<p>It is proposed the cost of the all-weather pitch is amended to £500,000 (see the revised SPD's section 5 infrastructure schedule). This is based on a latest estimate of costs.</p> <p>It is proposed to include also within the SPD text setting out that a fully funded full-sized hockey pitch will be provided and that the costs of the pitch (whatever they ultimately are) will be borne by</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>The offer to fund £250,000 for an additional all-weather pitch, in its view, goes some way towards meeting this need but it has significant concerns as to whether a full size viable and sustainable pitch can realistically be achieved on the existing school site and for this price.</p> <p>The school argues that, even with a full artificial size pitch, there is a shortfall of 4729m² of land needed by the school under BB103.</p>	<p>the Zone 2 scheme at the developer's own risk and that this will include all necessary ground levelling, retaining structures, flood lighting etc. to be sited as best as possible within the curtilage of the school (see the revised SPD's section 5 infrastructure schedule).</p> <p>The additional land that the school seeks is to serve a projected increase in pupil numbers from across its catchment area, not just the needs arising from this development alone. The needs of this development are to be reasonably addressed through a financial contribution equating to £2,761 per dwelling for additional building space and, for the additional demands placed on outdoor space, the resources to install a new all-weather pitch. The school's request that land from the development site also be given over to the school are not, therefore, considered reasonable.</p>
15	Healthcare provision	<p><u>Rushcliffe Clinical Commissioning Group</u> requests a contribution of £1,380,000 towards new healthcare facilities given a lack of facility elsewhere in the vicinity within the site.</p> <p>Other respondents have objected to the omission of any details within the SPD in respect of new healthcare facilities on site.</p>	<p>Following the submission of further details by the CCG to demonstrate that demand arising from development cannot be accommodated by existing facilities locally, it is appropriate to include a requirement for this sum within the SPD (see the revised SPD's section 5 infrastructure schedule). The CCG do not require on-site provision.</p>
16	On site sports provision	<p>Various respondents object to what is seen as an absence of play/sports provision, particularly for older children</p>	<p>There is merit in the SPD being more explicit in respect of reasonable provision of play space for older children. Relevant wording is proposed for inclusion at paragraph 4.28 of the SPD.</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>– e.g. football pitches. Notts Wildlife Trust and Friends of Sharphill Wood specifically ask for the creation of a BMX track in the north eastern part of the site to lessen the use of bicycles within Sharphill Wood.</p>	<p>There is some concern whether the rational for seeking a BMX track close to the wood is necessarily right. Rather than providing an alternative to cycling in the wood, the concern is that a BMX track could prove attractive to older children from over a wide area, who once in close proximity to the wood might be encouraged to carry on from the BMX track into the wood. Whether this would be the case or not, the proposed revised wording to the SPD does not preclude future provision of a BMX track in association with Zone 4.</p>
17	Water efficiency	<p><u>Severn Trent Water</u> would like to see included in the document the need to apply water efficiency techniques to future developments in order to conserve future water resources.</p>	<p>It is considered relevant to include within the SPD specific reference to Core Strategy Policy 2's requirement for residential development to be designed to use typically no more than an average of 105 litres of water per person – see the revised SPD paragraph 4.19.</p>
18	Drainage and flooding	<p>A number of respondents, including residents of Edwalton Lodge Close and those in the vicinity of the southern end of Musters Road, object that there is a lack of detail in respect of adequate surface water drainage to protect existing development from flooding. It is requested that the SPD includes more detail in order to ensure that drainage is dealt with on a cross-site basis.</p> <p>There has been an objection against</p>	<p>There is some detail already included within the draft SPD, but it would be useful to expand on what is said. See proposed text at revised SPD paragraphs 3.10 and 3.11.</p> <p>There has been no objection by the County Council as the lead local flood authority to the approach to each development zone including its own sustainable drainage measures.</p> <p>The location of SUDs are shown indicatively within the SPD where there is some likelihood that this is where they will be sited. This is considered a reasonable approach. The final location of SUDs will be determined at the planning application stage.</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>the suitability of including with the SPD the indicative location of some of the Sustainable Urban Drainage Systems (SUDS). It is argued that this is not justified as their suitability in these locations has not yet been established.</p> <p><u>Severn Trent Water</u> – comments that in order for STW to free up capacity in the foul sewers ways to reduce the amount of surface water (rain water) that enters the foul sewers need to be looked at. Also in addition, surface water should be managed on site for all developments and not connected to the public sewerage system.</p> <p><u>Environment Agency</u> – for each individual phase of the development, detailed drainage plans should be provided that outline the use of sustainable drainage methods within that particular part of the site. Each development parcel will need to incorporate SUDS features that both improve the quality and reduce the quantity of surface water runoff. Sufficient weight should be given within the SPD to highlight this as a key consideration.</p>	

No	Issue	Summary of comments	Proposed response and revisions
19	Conservation Area	<p><u>Historic England</u> – Edwalton Conservation Area lies close to the eastern part of the site, although it is largely separated by development. Historic England suggest, however, that when designing the housing on the south-eastern quarter of the site, which abuts the golf course, it should take account of the setting of the conservation area and of the Grade II* Church of the Holy Rood. It recommends that reference to this is made in the SPD.</p>	<p>Agreed. Proposed text is include at revised SPD paragraph 4.20.</p>
20	Soil quality	<p><u>Natural England</u> expresses concern about impact on best and most versatile agricultural land. It promotes using an appropriately experienced soil specialist and refers to Defra’s Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.</p>	<p>In response it is proposed that relevant text be included within the SPD – see revised SPD paragraph 2.12.</p>
21	Community Park	<p>Various respondents including the Notts Wildlife Trust object to the size of the Community Park on the basis that it is not sufficiently large. Some objections are on the basis that this, therefore, will increase recreational pressure on Sharphill Wood.</p>	<p>Noted, however, the proposed area of the Community Park is nevertheless substantial for a development of the size proposed. The size of the park has had to be balanced with the requirement to achieve more housing on site when compared to the scheme approved in 2009.</p>

No	Issue	Summary of comments	Proposed response and revisions
		<p>There is some concern that the community park will not be provided until the later phases of development come forward. It is argued that earlier implementation is requested in order to cope with the pressures arising from the earlier phases of development. Again, there is concern in respect of the pressure that this would place on Sharphill Wood.</p> <p>There is some objection to the suggestion that allotments should be included as part of the community park.</p>	<p>The SPD attempts to balance the early delivery of all infrastructure against the ability of the scheme as a whole to afford that infrastructure, bearing in mind that viability issues have affected the delivery of development to date. The SPD identifies that the park should be delivered alongside development of the zone closest to the wood. It is proposed that amended text be included within the revised SPD to make clear that part of the community park can be delivered alongside the development of Zone 1 (see revised SPD section 5 infrastructure schedule and details in respect of Community Area A – Implementation).</p> <p>It is considered appropriate to include new text within the SPD to identify that some preliminary mitigation works for Sharphill Wood (for example protective fencing around the wood) would be appropriate to be undertaken as part of the earlier stages of development – i.e. in association with Zone 1. See proposed revisions to the SPD’s section 5 infrastructure schedule (ref: Community Area A – Implementation).</p> <p>The detailed location of any allotments will be a matter for planning application(s) covering Zone 4 land. Its identified indicative location within the Framework is considered entirely reasonable and not incompatible with other likely community park uses and activities.</p>
22	Sharphill Wood	A number of respondents, including Notts Wildlife Trust and the Friends of Sharphill wood, question the adequacy of the funds that have been identified for the maintenance of Sharphill Wood.	It is proposed the description within the infrastructure schedule at the SPD’s section 5 be changed from ‘Sharphill Wood Enhancements’ to ‘Sharphill Wood Maintenance’. This is to better reflect the purpose for which the £60,000 was secured when the 2009 scheme was granted planning permission.

No	Issue	Summary of comments	Proposed response and revisions
		<p>There is also criticism that the SPD refers to funding for “enhancements” rather than, more appropriately, for “maintenance” purposes. It is asked that the £60k is not used for required enhancement and protection measures such as a protective fence for the wood.</p> <p>The Friends of Sharphill Wood make a number of suggested detailed requirements including a building for shared use to securely store equipment by the organisation commissioned to maintain the common areas of the development and the Volunteers (currently the Friends of Sharphill Wood) and any other similar voluntary group which may form to run the allotments or help look after the community park.</p>	<p>Also, taking account of inflation, it is proposed that the contribution required be increased to £80,000 (see revised SPD’s section 5 infrastructure schedule).</p> <p>While most detailed requirements are more appropriately addressed at the planning application stage, it is proposed that the SPD is amended to make clear that the green infrastructure management plan for the community park should outline measures to assist with the wood’s management, such as the provision of storage facilities. See the revised SPD’s paragraph 4.27.</p>
23	Landscape buffers	<p>Various respondents including the Notts Wildlife Trust object to the width of the defined eastern buffer with Sharphill Wood. NWT suggested that Zone 4 be omitted to increase the buffer’s width.</p>	<p>Noted, however, it is considered that the buffer, at a minimum width of 40 metres, achieves an appropriate balance between the requirement to protect the setting of the wood and the need to achieve more housing on site than the level that was granted planning permission in 2009.</p>

No	Issue	Summary of comments	Proposed response and revisions
		Residents object that there should be minimum buffer widths applied to other parts of the site to further set development back from existing properties.	It is considered that the detailed extent of buffers adjacent to existing properties is a matter that is more appropriately considered at the planning application stage.
24	Impact on ridge lines	Some respondents raise concern that housing is likely to breach ridgeline at the northern end of the site where previously the Community Park would enable unbroken views to and from the wood.	The fact that the Core Strategy now allows for 1,500 homes means that development will have a greater impact than the scheme granted planning permission in 2009. Nonetheless, the SPD broadly indicates those parts of the site where development should be avoided in order to lessen impact on more sensitive areas of the site.

Table 2: List of bodies directly notified as part of February 2015 consultation

Barratt Homes	Nottinghamshire County Council
Broxtowe Borough Council	Nottinghamshire CPRE
D2N2 Local Economic Partnership	Nottinghamshire Wildlife Trust
EAGLE	Pedals
Edwalton Neighbourhood Council	Plumtree Parish Council
English Heritage	Ramblers Association
Environment Agency	Ruddington Parish Council
Erewash Borough Council	Rushcliffe Clinical Commissioning Group
Friends of Sharphill Wood	Rushcliffe Community and Voluntary Service
Gaintame	Rushcliffe Nature Conservation Strategy Implementation Group
Gedling Borough Council	Rushcliffe School
Highways Agency	Severn Trent Water
Home Builders Federation	Sharphill Action Group
Homes and Communities Agency	Sport England
John A Wells/Nottingham Airport PLC	Tollerton Parish Council
Mono Consultants Ltd	Trent Barton
National Grid	Western Power Distribution
Natural England	446 local residential and business addresses
Nottingham City Council	
Nottingham City Transport	

Table 3: List of consultation respondents

Adams, D	Marks, E
Alexander, M	Matthews, J
Anderson, T	Mellor, Y
Anson, S	Middup, T & JP
Apps, J	Miller, H
Berg, A	Miller, J
Birch-Horn, S	Miller, J
Bremner, A	Morris, D
Brierley, K	Natural England
Brierley, K	Nelson, K
Brown, A	Notcutts
Carnegie-Brown, J	Nottinghamshire County Council
Creswell, C&P	Nottinghamshire Wildlife Trust
Crombie, R	Oldfield, O
Crother, R	Oldfield, A
Crother, V	Parsons, S
Currie, G	Pavis, J
Davies, M	Pearce, K
Edwalton Consortium	Pedals
Emmerson, L	Porte, J
English Heritage	Potter, J
Environment Agency	Rennoldson, S
Everett, J	Rigley, J&D
Friends of Sharphill Wood	Rivett, M
Gelling, J	Roberts, J
Gisturn, A	Rodber, J
Gupta-Kaistha, S	Rushcliffe Clinical Commissioning Group
Harvey, D	Rushcliffe School
Hawksley Blackburn, Mr & Mrs	Seddon, J
Hayhoe, M	Severn Trent Water
Highways Agency	Sharphill Action Group
Holt, C	Squitieri, A
Horne, D	Stanyard, K
Horne, D	Stanyard, S
Jones, Cllr	Turner, J
Kay, A	Ucbasaran, D
Kemp, N	Vinter, S
Lockwood, S	Waby, D
Lockwood, S	Wells, C
Mackenzie, M	Wormald, P

**Appendix 2: Revised Melton Road Edwalton
Development Framework
Supplementary Planning Document**

Notes:

Proposed revisions are identified within this document as 'track changes'. Generally, this means that text that is in blue and underlined is proposed new text and text that is in ~~red and crossed through~~ is proposed for deletion. Where changes to figure/plans are proposed, this is identified.

Melton Road, Edwalton

**DEVELOPMENT FRAMEWORK
SUPPLEMENTARY PLANNING DOCUMENT**

~~Draft for Consultation February 2015~~ October 2015

CONTENTS

PURPOSE OF THE DOCUMENT

01	INTRODUCTION	07 [TBD]
02	SITE ANALYSIS	13 [TBD]
03	DEVELOPMENT FRAMEWORK	23 [TBD]
04	DESIGN CODE	33 [TBD]
05	IMPLEMENTATION & DELIVERY	57 [TBD]

[APPENDIX 1 – HIGHWAY PHASING PLANS](#)

PURPOSE OF THE DOCUMENT

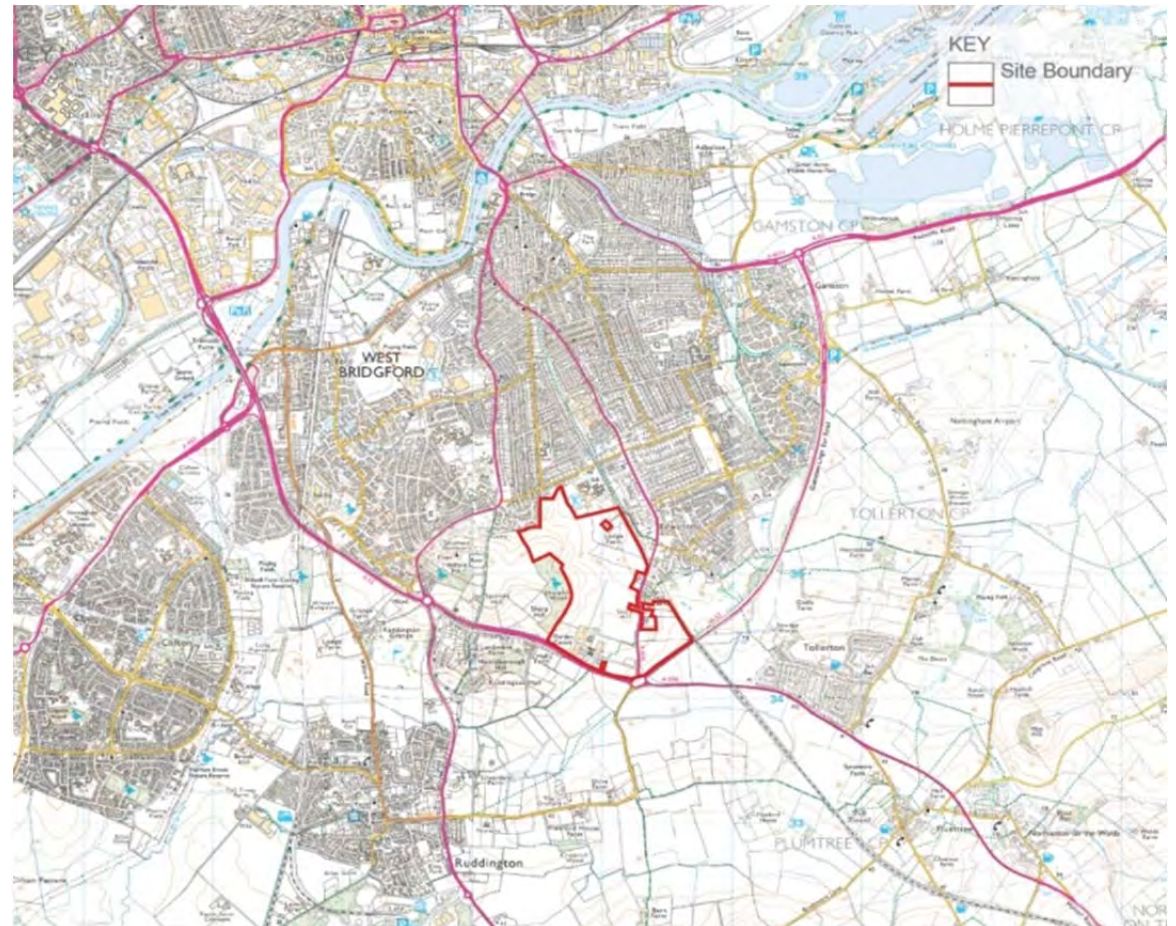
- i This Supplementary Planning Document has been prepared on behalf of Rushcliffe Borough Council, working in collaboration with the main landowners and developers of the site. The purpose of the document is to provide a comprehensive development framework for the whole of the Melton Road, Edwalton sustainable urban extension. The development area is identified at Figure 1.
- ii The purpose of this Framework is to provide strategic guidance for the preparation and determination of planning applications for parts of the development area and to ensure the co-ordinated achievement of key development targets. Applications that are not in accordance with this Framework are unlikely to be approved by the planning authority.
- iii This Development Framework is supplementary to the Rushcliffe Local Plan Part 1: Core Strategy, it supports its implementation and has regard to the extant planning permission for part of the site.
- iv This document has been finalised following public consultation and adopted by the Borough Council as a Supplementary Planning Document to be used to help determine planning applications on the site. ~~This document is prepared in draft for Public Consultation. It is intended that the document will be finalised following public consultation. Once finalised it is intended that the document is adopted by the Borough Council as a Supplementary Planning Document which will be used to help determine planning applications on the site.~~

01 INTRODUCTION

The Site, Planning History and Context

- 1.1 The development area lies to the east and west of Melton Road, to the south and west of Edwalton (and West Bridgford) and to the north of the A52. The site location is illustrated at Figure 1 adjacent.
- 1.2 The extent of the site accords with the Core Strategy allocation, which allocates the site for a sustainable urban extension comprising around 1500 dwellings, up to 4ha of employment-generating uses, a local centre and other community facilities as appropriate.
- 1.3 A significant part of the site has planning permission (which has in part been implemented) for mixed use development, including 1200 homes, a local centre, primary school and new commercial and business space. The approved scheme has stalled due to infrastructure challenges and viability issues.

Figure 1: Site Location



- 1.4 There is also extant planning permission for a Waitrose Food Store and a Local Centre together with planning permission for an at-grade junction on Melton Road to serve the whole site.

The Vision

- 1.5 The development area at Edwalton is one of a number of allocated sites in the Local Plan that will assist the Council in meeting the current and future housing needs of the area.
- 1.6 Development of the site provides an opportunity to comprehensively plan for an extension to the area of West Bridgford. The Framework must address the needs for new homes whilst responding to the special character of West Bridgford and Edwalton that have contributed to their success as attractive places to live.
- 1.7 The development area should be a sustainable urban extension, integrated with and related to the existing urban area, reflecting local character.
- 1.8 The Development's Vision is not to recreate, or generate pastiche, but to analyse what is already in the local area, in terms of traditional design clues, and provide a starting point for high quality design. This includes the type of streets, type of spaces, and typical materials.
- 1.9 The objective is to move away from bland vehicular led 'non-descript housing estates' and to deliver an attractive enduring place, which is related to its built and natural context.
- 1.10 A well-considered place is not just about well-designed homes and buildings, but also the quality of the streets and movement routes. This includes how buildings interact with the streets and the quality of the landscape, green spaces and the public realm. All of these elements should be adopted.

The Role of the Development Framework

- 1.11 The preparation of a comprehensive plan, or Development Framework, is an important step to guide all future stages of development. The Rushcliffe Local Plan Part 1: Core Strategy, and in particular its Policy 20, establishes the policy requirements for development of the site. This document supplements the Core Strategy in order to provide more specific detail to guide planning applications, which will follow on and contain more detailed proposals.
- 1.12 The Development Framework provides the design strategy and guidance fundamental to achieving a high quality development with a strong identity, activity and a 'sense of place'. It sets out general planning policies, and design principles specific to the development area. It accords with the policies contained in the Rushcliffe Core Strategy. It also has regard to the main principles established by the extant planning consents.
- 1.13 The Framework establishes:
- The disposition of land uses and facilities;
 - The relationship of land uses with each other, and the surrounding areas;
 - Development zones and phasing of infrastructure;
 - General design and development principles to guide the form and nature of development; and
 - The necessary transport, community, landscape and other infrastructure necessary for the successful delivery of the whole scheme.
- 1.14 This Development Framework has been prepared on behalf of the Borough Council working collaboratively with the main landowners and developers. It is anticipated that the document will be adopted as a Supplementary Planning Document and used by the Borough Council as a material consideration in the determination of planning applications. Applications that are not in accordance with this Framework are unlikely to be approved.
- 1.15 This document outlines a development scenario that allows for the separate delivery of different parts of the site, whilst ensuring that the development area is developed in a comprehensive way; and is deliverable in its entirety, including the provision of key whole site infrastructure. The Framework therefore sets out:-

- The expected development capacity;
- The range of facilities needed to support the new population;
- The strategic infrastructure needed to facilitate the new development and how this infrastructure should be secured; and
- Potential development zones and the phasing of strategic infrastructure.



02 SITE ANALYSIS

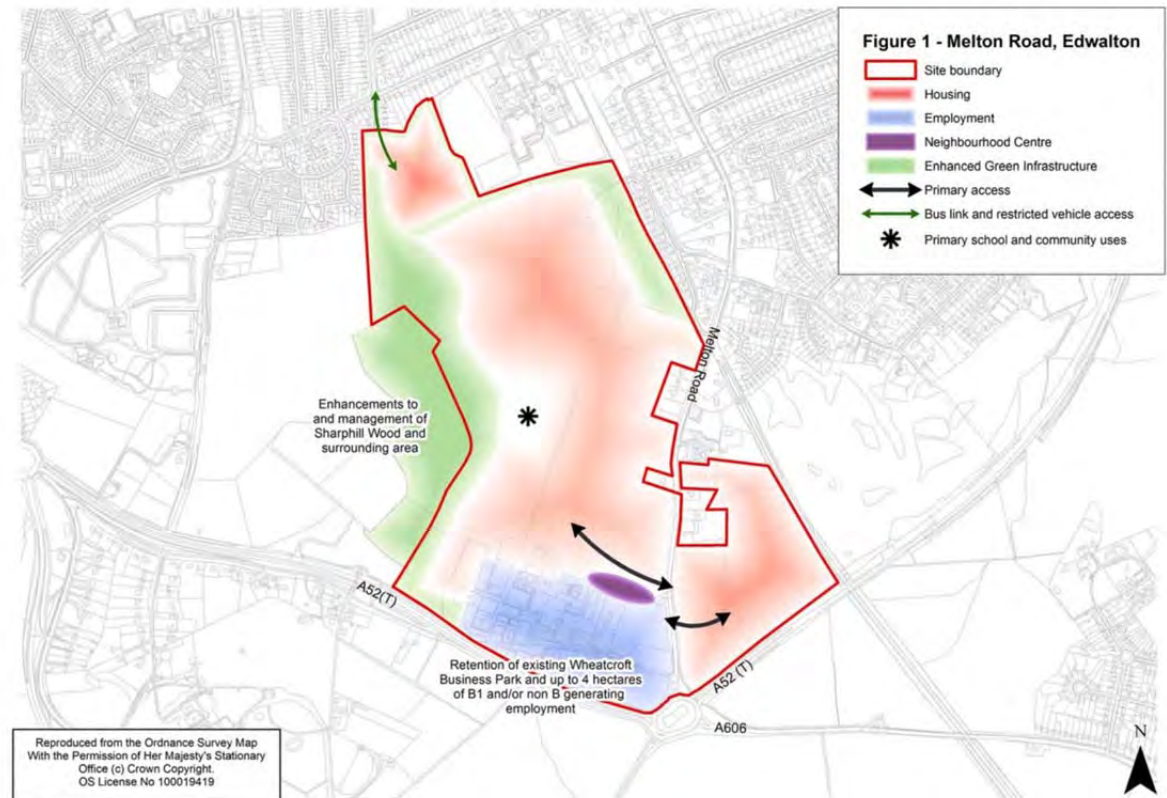
Introduction

2.1 This Development Framework has been prepared having regard to an analysis of the site, planning policy and relevant planning history. It identifies the key policy requirements set out in the Core Strategy. It then sets out the key conclusions of the technical work undertaken to assess the site and the potential environmental effects of development. This draws heavily on the work carried out as part of the preparation of the Core Strategy and work undertaken as part of the various extant planning permissions. This section concludes by identifying key design principles, opportunities and constraints.

Planning Policy

2.2 The Development area allocated in the Rushcliffe Core Strategy. Policy 20 sets out the proposals for the site. It states:-

Figure 2: Allocations Plan (Rushcliffe Core Strategy Main Modifications August 2014)



“The area, as shown on the adopted policies map, is identified as a strategic site for housing for around 1,500 dwellings, up to 4 hectares of B1 and/or employment generating development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2028. The indicative distribution of the proposed uses is identified on Figure 1.” The indicative distribution of the proposed uses is shown at Figure 1 of Policy 20 and is Figure 2 here.

The development will be subject to the following requirements:-

A. Housing

- 1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;*
- 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre and along the strategic bus corridor;*

B. Employment

- 3. There should be provision of B1 and/or non B class employment generating uses towards the south of the site in proximity to the existing Wheatcroft Business Park to provide for a wide range of local employment opportunities where appropriate;*
- 4. Redevelopment or expansion of existing businesses at Wheatcroft Business Park for employment purposes will be permitted subject to design, amenity and transportation considerations;*

C. Neighbourhood Centre

- 5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;*
- 6. A Community Hall of an appropriate scale to serve the new development should be provided*

D. Transportation

7. *Primary vehicular access should be provided off A606 Melton Road, with bus, emergency-and a limited amount of local traffic movement provided through Musters Road;*
8. *Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development;*
9. *Improvements to walking and cycling facilities and public transport links through and beyond the site;*
10. *Implementation of a travel plan;*
11. *A financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham);*

Other Requirements

12. *Sewage and off-site drainage improvements;* 13. *An appropriate sustainable drainage system;*
14. *The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements for Sharphill Wood and its environs;*
15. *Landscape buffers between the employment use and housing within the development;*
16. *The provision of or upgrade to sports areas and the provision of play areas, with necessary associated facilities, of an appropriate scale to meet the needs of the development;*
17. *Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;*
18. *Provision of a community park facility;*
19. *Provision of land, or contributions towards improved health facilities as appropriate to meet the needs of the development;*
20. *Provision of an on-site primary school and contributions towards Secondary School provision to serve the development;*
21. *Protect and/or enhance heritage assets within and surrounding the site; and*
22. *Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and/or a Community Infrastructure Levy in line with Policy 19.”*

Landscape

2.3 Topographically, the site is situated on the southern upper slopes of the broad River Trent Valley. Nottingham City Centre occupies the rising slopes and escarpment north of the River Trent which extends to Sharphill, on the southern valley slopes, at c.80 - 90m Above Ordnance Datum (AOD) and extends as a ridgeline into Wilford Hill, c.90m AOD, to the west. Mickleborough Hill lies immediately to the southwest of the site at the slightly lower level of 70m AOD. The landform generally falls away into broader, lower lying areas to the north, east and south-east.

2.4 The landscape context of the site is urban fringe in character and dominated by existing settlement, roads and other urban influences.

The site area itself is characterised by landform, woodland and arable farmland, and significantly influenced by the surrounding urban elements including the site's northern perimeter, where residential development and Rushcliffe Leisure Centre abut the arable land. To the south lies the existing Garden Centre and Business Park, and the A52 (T) road corridor, whilst the A606 Melton Road transects the south-eastern part of the site.

2.5 The site is not covered by any local landscape quality designations and the parts of the site identified in the Core Strategy for built development are considered to be of lower landscape sensitivity with other parts of the site proposed to be retained as green space having higher landscape sensitivity. Sharphill Wood and the mature hedgerows and field trees surrounding Lodge Farm constitute the only landscape elements of higher sensitivity.

Figure 3: Oblique Aerial Photograph



Nature Conservation & Ecology

2.6 The site largely comprises of intensively managed arable land of low ecological value with areas of pasture adjacent in the north-eastern part of the site encompassing Lodge Farm. The area to the east of Melton Road contains poor semi-improved grassland. Features within the site include Sharphill Wood, a local wildlife site designated for its botanical and zoological interest, hedgerows and hedgerow trees which are of ecological value. There are no other statutory or non-statutory designated sites of nature conservation interest within the site.

2.7 Hedgerows with mature trees bound the pasture located to the north of the site and the arable land to the east. Hedgerows, in common with other habitats within the site, are of limited nature conservation interest due to their low species diversity and poor structure.

Figure 4: Ecological Habitat Plan



- 2.8 Defunct field ponds are also present in the pasture land. Protected species, including badger, bats and great crested newt, are known to occur within and adjacent to the site. Mitigation required includes the retention of suitable habitats and the creation of new habitats which should form an integral part of the development's green infrastructure.

Archaeology

- 2.9 There are no Scheduled Monuments on or near to the site. In addition, no other statutory designations relating to archaeology apply to the site and the Nottinghamshire's Historic Environment Record does not contain any evidence for archaeological sites or finds on the site itself. A geophysical survey and targeted trial trenching has been undertaken within part of the site. The available evidence indicates that archaeological resources within the Project are of minor importance. A programme of archaeological excavation and recording should be phased ahead of the construction phase of the Proposed Development.
- 2.10 Drainage The majority of the site is currently undeveloped with groundwater flows following the natural topography towards the River Trent corridor and its tributaries. The proposed development should not be detrimental in terms of hydrology or drainage. All built development and construction activities should take place outside of the 1 in 100 year floodplain. Implementation of a Sustainable Urban Drainage System (SuDS) should ensure no material deterioration of water quality in receiving watercourses.

Transport

- 2.11 The site is well located to connect to and integrate with the existing urban area and to provide access to the surrounding road network. Assessment work demonstrates that the approved site access onto Melton Road is suitable, can be delivered in a phased manner and can accommodate the development scheme. Work undertaken also demonstrates that the scheme can be accommodated on the strategic road network provided suitable developer contributions are made towards a package of improvement works. These are set out in Section 5.

Contamination/Ground Conditions

2.12 The site is predominantly greenfield in nature with only a small number of localised areas of potential contamination or geotechnical hazards being present. Remediation of possible localised historic contamination should have a beneficial environmental effect reducing the risk upon future users, soils, groundwater or surface waters. Developers will be expected to use an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make best use of the different soils on site, in accordance with latest best practice.

Noise and Air

2.13 Noise and vibration effects are generally caused by both site use and traffic generation. The noise created by proposed residential, mixed use development is not likely to be significant. For the existing residential properties adjacent to the site, increases in traffic flows caused by the development ~~would~~ should not be sufficient to make a perceptible difference to noise levels.

2.14 Emissions generated from vehicular traffic are a source of atmospheric pollution. Whilst the development will generate an increase in traffic, the predicted levels of emissions would not have a significant effect upon surrounding air quality. A Construction Code of Practice (CCoP) should be followed to prevent any significant noise or air quality effects during the construction phase.

Evaluation - a response to context

2.15 Evaluation of the site and its context has identified key features which have helped to inform the decision making process and the evolution of the layout for the development.

Figure 5: Site Analysis

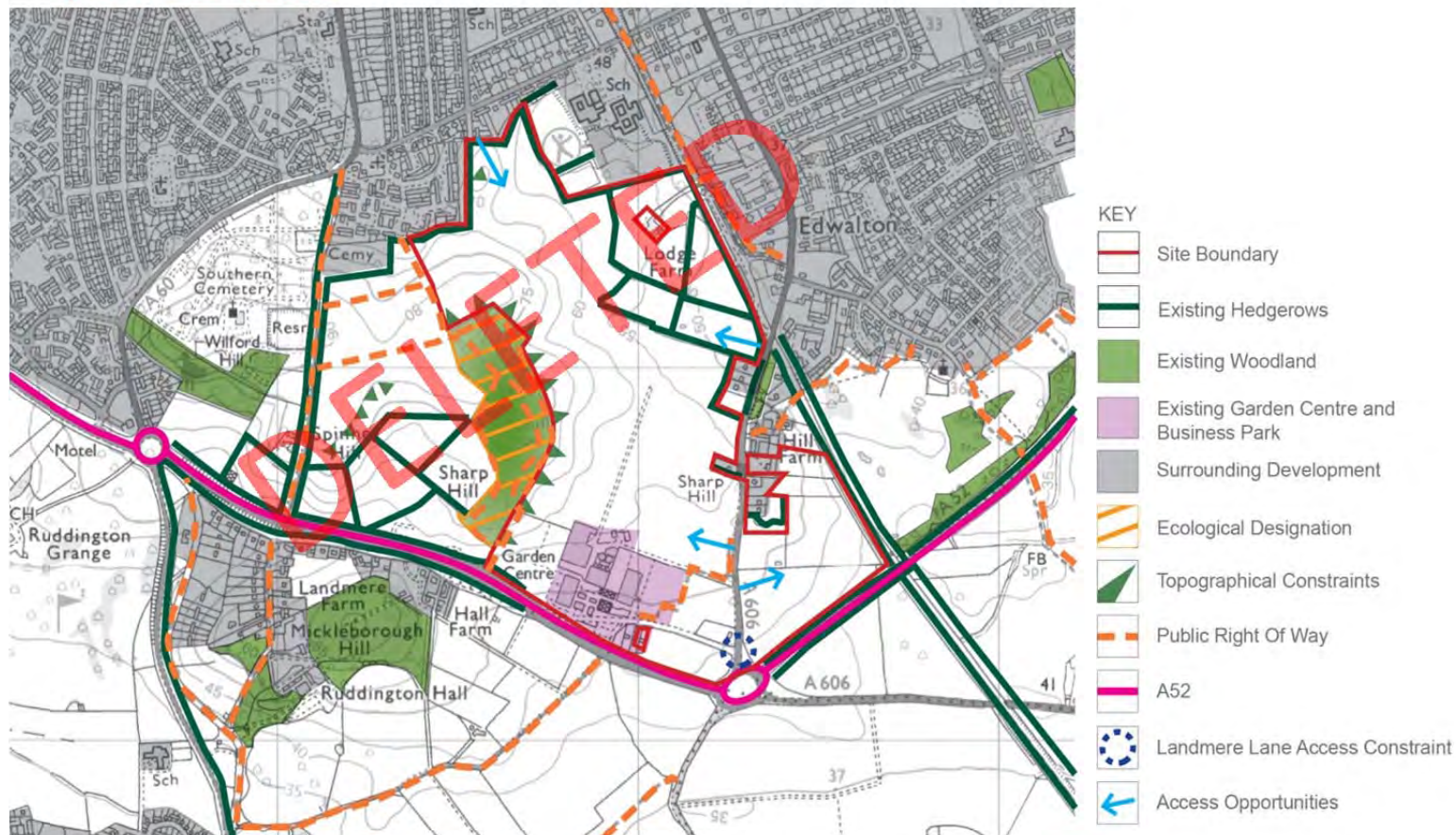
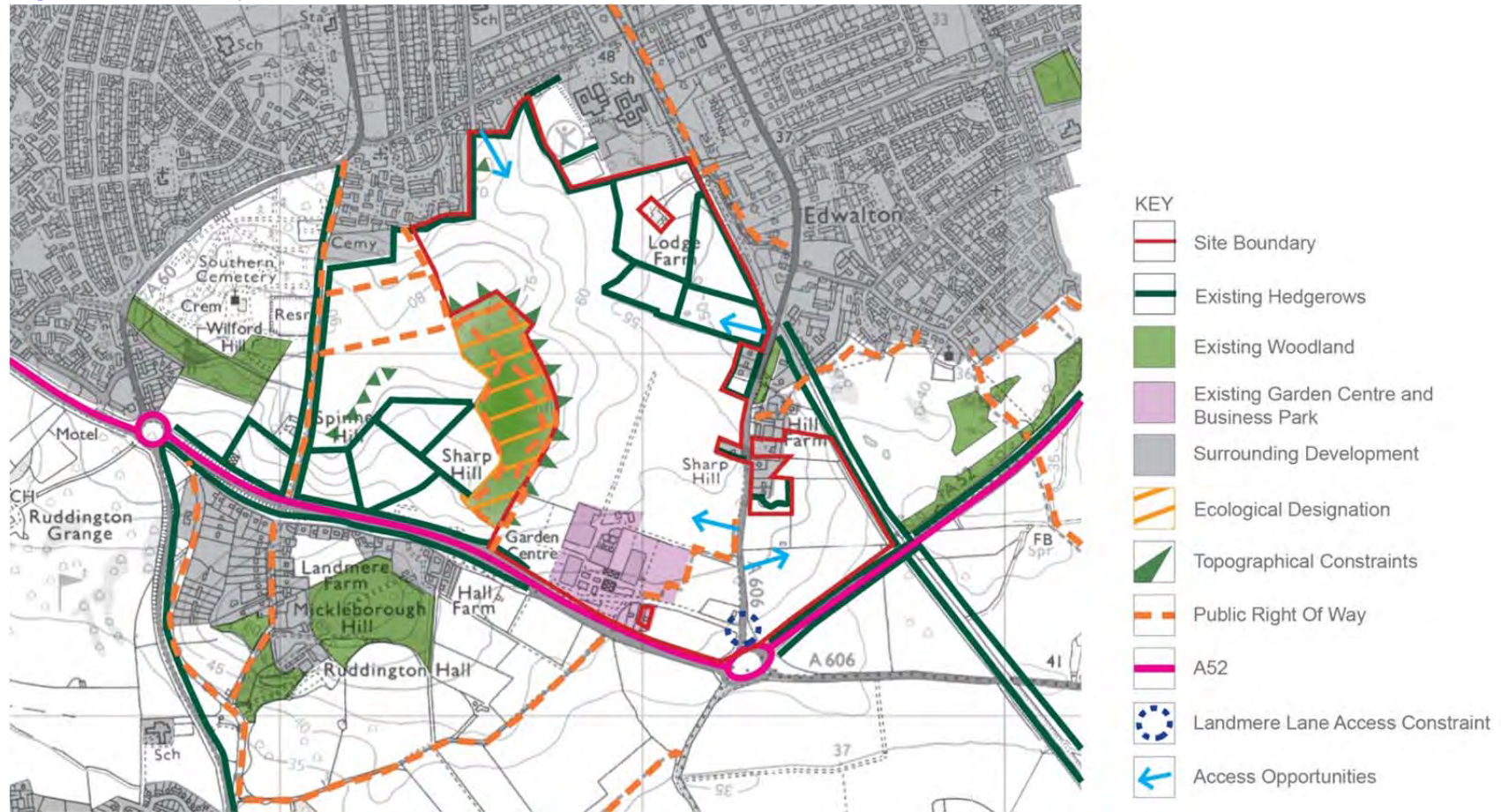


Figure 5: Site Analysis [TO BE INSERTED]



Design Principles and Opportunities

- The development will offer a mix of uses including housing, employment, education, leisure, retail and recreation, generating a sustainable and attractive place in which to live, work and play as well as providing positive benefits to both the local economy and social context. Links to existing local facilities, bus routes and urban areas including Nottingham City Centre will be maximised;
- The housing will be of an appropriate mix and tenure, including the necessary proportion of affordable homes, with higher density arrangements along the Main Residential Street and adjacent to the community facilities;
- New employment-generating development will be provided at and adjacent to the existing Wheatcroft Business Park, together with a local centre close to the site entrance;
- The existing green framework will be reinforced and expanded by a new Community Park;
- Existing informal footpaths or 'desire lines' will be retained and incorporated within the development's open space and greenways. Connections to the existing public footpath along Edwalton Lodge Close and Loughborough Road together with those passing through Sharphill Wood and the north-western part of the site will also be provided;
- Sharphill Wood, a Local Nature Reserve, will be protected and buffered by additional woodland edge planting and appropriate fencing to safeguard its ecological value as a Local Wildlife Site (LWS). The established hedgerow network and hedgerow trees will be utilised and expanded upon to create landscape buffers between the different land uses as well as providing a unique setting for the development; and
- Additional ecological habitats will be introduced as part of the development's green infrastructure to encourage strong wildlife corridors throughout the development and further enhance the site's biodiversity, including connectivity to Sharphill Wood.

Figure 6 : Design & Opportunities

- KEY**
-  Site Boundary
 -  Housing
 -  Employment generating uses
 -  Mixed Use / Retail
 -  Existing Garden Centre, Business Park and Grain Depot
 -  Primary School
 -  Local Centre
 -  Green Infrastructure
 -  Existing Hedgerows
 -  Existing Woodland
 -  Hill Slopes
 -  Existing Public Right Of Way
 -  Primary Vehicular Access
 -  Potential Local Access / Additional Access Point

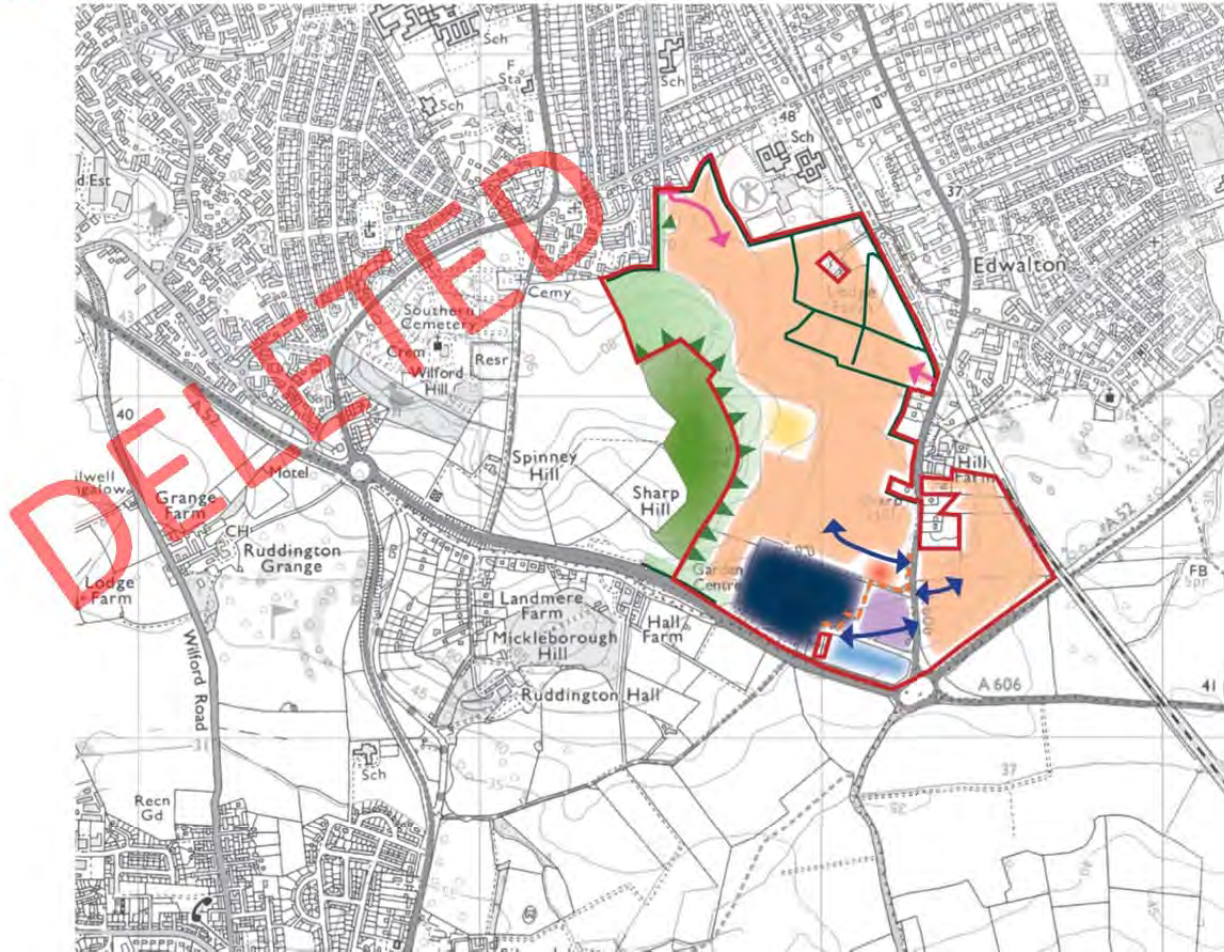






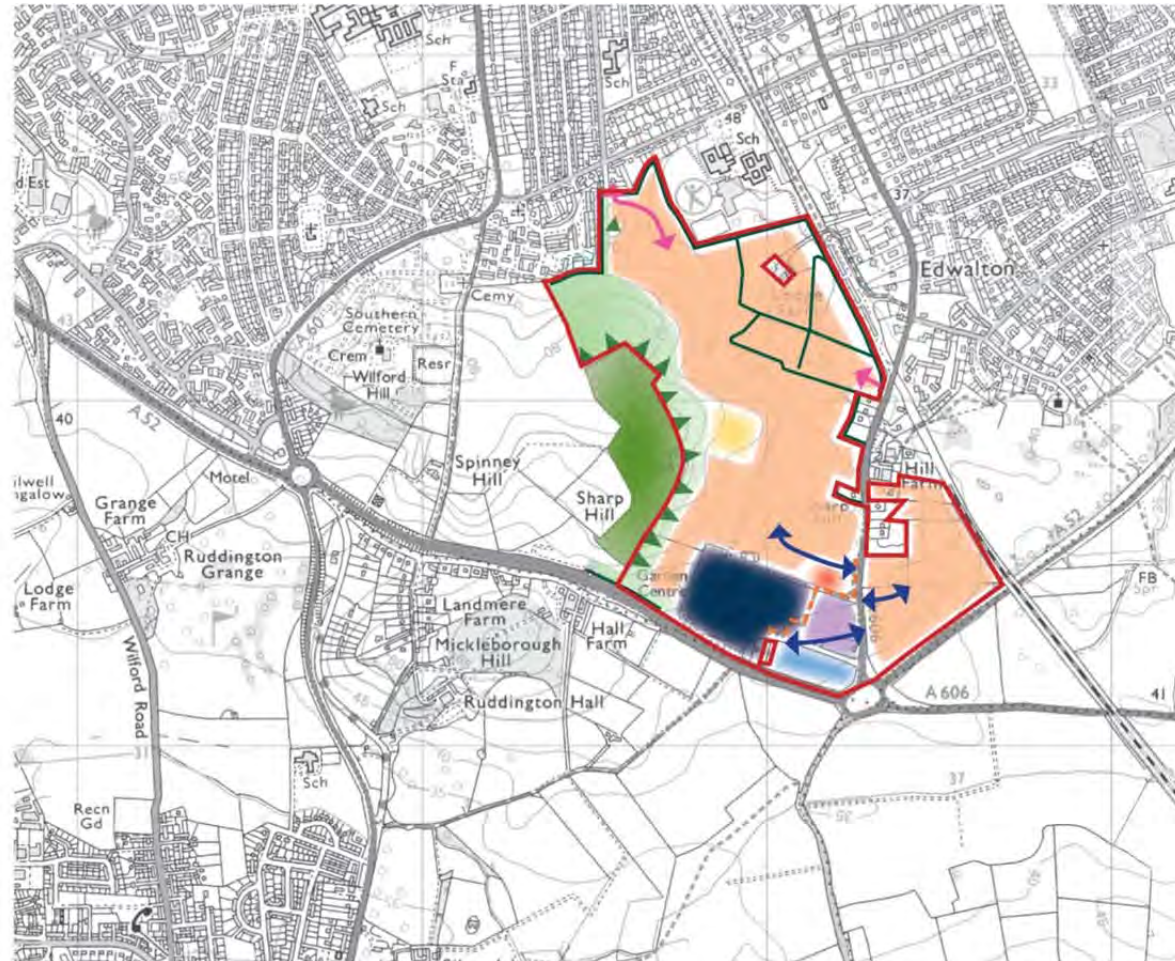


Figure 6 : Design & Opportunities *[TO BE INSERTED]*

KEY

-  Site Boundary
-  Housing
-  Employment generating uses
-  Mixed Use / Retail
-  Existing Garden Centre, Business Park and Grain Depot
-  Primary School
-  Local Centre
-  Green Infrastructure
-  Existing Hedgerows
-  Existing Woodland
-  Hill Slopes
-  Existing Public Right Of Way
-  Primary Vehicular Access
-  Potential Local Access / Additional Access Point



03 DEVELOPMENT FRAMEWORK

Introduction

- 3.1 The starting point for describing the Development Framework is a generalised 'Concept Plan', which seeks to establish the broad development principles for the site. The main land uses, such as housing and employment, and the supporting infrastructure and landscape requirements, are then individually described. Finally, all elements are brought together in the comprehensive Development Framework Plan presented at the end of the section.
- 3.2 The Concept Plan sets out the broad principles for the development area. (Refer to Concept Plan page [TBC]).

Key Objectives

- 3.3 The main objective is to deliver a new high quality sustainable mixed use development of housing, employment and local amenities. This will include a Local Centre, Primary School, Community Park, other areas of public open space and green corridors together with improved walking, cycling and public transport links.
- 3.4 Delivery of the scheme will maximise the efficient use of land and appropriate mix of uses, as well as housing density, that is reflective of the existing surroundings to ensure a balanced development that is sympathetic to its context.

Development Parcels & Uses

- 3.5 The disposition of land uses and their quantum reflects the analysis of the site, in particular the environmental requirements to retain green spaces, a set back to the wood and the need to respond to the location of existing uses on the site.
- 3.6 The site will accommodate around 1500 dwellings. Housing areas within the site should respond to the inherent opportunities and constraints with suitable densities and mix of dwelling type and tenure.

- 3.7 The scheme will accommodate a local centre, positioned adjacent to Melton Road to serve the residential and employment areas. The local centre could include retail space (A1-A5 uses) including a food store, health facilities and other local community facilities and uses. (A Waitrose food store together with a local centre comprising 4 units has been granted planning permission).
- 3.8 The scheme will enable the provision of a new primary school which should incorporate community hall access and use. The primary school should be located centrally to the site in order to maximise accessibility to all residents
- 3.9 The scheme will provide additional opportunity for employment and/or employment generating floorspace within and adjacent to the existing business park.
- 3.10 The scheme will incorporate suitable surface water attenuation areas to deal appropriately with surface water run-off from different parts of the site. These should ensure that surface water is managed in a sustainable way and without any adverse impact on existing neighbouring properties. [It is important that each developer takes into account the overall drainage requirements in detailed drainage plans produced with planning applications that outline the use of sustainable drainage methods within that particular part of the site.](#)
- 3.11 [In order to meet standard industry guidelines concerning water quality and flood risk management, each development parcel will need to incorporate its own Sustainable Urban Drainage System \(SuDS\) features that both improve the quality and reduce the quantity of surface water run off. Swales, permeable paving and filter strips alongside roads are good examples.](#)

Green Infrastructure Strategy

- 3.12 The site's landscape, ecology and the conservation of natural resources should be an integral part of the design process. These elements have guided the location and extent of development and, in turn, the block and street layout set out in the Development Framework.
- 3.13 Creating large areas of green space and wooded habitats around Sharphill Wood and to the site's north - western edge should provide an appropriate transition between the built development and retained open spaces, including the wood.

- 3.14 The development should create a multi-functional green infrastructure of woodland, hedgerows, grassland, wetland habitats, wildlife areas, open space, play areas, rights of way, walking-cycling routes, street trees and private gardens.
- 3.15 The extent of the built development edge is influenced by the site's strong landform character and should avoid the area immediately adjacent to Sharphill Wood, providing a sensitive design response and safeguarding the visual and landscape character of both Sharp Hill and the characteristic woodland. A green gap, part of the proposed Edwalton Community Park, should be created between the new development and the wood. The minimum width of the green gap should be around 40 metres.
- 3.16 In addition to the substantial landscape benefits arising from the Park, the built development area should include green infrastructure (GI) which should enhance the landscape character of the site as well as establishing an attractive green setting for the development. Existing hedgerows and hedgerow trees near Lodge Farm form a grid like green framework providing a strong design reference within the site and should be retained and incorporated as part of the GI proposals to create a series of greenways. The greenways should contain the development parcels and provide a network of informal pedestrian routes along with hedgerow and tree planting and open space, enhancing permeability through the development connecting to the Community Park.
- 3.17 Although the site is well contained, the existing screening effects should be reinforced by new planting along the boundaries and through the site.
- 3.18 Loss of habitat should, where possible, be compensated for by the extensive GI proposals of trees, scrub, hedgerows, wetlands providing suitable (retained and new) habitats for protected species known to be present both within and adjacent to the site. The GI should aim to maximise biodiversity and sustainability benefits and create a mosaic of attractive and enduring landscape habitats and should include new native hedgerows, pockets of woodland planting, individual tree planting, swathes of amenity, conservation and wildflower grassland, wetland habitats, public realm green spaces and street trees bringing long term landscape and ecology benefits.

- 3.19 Future management and maintenance of the GI should be secured through appropriate legal agreements.
- 3.20 The formal open space proposals should include equipped children’s play areas. Local Equipped Play Areas (LEAPs) and a Neighbourhood Equipped Play Area (NEAP) should be conveniently located within focal areas of the open space network.

Figure 7: Green Infrastructure

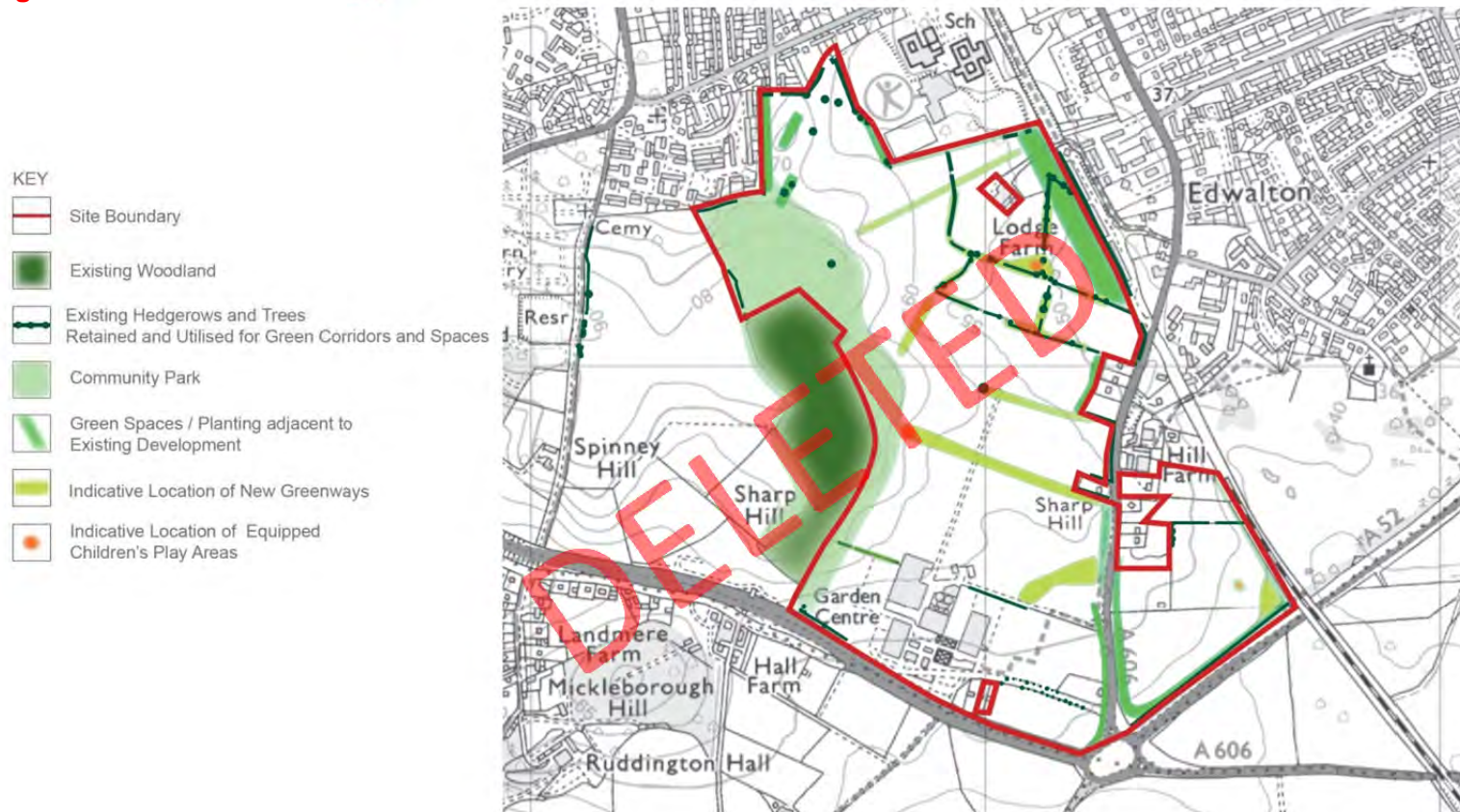







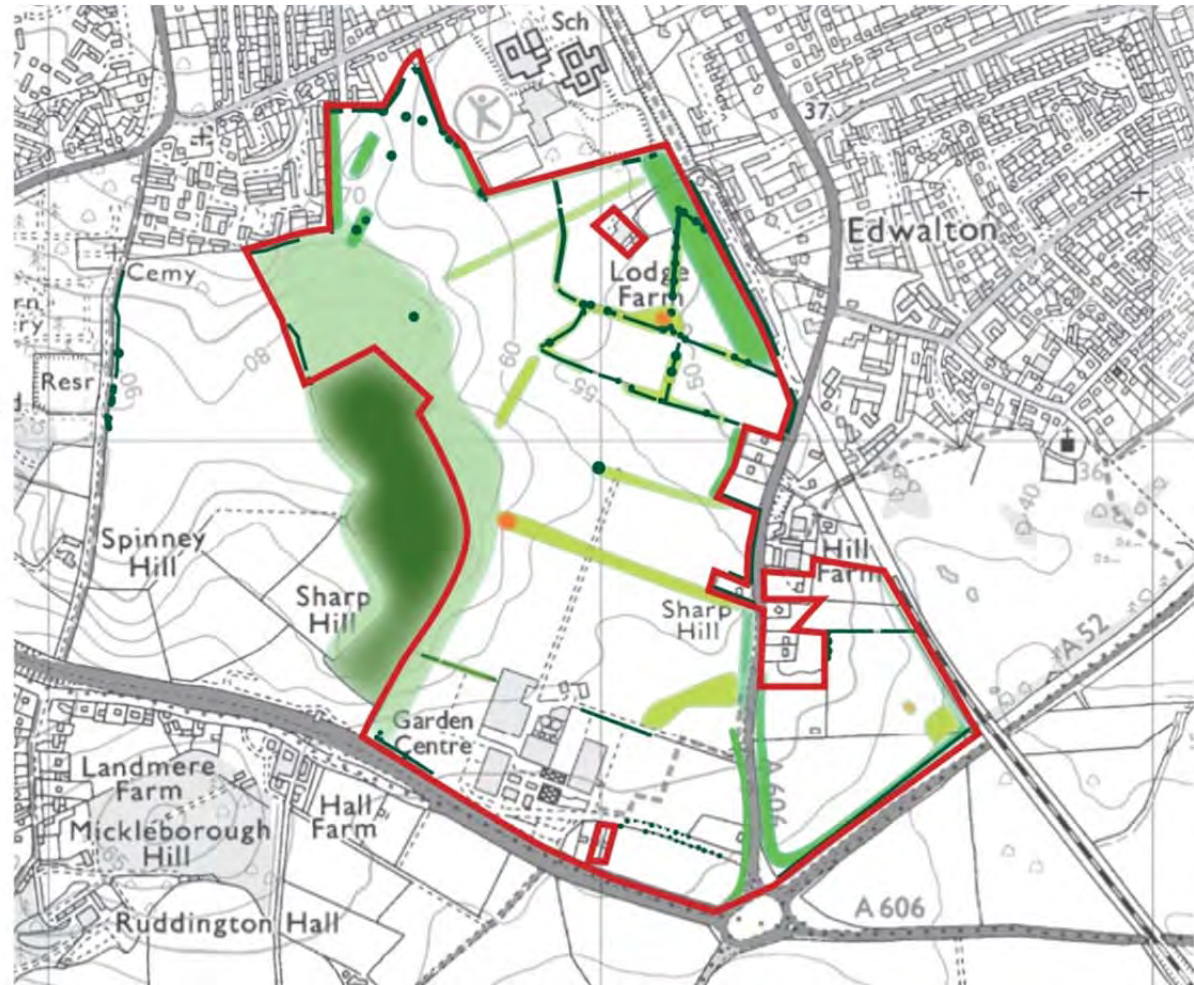


Figure 7: Green Infrastructure [TO BE INSERTED]

- KEY
-  Site Boundary
 -  Existing Woodland
 -  Existing Hedgerows and Trees Retained and Utilised for Green Corridors and Spaces
 -  Community Park
 -  Green Spaces / Planting adjacent to Existing Development
 -  Indicative Location of New Greenways
 -  Indicative Location of Equipped Children's Play Areas



Movement, Connectivity & Accessibility

Access

- 3.21 ~~Principal vehicular access should be taken from Melton Road (A606), there is the potential for secondary vehicle access from Musters Road and from Edwalton Lodge Close subject to detailed design considerations. The potential Musters Road access could provide for some local access, subject to detailed design approval and being demonstrated to be technically feasible, which would be controlled by a barrier and smart card system. The potential Edwalton Lodge Close access would be restricted to serve only the north east part of the overall site. There should be a main residential street linking Melton Road and Musters Road and providing a potential future public transport link. Provision for an emergency vehicular access to serve land east of Melton Road should be via the A52 at the southwestern edge of the development.~~ Principal vehicular access should be taken from Melton Road (A606). There is the potential for secondary vehicle access from Musters Road and from Edwalton Lodge Close subject to detailed design considerations.
- 3.22 The potential Musters Road access may provide for some local access, subject to detailed design approval and being demonstrated to be technically feasible, which could be controlled by a barrier and smart card system. If it transpires that this is not technically feasible, then use of Musters Road for vehicular traffic will be restricted to just bus and emergency vehicles only.
- 3.23 The potential Edwalton Lodge Close access would be restricted to serve private vehicle traffic only from the north east part of the overall site (that is covered by Zone 2, see Figure 12).
- 3.24 There should be a main residential street linking Melton Road and Musters Road and providing a potential future public transport link. This link should be a minimum of 6.75m wide carriageway in order to be suitable for public transport services. All development to the east of Melton Road should be served by a single point of access onto Melton Road, unless it can be satisfactorily demonstrated that alternative access arrangements are appropriate. Provision for an emergency vehicular only access to serve land east of Melton Road should be via the A52.

Melton Road, Edwalton: Highway Phasing

- 3.25 The principal Melton Road access junction should provide access east and west of Melton Road and enable a new access to Landmere Lane, allowing the closure of the existing sub-standard Landmere Lane junction. Whilst it would be preferable for the works to be undertaken in a single phase, the delivery of the necessary works may be phased depending on the timing of the delivery of different parts of the site.
- 3.26 The scenarios below, together with the plans contained at Appendix 1 of this document, set out the requirements for the delivery of the Melton Road access having regard to the potential phased delivery of the site. It should be noted that the above plans are indicative at this stage and are subject to full detailed design and technical assessment by the Highway Authority as part of the Section 278 (of the Highways Act 1980) agreement process.
- 3.27 **Scenario One:** Waitrose has obtained Planning Consent and has entered into a Section 278 Agreement (under the Highways Act 1980) to deliver improvements to Melton Road in accordance with the Plan at Appendix 1 - scenario 1 phase A. Should these works progress, then:-
1. No further work to serve development to the west of Melton Road will be required, other than provision of the off-site works listed below ;
 2. Improvements in accordance with Appendix 1 - scenario 1 phase B will be undertaken as part of the development of land east of Melton Road and;
 3. Any ancillary works to Wheatcroft roundabout required by Highways England to facilitate the above will need to be implemented.
- 3.28 **Scenario Two:** Residential development west of Melton Road commences first. Under this scenario:
1. Improvements in accordance with Appendix 1 scenario 2 phase A will be undertaken as part of the development of land west of Melton Road;
 2. Improvements in accordance with Appendix 1 scenario 2 phase B will be undertaken as part of the development of land east of Melton Road and;

3. Any ancillary works to Wheatcroft roundabout required by Highways England to facilitate the above will need to be implemented.

3.29 **Scenario Three:** Residential development east of Melton Road commences first. Under this scenario:

1. Improvements in accordance with Appendix 1 scenario 3 phase A will be undertaken as part of the development of land east of Melton Road;

2. Improvements in accordance with Appendix 1 scenario 3 phase B will be undertaken as part of the development of land west of Melton Road; and

3. Any ancillary works to Wheatcroft roundabout required by Highways England to facilitate the above will need to be implemented.

3.30 It is expected that the combined highway improvements identified under each of the three potential phasing scenarios will provide sufficient capacity to serve the delivery of at least 1,500 new homes and the associated local facilities identified through this Development Framework. Under each scenario it is required that as part of the development to the east of Melton Road, sufficient land will be dedicated as public highway to allow Highways England to deliver the improvement works currently proposed for the Wheatcroft roundabout. The extent of this land is highlighted in blue on the plans at Appendix 1.

3.31 All detailed proposals should be accompanied by a Transport Assessment which takes full account of the whole site context. Individual proposals should not prejudice another part of the Melton Road site from being able to gain adequate access through and onto Melton Road.

3.32 The respective highway works identified to allow access to either the east side or west side of Melton Road should be completed in full before the occupation of development on the corresponding side of Melton Road. The only exception would be where it can be satisfactorily demonstrated that part of the site can be served by access arrangements separate to and ahead of the above works.

- 3.33 [In order to facilitate the above works traffic regulation orders will be required to reduce the existing speed limit on Melton Road to 40mph and to extinguish highway rights over the redundant section of Landmere Lane. These should be in place prior to opening of any revised junction arrangement.](#)
- 3.34 [The preference would be that the highway improvements to allow full access to both sides of Melton Road are undertaken concurrently in order to minimise disruption. However, each of the three scenarios allows for the two phases of work to take place sequentially.](#)

Off-site highways

- 3.35 The development traffic will increase the level of traffic on the local and strategic road network. Transport modelling work has been undertaken and agreements reached with the Highways Agency and County Council as Highway Authority. The principles established require the development area to facilitate or contribute to, the following highway improvements:
- ~~A52 improvements in accordance with the financial contributions structure set out in Section 6.~~ [A package of improvements for the A52 at Silverdale \(A453 junction\), Nottingham Knight junction, Wheatcroft junction, Gamston junction and to the A606 Tollerton Lane I Main Road junction in accordance with the financial contributions structure set out in Section 5.](#)
 - Improvements to the A606/Melton Gardens Junction.
 - A footway cycleway on the west of Melton Road between the site and Machins Lane [and a Toucan crossing at A606/Village Street junction and signing of a quiet roads cycle route to West Bridgford.](#)
 - Pedestrian/cycle improvements between the site and Asda (in accordance with the financial contributions structure as set out in Section 65).
 - [Provision of a footpath/cycleway along Footpath 23, the 'Green line', between the site and Boundary Road.](#)
 - Traffic calming measures in Tollerton Village.








Public Transport

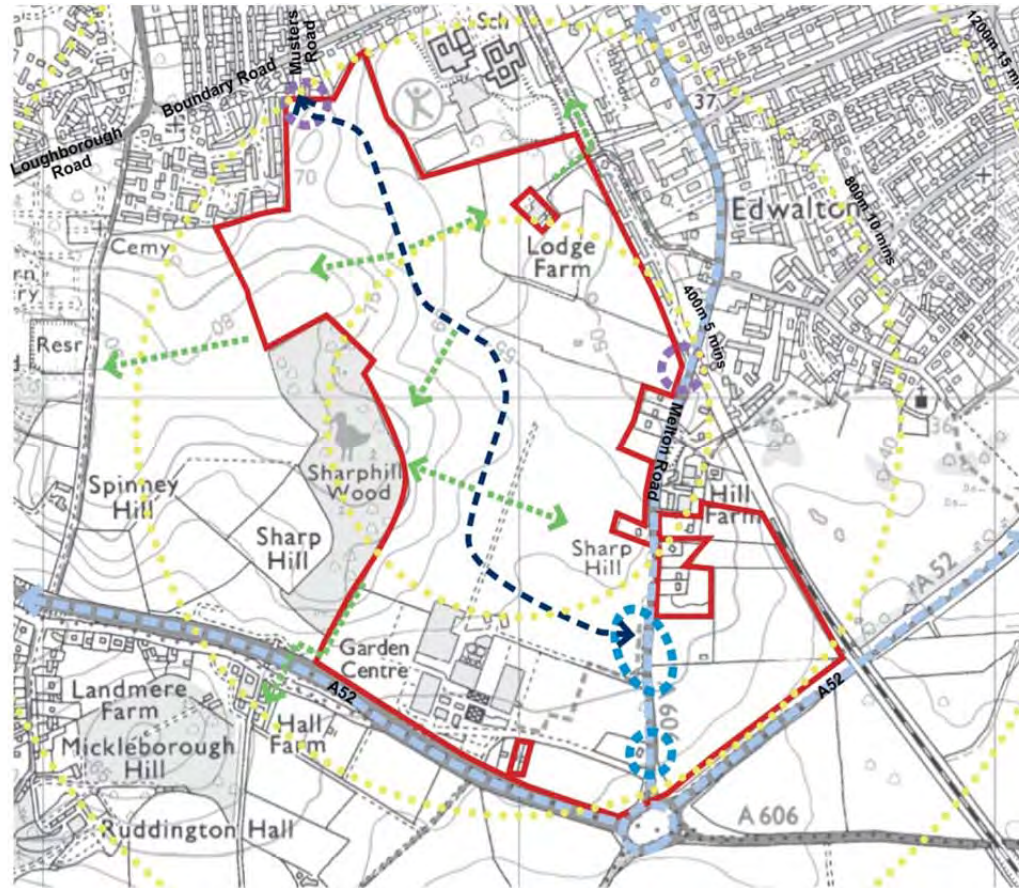
- 3.36 The development should facilitate bus services entering and passing through the site to meet the needs of future residents. Whilst existing services along Melton Road provide regular high frequency services, these services will not be directly accessible by all of the development area. ~~Where possible p~~Public transport services should be encouraged to run through the site from Musters Road to Melton Road and link with West Bridgford. New bus stop facilities should be provided along the new main residential street linking Melton Road with Musters road. These facilities should be designed in accordance with the County Council standards, including real time departure display and raised kerbs.

Walking and Cycling

- 3.37 The development should provide a range of movement routes throughout the site with a choice of pedestrian, cycle routes, including greenways, connecting to existing routes and rights of way and connectivity to the wider countryside as well as to Edwalton and West Bridgford. Routes should be safe and convenient and overlooked by housing, linking to all community facilities within the development including the Local Centre, mixed use and employment areas and Primary School.

Figure 8: Movement, Connectivity & Accessibility

- KEY
-  Site Boundary
 -  Existing Main Vehicular Routes
 -  Proposed Link Road connecting Musters Road with Melton Road
 -  Proposed Vehicle Access Points
 -  Potential Bus / Emergency and Local Access Points
 -  Key Pedestrian / Cycle Links
 -  Walking Distance from Centre of Site



Development Framework

3.38 The Development Framework Plan illustrates how the individual framework 'layers' can be applied to the development area to achieve the Vision. The Plan shows how townscape and landscape strategies have been brought together to create a new 'place'.

3.39 It is envisaged that the Development Framework Plan will be a co-ordinating plan which takes a strategic view over the development area and provides a framework for the detailed design of individual elements.

Figure 9: Development Framework Plan



3.40 The plan is intended to provide an overarching framework which planning applications will accord with. The precise position of components is not intended to be fixed at this stage.

Figure 9: Development Framework Plan [TO BE INSERTED]



04 DESIGN CODE

Principal Views

- 4.1 Short and long range views should be created through the arrangement of blocks and streets to allow good legibility and sense of place. The development layout should create both open and channelled views towards the Community Park and Sharphill Wood, enabling visual links to the surrounding landscape and encourage pedestrian movement into the Park.
- 4.2 Existing trees and hedgerows should be used as focal points for the streets and individual plot arrangements. Buildings and streets with views of an existing tree should help residents identify with their surroundings.
- 4.3 Views should be established by the careful position of blocks and streets. In some cases buildings should be used to terminate streets, providing a visual stop, or frame a junction. A high quality public realm together with an appropriate palette of building materials and colours should combine to create a rich street character.

Street Pattern

- 4.4 The development should be based on a series of street types which will create a hierarchy of higher and lower order streets. The principle is that there will be four 'character streets' as illustrated on the plan opposite. Each street type will vary in width, building form, density and landscape treatment. The 'character streets' will be:-
- Main Residential Street;
 - Secondary Streets;
 - Green Lanes; and
 - Mews.
- 4.5 To illustrate the variation between the proposed street types, the Main Residential Street should be more formal with avenue tree planting helping to define this as the principal street within the layout. In contrast, Green Lanes, located near to the Community Park or the perimeter of the Melton Triangle, should have shared surface streets with lower density building arrangements. These should include two storey detached dwellings with deeper private frontages, helping to define these as the minor routes, with fewer buildings, within the layout.
- 4.6 [Development should aim to accord with the 6C's Design Code. This local highway authority guidance deals with highway and transportation infrastructure requirements for new development.](#)

Main Residential Street



- ① Building line based on a typically regular street pattern.
- ② Mix of narrow and some wide plan properties-fairly high density street.
- ③ Avenue Street trees set within a Green Corridor.
- ④ Mix of house types along the street.
- ⑤ Minimal private frontages.
- ⑥ On Plot parking space set behind the building line.
- ⑦ Buildings acting as visual landmarks from Secondary Streets
- ⑧ Use of buildings at key location such as corners or street vistas, can help to act as visual landmarks



Secondary Streets



- ① Less regular building line in contrast to the Main Residential Street.
- ② Mix of narrow and wide plan properties.
- ③ Variation in building form/house types along the street.
- ④ Mix of parking includes on plot parking and integrated along the street
- ⑤ Building with gable end onto the street
- ⑥ Variation in frontage depths to create a more varied building line.



Green Lanes



- ① Shared surface streets creating pedestrian friendly spaces. Some Lanes could converge to Private Shared Drives.
- ② Greater percentage of detached dwellings.
- ③ Mix of wide and some narrow plan properties.
- ④ On plot parking.
- ⑤ Buildings facing and overlooking the green infrastructure.
- ⑥ Deeper frontage depths.



Mews Arrangement



- ① Shared surface streets creating pedestrian friendly spaces.
- ② Mix of wide and some narrow plan dwellings.
- ③ On plot parking to the side of the plot or integrated along the street.
- ④ Narrow entrances.
- ⑤ Views towards buildings which create landmark points.
- ⑥ Typically a small number of dwellings.



Blocks

Block Character

- 4.7 The expansion of Edwalton in the 20th century, and in particular the creation of West Bridgford in the late 19th and early 20th century, is characterised by an arrangement of a regular grid like pattern of blocks and streets. Some of these characteristics inform the design of the scheme.
- 4.8 To produce a permeable and pedestrian friendly environment, the scheme will adopt the principle of a connected, grid of streets and blocks, which has regard to the local pattern. This will form a fairly regular block structure, encouraging direct movement for pedestrians and cyclist and opportunities for views and vistas within the layout.
- 4.9 However variations in block shape should occur to respond to the characteristics of the site for example around the edges of the development. This will create more organic blocks which will integrate sensitively with the landscape.

Density

- 4.10 The density mix should be broadly based on a gradation of densities across the site to create character.
- 4.11 Higher densities should occur in the central parts of the layout, near the Local Centre and along the public transport route of the Main Residential Street. Densities should then filter out from the centre so that lower densities occur along the edges of the site, for example near the Community Park.



Views

- 4.12 The detailed design will arrange the blocks and streets so that a range of views are created. This will provide good legibility and a sense of place.
- 4.13 The layout should generate open or channelled views towards the Community Park and Sharphill Wood.
- 4.14 Within the core of the layout existing trees and hedgerows should be used as a focus for the street and plot arrangement.
- 4.15 Views will be established by the careful position of blocks and streets so that buildings, for example, terminate a street and provide a visual stop, or frame a street junction.
- 4.16 A quality public realm, together with a palette of building materials and colours will all provide a richness that will enhance street character.

Building Form, Scale & Height

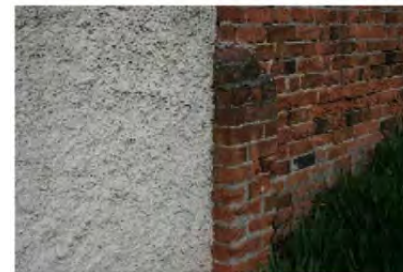
- Character - A range of house types should be incorporated;
- Dwelling Form - A general mix of Wide plan dwellings; Narrow plan dwellings; L plan wide dwellings;
- In general a higher percentage of wide plan forms to be used in lower density areas [Green Lanes]. A higher percentage of narrow plan forms to be used in higher density areas [Main Residential Streets].
- Dwelling Height - 1, 2 and 2.5 storey. 2 storey will be around 8-8.5m from ground to ridge, 2.5 storey will be around 9.5m from ground to ridge.
- 2 storey buildings should be the common approach adopted for the development. In general, taller buildings [2.5 storey] will be limited within the layout and located at key locations to add a visual emphasis. Principally they are more likely to occur in higher density arrangements.



Materials

Design Principles

- 4.17 A core palette of select materials should be used for buildings. These will be based in the first instance on the commonality of materials that can be found within the local area. However, there is scope to introduce other materials and colours that have design and architectural merit.
- 4.18 To provide visual character and a richness of place, a subtle range of building and public realm materials should be used.



Materials

- **Walls** - Buildings, garages, and boundary walls where appropriate.
- **Brick** - Brick types should reflect the traditional colours and textures found within West Bridgford and Edwalton. Bricks of red should be the predominant theme.
- Other brick variations/colours could be introduced for good design reasons.
- **Render** - Occasional use. White-Cream are the common local colours, but again variations could occur for good design reasons.
- **Other Materials** - Aspiration for other sustainable contemporary materials for buildings.
- **Roofs** - A mix of types to reflect local character.

Sustainability

- 4.19 The development will be expected to respond appropriately to relevant national requirements for energy efficiency and accord with Policy 2 of the local plan part 1; core strategy. Consideration should be given to the efficient design, layout and construction of the site. [Policy 2 sets down a specific requirement for residential development to be designed to use typically no more than an average of 105 litres of water per person per day.](#)

Historic Environment

- 4.20 The Edwalton Conservation Area lies close to the eastern part of the site. In respect of development within the south eastern quarter of the site, and particularly that which abuts the Edwalton Golf Course, it should take account of the setting of the Conservation Area and of the Grade II* Church Of The Holy Rood.

Feature Areas

- 4.21 A series of feature areas should occur throughout the development. These should entail elements such as 'keynote buildings', typically located on the corners of development parcels at key road junctions, and 'squares' which should appear at key points within the street network and should include either 'keynote buildings' or trees, or a combination of both, as points to aid legibility and interest.

Footpath and Cycleway Network

- 4.22 The layout should be designed in accordance with Manual for Streets with priorities for pedestrians and cyclists including on-street cycling and cyclists using the carriageway. Green Lanes and Mews should be designed as shared surfaces to further promote the theme of streets for pedestrians and cyclists.
- 4.23 The street pattern should be based upon a legible framework of direct streets to create logical well overlooked routes to facilities and amenities such as the Primary School, Local Centre, areas of employment, the Community Park and Sharphill Wood. Secure cycle storage should be provided at logical points associated with these facilities.
- 4.24 Detailed design should ensure connections onto Melton Road and Musters Road as well as the existing public footpath at Edwalton Lodge Close.

Figure 10: Indicative Footpath / Cycleway Network

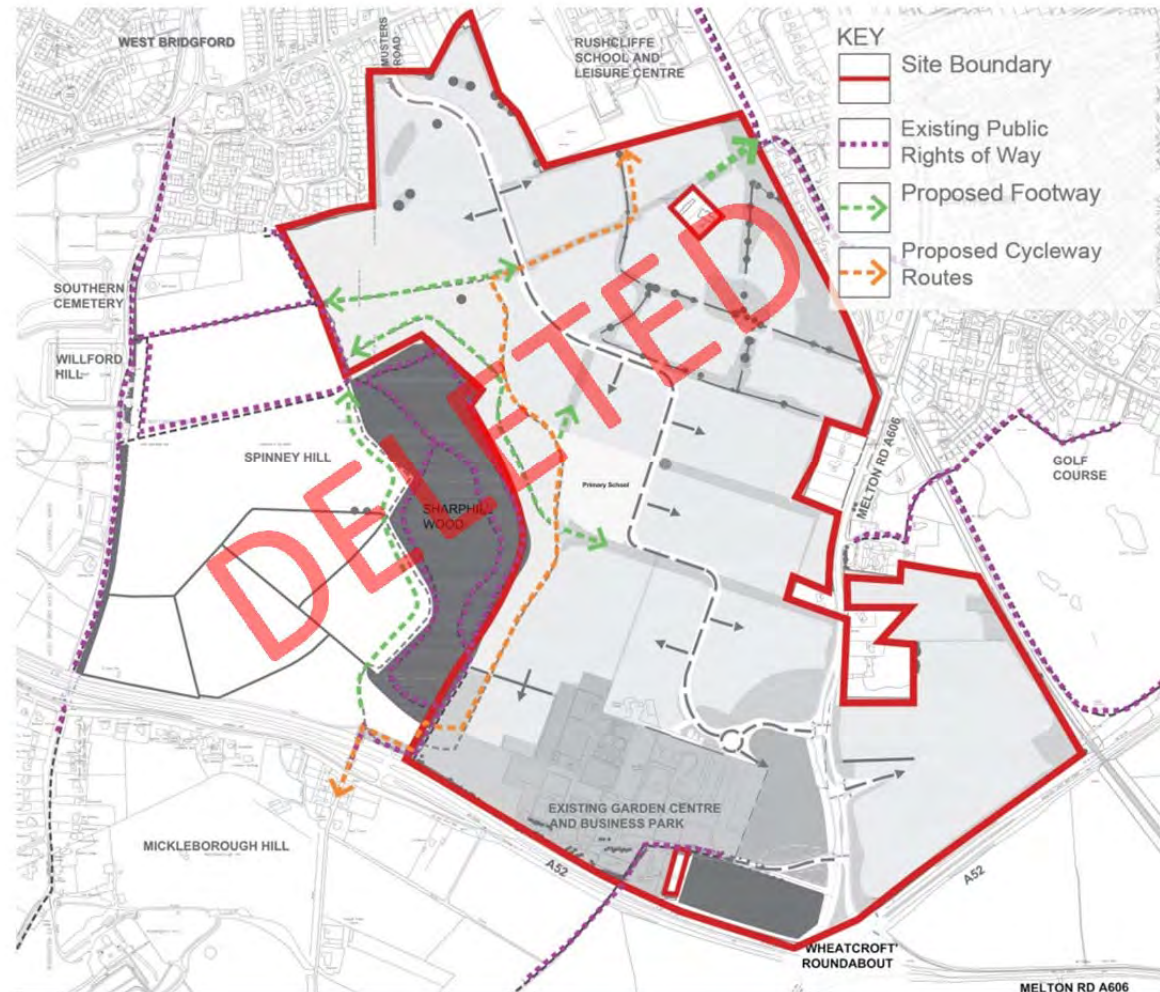
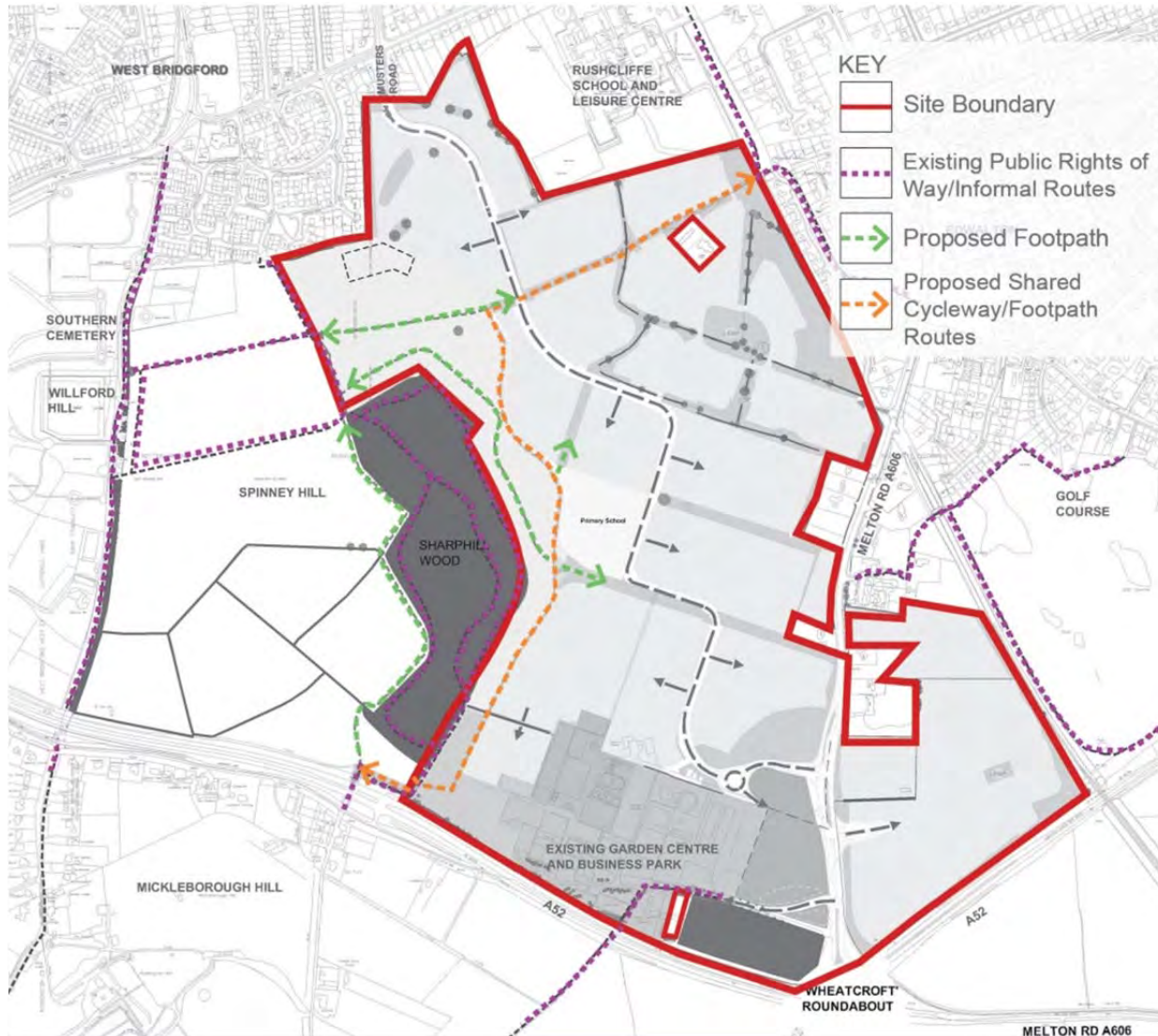


Figure 10: Indicative Footpath / Cycleway Network [TO BE INSERTED]



Community Park Proposals

- 4.25 Draft landscape proposals have been prepared for Sharphill Wood Community Park. These include specifications covering a range of native habitats including woodland, scrub, hedgerows, wildflower grassland and meadows. The approach seeks to provide a community asset, to serve existing and future residents, provide for biodiversity enhancement and establish a suitable landscape buffer to Sharphill Wood. A network of footpaths will provide recreational opportunities across the Community Park and connect with the surrounding rights of way. Community orchards and a site for allotment gardens are also expected.
- 4.26 Formal proposals for the community park should generally accord with the draft proposals set out at Figure 11.
- 4.27 A green infrastructure management plan should be prepared for the community park in general accordance with Figure 11. The Plan should outline the measures to protect the existing nature conservation value of Sharphill Wood ([including measures to assist with its management - such as storage facilities](#)) and to maximise biodiversity enhancements within the Community Park.

Open Space

- 4.28 Each development area will be expected to agree with the Council an open space scheme for that development area and implement the scheme in accordance with the agreement. [Where appropriate this should include provision of separate play/sports areas for young and older children.](#) Each development area will then procure that the open spaces are maintained in accordance with the provisions of a site wide Management Plan which will be agreed with the Council.

Figure 11: Community Park Proposals

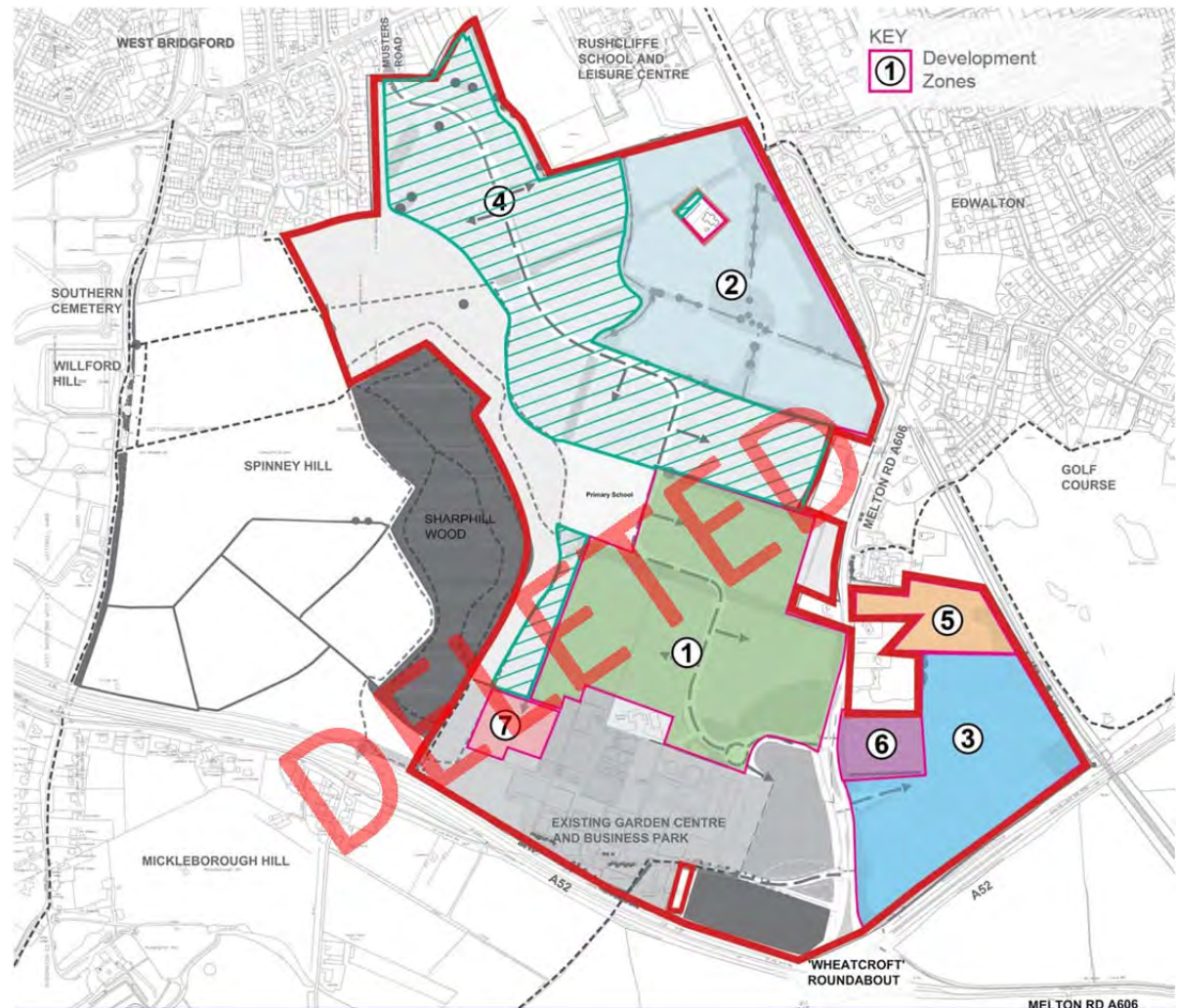


05 IMPLEMENTATION & DELIVERY

Phasing Delivery Strategy

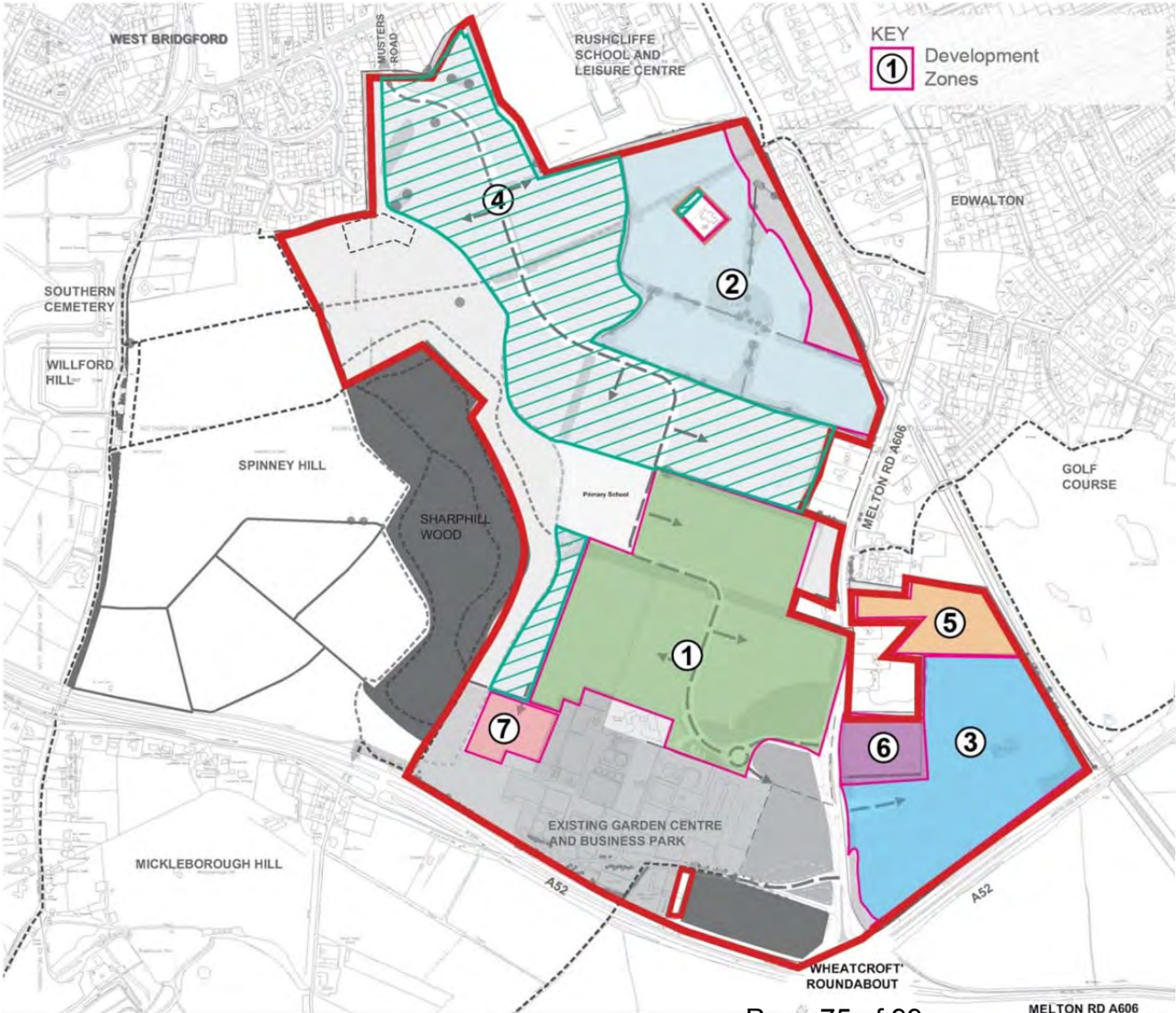
- 5.1 The plan at Figure 12 identifies the development zones. This is not intended to be a phasing plan, but identifies the likely development zones where detailed applications are anticipated. It is intended that the development is delivered in a manner which follows the timing of key access infrastructure to allow efficient development of the site and effective construction management. The broad development approach following construction of the site access is for built development to commence at the southern end of the site adjacent to Melton Road A606 and continue northwards and westwards to completion. However, discrete phases can come forward early in the development process provided they follow appropriately from the construction of key site access infrastructure.
- 5.2 Each development zone will be required to deliver the necessary infrastructure relevant and appropriate to that zone and be built out

Figure 12: Development Zones



in a suitable manner. This is likely to include access and site preparation works and the early implementation of strategic landscaping relevant to that zone.

Figure 12: Development Zones [TO BE INSERTED]



Whole Site Infrastructure

5.3 Whilst the scheme ~~will~~ may be delivered through individual planning applications for development zones, it is essential that 'whole site infrastructure' is delivered in a coordinated manner and that each zone contributes and helps to facilitate its delivery in an appropriately phased way.

5.4 Whole site infrastructure comprises:

1. On-site infrastructure:

- Primary School with associated community hall access and use.
- Community Park Area A.
- Edwalton Lodge Close open space.
- Community Park Area B.
- Highway widening land.

2. Off-site infrastructure:

- Highway infrastructure improvements/contributions.
- Public transport contributions.
- Secondary School improvements.
- Leisure facilities improvements.
- Sports pitches/facilities.
- Sharpshill Wood enhancements maintenance.
- Health care contributions.

Figure 13: Site Wide Infrastructure

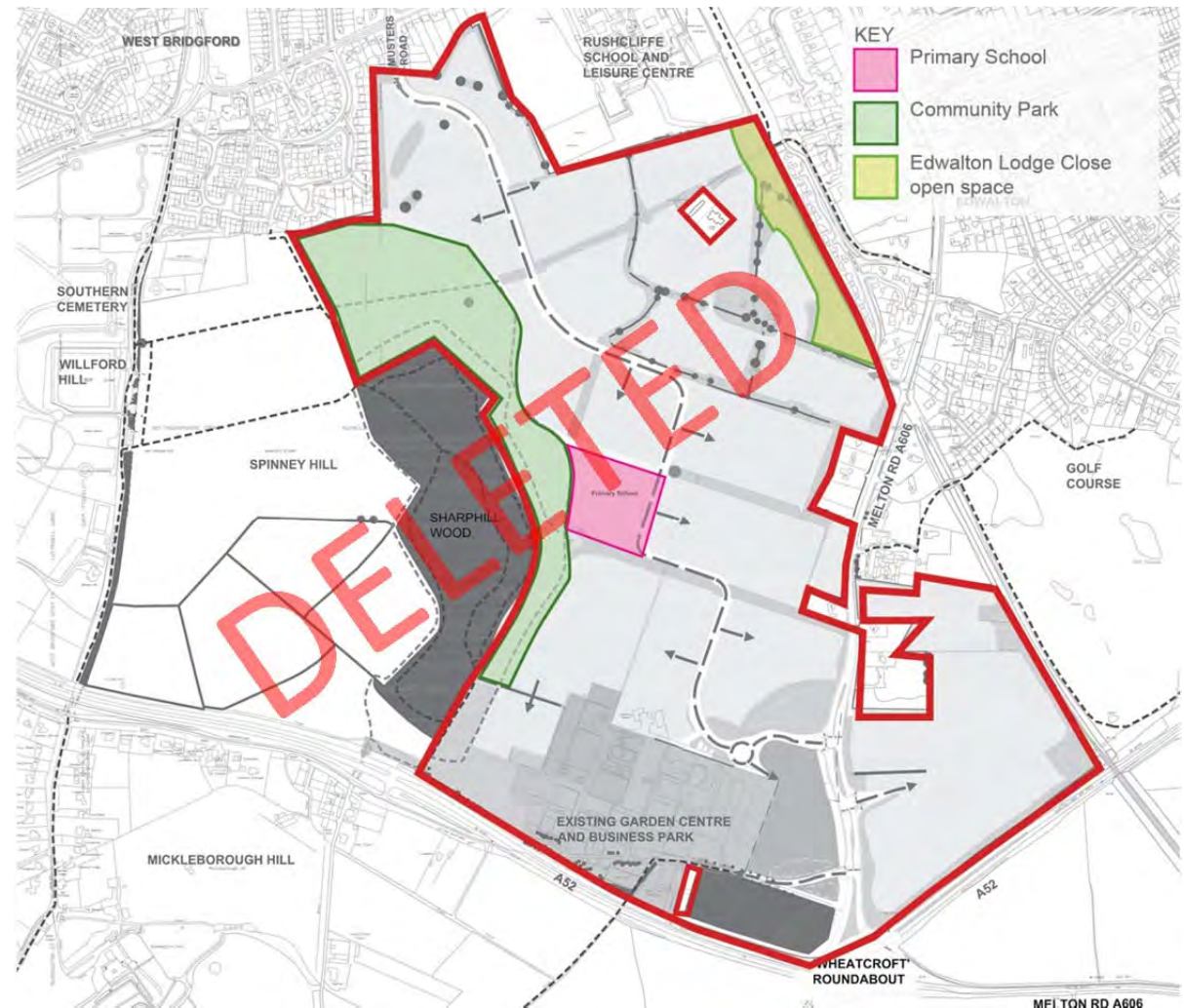
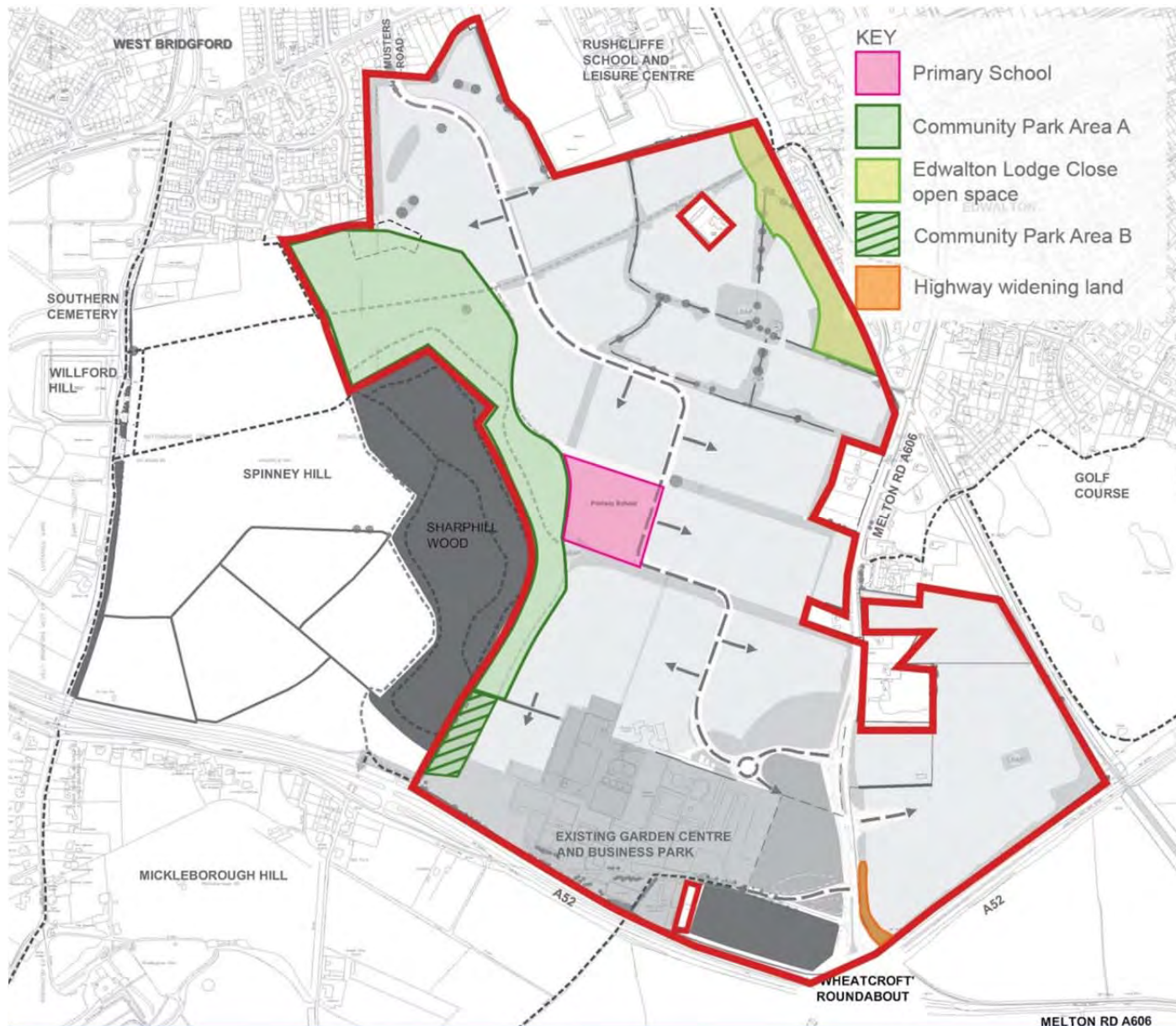


Figure 13: Site Wide Infrastructure *[TO BE INSERTED]*



- 5.5 Applications ~~will~~ that may be made for individual zones of the development area should be in accordance with this development framework. Applications which are not in accordance with this framework are unlikely to be approved.
- 5.6 Whilst the development area ~~will~~ may be delivered through individual planning applications for the separate zones, it is essential that 'whole site infrastructure' (as described above) is delivered in a coordinated manner. Each application will be required to accord with the principles set out below.
- 5.7 Each planning application for any part of the development area will be required to:
- Accord with the development framework for that area of land;
 - Provide the infrastructure relevant to that area of land (i.e. all non-whole site infrastructure), including an appropriate provision of affordable housing in accordance with Policy and open spaces relevant for that area; and
 - Contribute, in proportion to the scale and impact of the development applied for, to the provision of whole site infrastructure.
- 5.8 ~~The provision of whole site infrastructure will be secured through either physical works (as part of applications for parts of the development area) or through financial contributions (secured through Section 106 Legal Agreements).~~ The mechanism for securing whole site infrastructure will be as follows:
1. all housing will be subject to a roof charge which in aggregate is calculated to secure the total necessary funds for all the whole site infrastructure;
 2. to the extent that individual applications are required to deliver land for whole site infrastructure or to deliver that infrastructure, this will be treated as a payment in kind and will be offset against the total roof charge for that zone - the details of such requirements and the offset including the stage at which it arises will be addressed in Section 106 legal agreements and planning conditions; and
 3. in deciding the terms of the relevant Section 106 legal agreements, the Council will have regard to the land and whole site infrastructure secured through other implemented permissions so as to ensure that whole site infrastructure is delivered at the appropriate stage of the development according to the then prevailing circumstances.

- 5.9 The general approach to the provision of whole site infrastructure is set out in the following schedule. Each planning application will be expected to accord with the schedule. Because certain elements of whole site infrastructure are required early in the development process contributions will be prioritised for use in respect of these elements, ~~with contributions to other infrastructure, which is not essential early in the development process, deferred. Furthermore the~~. The Community Infrastructure Levy Regulations being introduced by the Government will restrict the ability of the Council to pool financial contributions (a restriction of 5 contributions towards each infrastructure project). The approach to the provision of whole site infrastructure set out in the Schedule, also therefore has regard to this constraint. The Council will because of this seek to limit the number of agreements necessary to secure all required infrastructure. This will have to be achieved through combining multiple development zones under single Section 106 legal agreements and/or placing provisions within Section 106 agreements to obligate one zone for the roof tax of an adjoining zone. For instance Zone 6 is dependent on access through Zone 3. The Section 106 legal agreement for Zone 3 would need to contain provision to ensure that in the event of access rights being granted, the relevant roof charges for 6 becomes payable under that Section 106 agreement.
- 5.10 ~~Having regard to these issues the schedule sets out which infrastructure component each zone (see Figure 12) is expected to deliver or to contribute to. However, this~~ The schedule is intended as a guide and ~~may be amended depending on the phasing of development. The~~ the Borough Council will determine the precise approach for the delivery of whole site infrastructure as part of each Section 106 Agreement and where relevant a Section 278 Highway Agreement.
- 5.11 The Schedule sets out ~~when~~ where it is expected that a particular development zone (or zones) will be required to undertake works in kind, either as physical works or to provide land in place of making financial contribution. The level of reduction of financial contributions will be related to the works undertaken or land provided in accordance with the requirements set out in the schedule.
- 5.12 Each application that comes forward will therefore be expected to pay its total dwelling contribution i.e, the number of dwellings times the applicable roof charge ~~x £12,400~~, subject to indexation, less the cost of any works in kind they are doing. The Council will then apply the contributions s to the appropriate elements of infrastructure as ~~identified indicatively in the schedule~~ it considers appropriate at that time.

- 5.13 [The roof charge to be paid to the Council excludes payments to Highways England for a package of improvements for the A52 at Silverdale \(A453 junction\), Nottingham Knight junction, Wheatcroft junction, Gamston junction and to the A606 Tollerton Lane/Main Road junction. This is in accordance with the agreed A52 Developer Contribution Strategy and Memorandum of Understanding between the Highways Agency, Nottinghamshire County Council and Rushcliffe Borough Council. These payments will be secured through agreement made between Highways England and individual developers under Section 278 of the Highways Act 1980. It has been identified that the charge will be levied for all developments at Melton Road, Edwalton at a current cost of £1,666 per dwelling to be indexed.](#)
- 5.14 The phasing of payments and delivery of infrastructure in accordance with the Schedule will be negotiated and agreed as part of each Section 106 Agreement.

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
Primary School Building with associated community hall access and use	£ 2,933 <u>3,533</u> per dwelling	£ 4.4 <u>5.3</u> million	Standard County Council contribution formula plus an additional amount to reflect the need for a new school with associated community hall access and use . The standard formula would be 21 children per 100 dwellings and a cost of £11,455 per place - £2,405 per dwelling.		The commencement of the delivery of the primary school is required early in the development process. Therefore money received from the first development zones will be prioritised for primary school delivery in accordance with the Borough Council's requirements at the time. It is anticipated that the total primary school contribution will be made available in association with the development of Zones 1, 2 and 3.
Acquisition of Primary School land	£533 per dwelling	£800,000	2 hectares at £400,000 per hectare.	Yes	The primary school land will be required to be provided through the Section 106

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
					<p>agreement covering made available in association with the development of Zone 1.</p> <p>The arrangements for the provision of land in place of a financial contribution will be a matter for relevant S106 Agreement(s).</p> <p><u>In the event of other applications being determined in advance of Zone 1, alternative provision will need to be made by them for provision of the primary school land.</u></p>
Secondary School	£2,761 per dwelling	£4.1415 million	Standard County Council contribution formula. 16 children per 100 dwellings £17,260 per place		Payments will be directed to the provision of additional capacity at the Rushcliffe Academy. It is anticipated that the total secondary

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
					school contribution will be made available in association with the development of Zones 1-5.
Secondary School all weather pitch	£ 166,333 per dwelling	£ 250,000 500,000	Based on costings for delivery of new pitch.	Yes	<p><u>It is anticipated that Works works to be undertaken as part of the delivery of Zone 2. The approach is based on the provision of a fully funded full-sized hockey pitch including all necessary levelling, retaining structures, lighting etc and sited to maximise the efficient use of land within the curtilage of the school.</u></p> <p>The arrangements for the delivery of works in place of financial contributions will be a matter for relevant S106 Agreements.</p>

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
A52 Mitigation Measures	£1,666 per dwelling	£2.5 million	In accordance with the agreed A52 Developer Contribution Strategy and Memorandum of Understanding between the Highways Agency, Nottinghamshire County Council and Rushcliffe Borough Council. Based on the proportional impacts of the scheme on the A52 junctions and the approximate costs of improving those junctions.		Payments will be directed to improvements to the A52 junctions at Nottingham Knight, Wheatcroft Island and Gamston Island, and to the A606/ Tollerton Lane junction. This contribution relates to all zones.
Off-site Highways: Physical Works	£ 276,360 per dwelling	£ 415,000 <u>540,000</u>	Based on the costs of the necessary off-site highway works on NCC Roads and Rushcliffe Borough Council land : <ul style="list-style-type: none"> Footway<u>Footpath</u>/ cycleway west of Melton Road - 	Yes	It is anticipated that the works are expected to be undertaken as works in kind in association with Zone 2. The arrangements for the delivery of works in place of financial contributions will be

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
			<p>£165,000</p> <ul style="list-style-type: none"> • Footpath/cycleway improvements along Footpath 23, the 'Green Link' between the site and Boundary Road - £125,000 • Melton Gardens junction improvements - £250,000 		a matter for relevant S106 Agreements.
Off-site Highways: Contributions	£196 per dwelling	£295,000	Based on the schemes to improve the pedestrian/cycle facility between the site and to Asda (£95,000) and an estimate of the costs of traffic calming works in Tollerton (£200,000).		It is anticipated that the total off site Highways NCG contributions will be made available in association with Zones 5, 6 and 7.
Community Area A - Implementation	£666 per dwelling	£1 million	Cost of implementation based on landscape scheme. See Figure 11,	Yes	The arrangements for the implementation of the Community Park Area A in

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
and maintenance costs prior to the transfer to a management company.			which has been costed at £750,000 £1 million .		place of financial contributions will be a matter for relevant S106 Agreement(s) in association with Zone 4 although parts may be implemented in association with Zone 1 (see zoning plan). Some preliminary works to protect Sharphill Wood (for example protective fencing around the wood) should be undertaken in association with Zone 1.
Acquisition of Community Park Area A Land	£1,733 per dwelling	£2.6 million	10.4 hectares at £250,000 per hectare	. Yes	The Community Park land will be made available in association with the development of Zone 4 although parts may be made available in association with Zone 1 (see zoning plan). The arrangements for the

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
					provision of land in place of financial contributions will be a matter for relevant S106 Agreement(s)
Edwalton Lodge Close Green Space Implementation and maintenance costs prior to transfer to a management company	£100 per dwelling	£150,000	Cost of implementation based on landscape scheme estimated at £150,000.	Yes	The arrangements for the implementation of the Edwalton Lodge Close Green space in place of financial contributions will be a matter for relevant S106 Agreement(s) in association with Zone 2 (see zoning plan)
Acquisition of Edwalton Lodge Close Green Space Land	£366 per dwelling	£550,000	2.2 hectares at £250,000 per hectare	Yes	The Edwalton Lodge Close Green Space land will be made available with the development of Zone 2 (see zoning plan). The provision of land in place of financial contributions will be a matter for relevant S106 Agreement(s)

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
Community Park Area B – Implementation and maintenance costs prior to the transfer to a management company	£33 per dwelling	£50,000	Cost of implementation and initial maintenance based on landscape scheme estimated at £50,000.	Yes	The arrangements for the implementation of the Community Park Area B in place of financial contributions will be a matter for the S106 Agreement in association with Zone 7 (see Zoning Plan).
Acquisition of Community Park Area B land	£125 per dwelling	£187,500	0.75 hectares at £250,000 per hectare.	Yes	The County Park Area B land will be made available in association with the development of Zone 7 (see Zoning Plan).
Highway widening land	£133 per dwelling	£200,000	Based on the cost of provision of land, highways works and associated service diversion.	Yes	The highway widening land will be delivered in association with the development of Zone 3. The extent of this land is shown on Figure 13 together with the area shown shaded blue on the plans at Appendix One.
Open Space	Cost to be	Cost to be	The Borough Council does	Yes	

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
<p>Management and Maintenance (all non adopted green spaces including Community Park, SuDS etc)</p>	<p>covered by residential service charge.</p>	<p>covered by residential service charge.</p>	<p>not intend to adopt the Community Park and other open spaces. Therefore, details of a site wide management plan to take on and maintain the communal open spaces should be agreed with the Borough Council. Each development zone will be expected to procure that the open spaces within that zone will be maintained in accordance with the provisions of the site wide Management Plan.</p> <p>The management company will be financed through an annual management and maintenance charge paid by all new dwellings. This is to</p>		

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
			be applied consistently across all of the development zones		
Sharphill Wood Enhancements Maintenance	£ 40-53 per dwelling	£ 60,000 <u>80,000</u>	In accordance with the approach included in site's 2009 Section 106 legal agreement.		It is anticipated that the total Sharphill Wood contribution will be made available in association, principally, with Zones 4, 5, 6 and 7
Leisure Facilities	£ 537-406 per dwelling	£ 805,500 <u>610,000</u>	Based on Rushcliffe Borough Council standard formula.		It is anticipated that the total leisure facilities contribution will be made available in association, principally with Zones 4, 5, 6 and 7
Sports Facilities	£427 per dwelling	£640,500	Based on Rushcliffe Borough Council formula of £427 per dwelling for playing pitches.		It is anticipated that the total sports facilities contribution will be made available in association, principally with Zones 4, 5, 6 and 7
Health Care Contribution	£920 per dwelling	£1.38 million	Based on Clinical Commission Group's Formula		
Public Transport	£1,026 per	£1.54 million	Based on NCC formula		

Whole Site Infrastructure Component	Contribution	Total Contribution (where appropriate based on 1500 dwellings)	Contribution Formula	Works in Kind	Notes
Contribution	dwelling				
Total	Approx £12,400 £13,709 per dwelling	£18.6 £20,564,500 million			

A52 Mitigation Measures	£1,666 per dwelling	£2.5 million	In accordance with the agreed A52 Developer Contribution Strategy and Memorandum of Understanding between the Highways Agency, Nottinghamshire County Council and Rushcliffe Borough Council. Based on the proportional impacts of the scheme on the A52 junctions and the approximate costs of improving those junctions.		Payments will be directed to improvements to a package of improvements for the A52 at the Silverdale (A453 junction), Nottingham Knight junction, Wheatcroft junction, Gamston junction and to the A606 Tollerton Lane/Main Road junctions
Total	Approx £15,370 per dwelling	£23,064,500			

Note:

Monitoring: It is expected that individual S106 Agreements will address the costs of monitoring S106 payments and works.

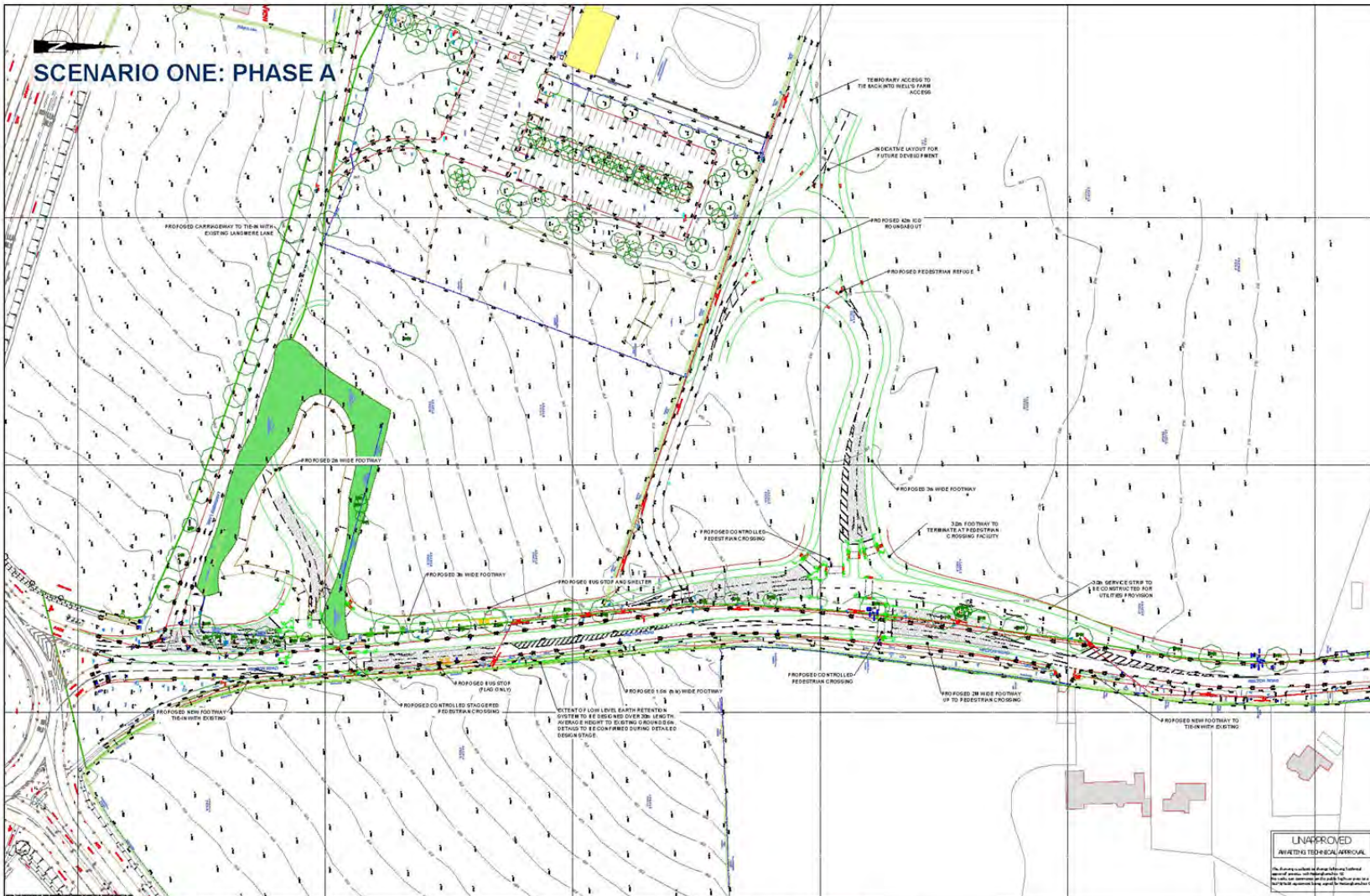
Indexation: ~~It is expected that the~~The figures set out in this schedule ~~will be appropriately index linked on adoption if this Framework document~~are as up to date as possible but may be subject to change post adoption to take account of indexation.

APPENDIX 1
- HIGHWAY PHASING PLANS

SCENARIO ONE: PHASE A
SCENARIO ONE: PHASE B
SCENARIO TWO: PHASE A
SCENARIO TWO: PHASE B
SCENARIO THREE: PHASE A
SCENARIO THREE: PHASE B

[IT IS PROPOSED THAT THE FOLLOWING SIX PLANS ARE INCLUDED WITHIN THE DOCUMENT]

SCENARIO ONE: PHASE A



NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE
1	Issue for comment	15/07/14	...	...	1:500 @ A0 / 1:1000 @ A2
2	Issue for comment	15/07/14	...	...	1:500 @ A0 / 1:1000 @ A2
3	Issue for comment	15/07/14	...	...	1:500 @ A0 / 1:1000 @ A2
4	Issue for comment	15/07/14	...	...	1:500 @ A0 / 1:1000 @ A2

1. THIS IS NOT A CONTRACT DRAWING AND IS NOT VALID FOR CONSTRUCTION PURPOSES.

2. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

3. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

4. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

5. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

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11. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

12. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

13. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

14. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

15. THE DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES.

MELTON ROAD, EDWALTON

S27B/S28 HIGHWAY IMPROVEMENTS

GENERAL ARRANGEMENT

BR MB July 2014 1:500@A0 / 1:1000@A2

UNAPPROVED

AWAITING TECHNICAL APPROVAL

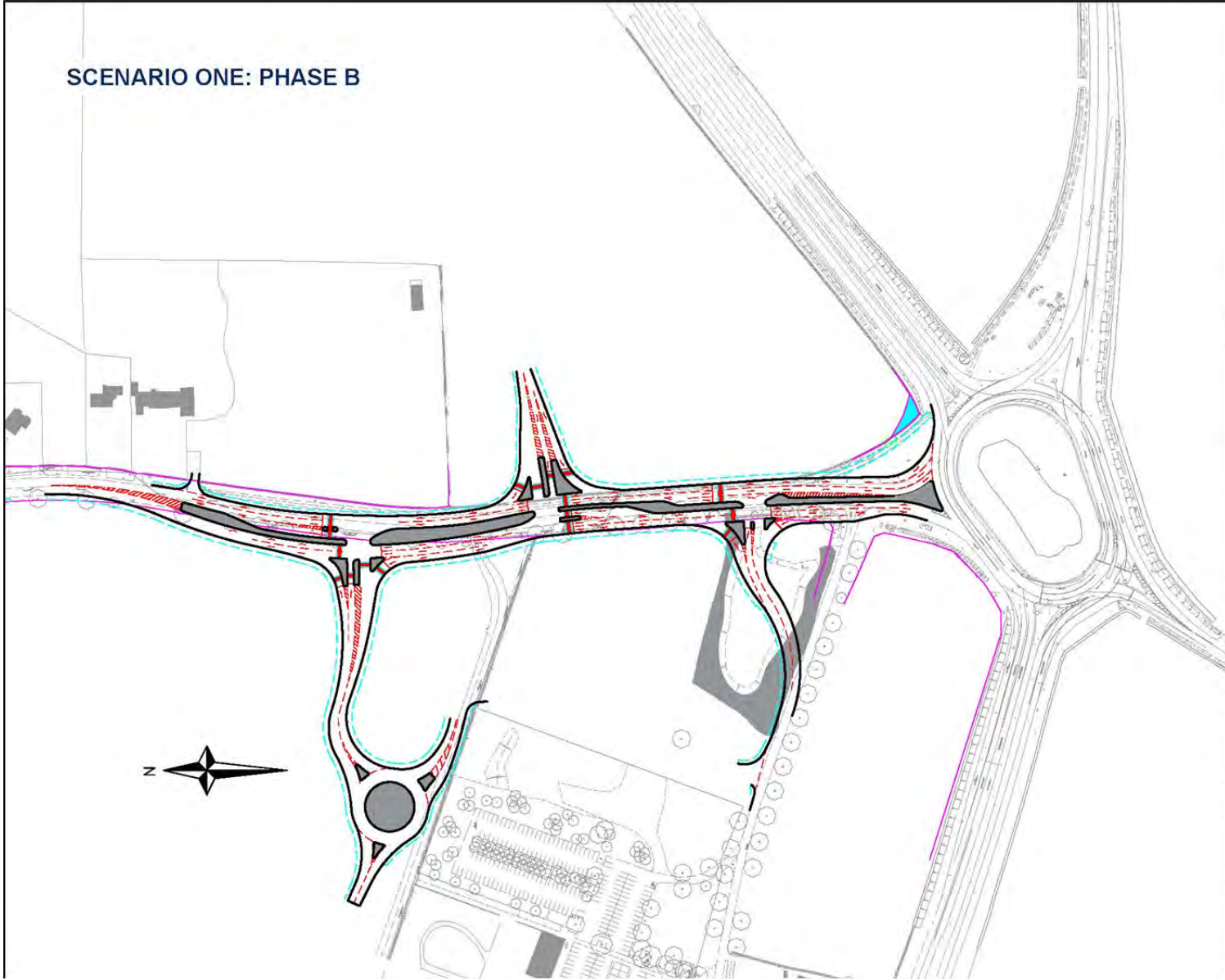
CRANFORD DEVELOPMENTS

VECTOS

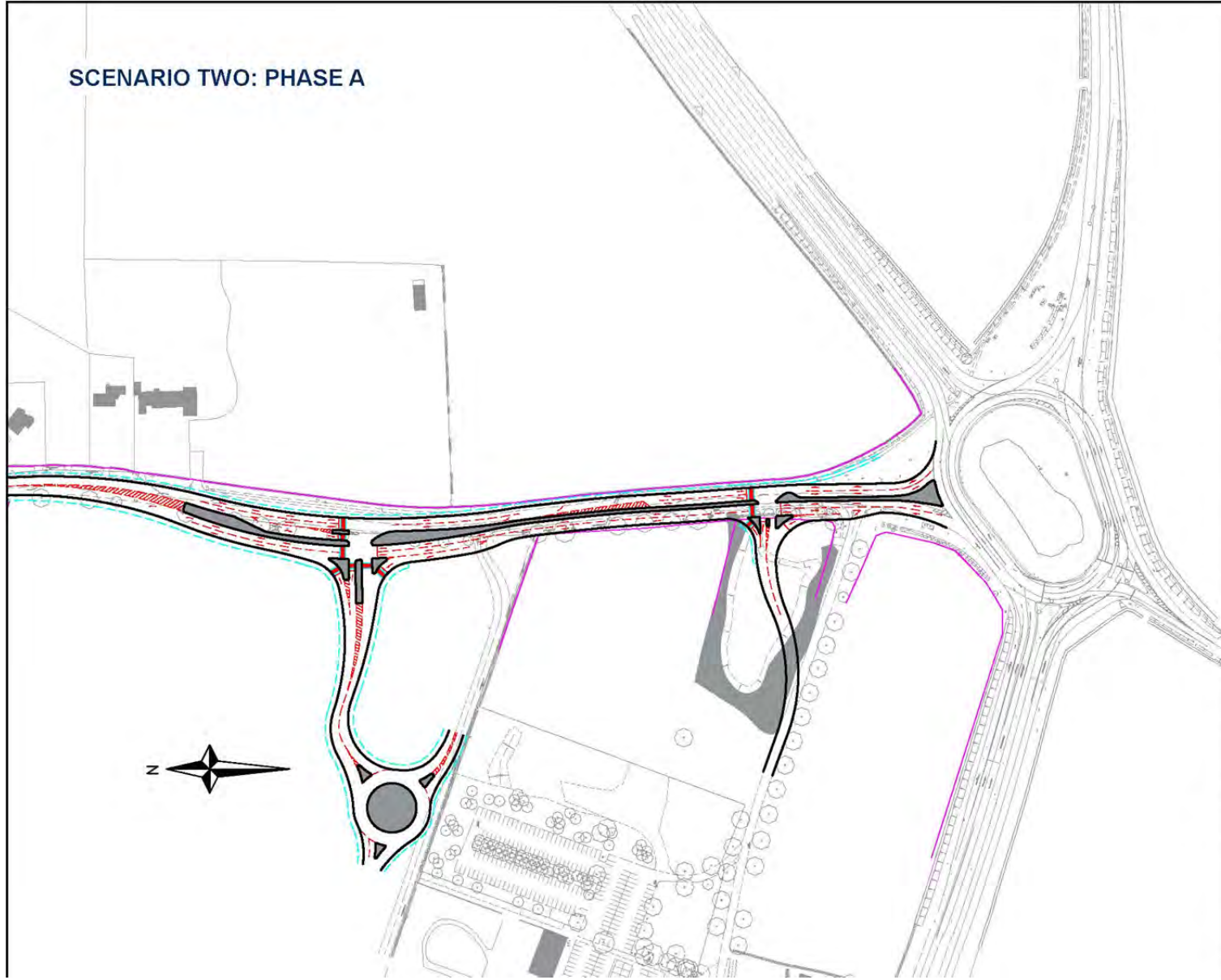
Call: 01474 844444, Fax: 01474 844445, Email: info@vectos.co.uk

VD14208-100-01 C

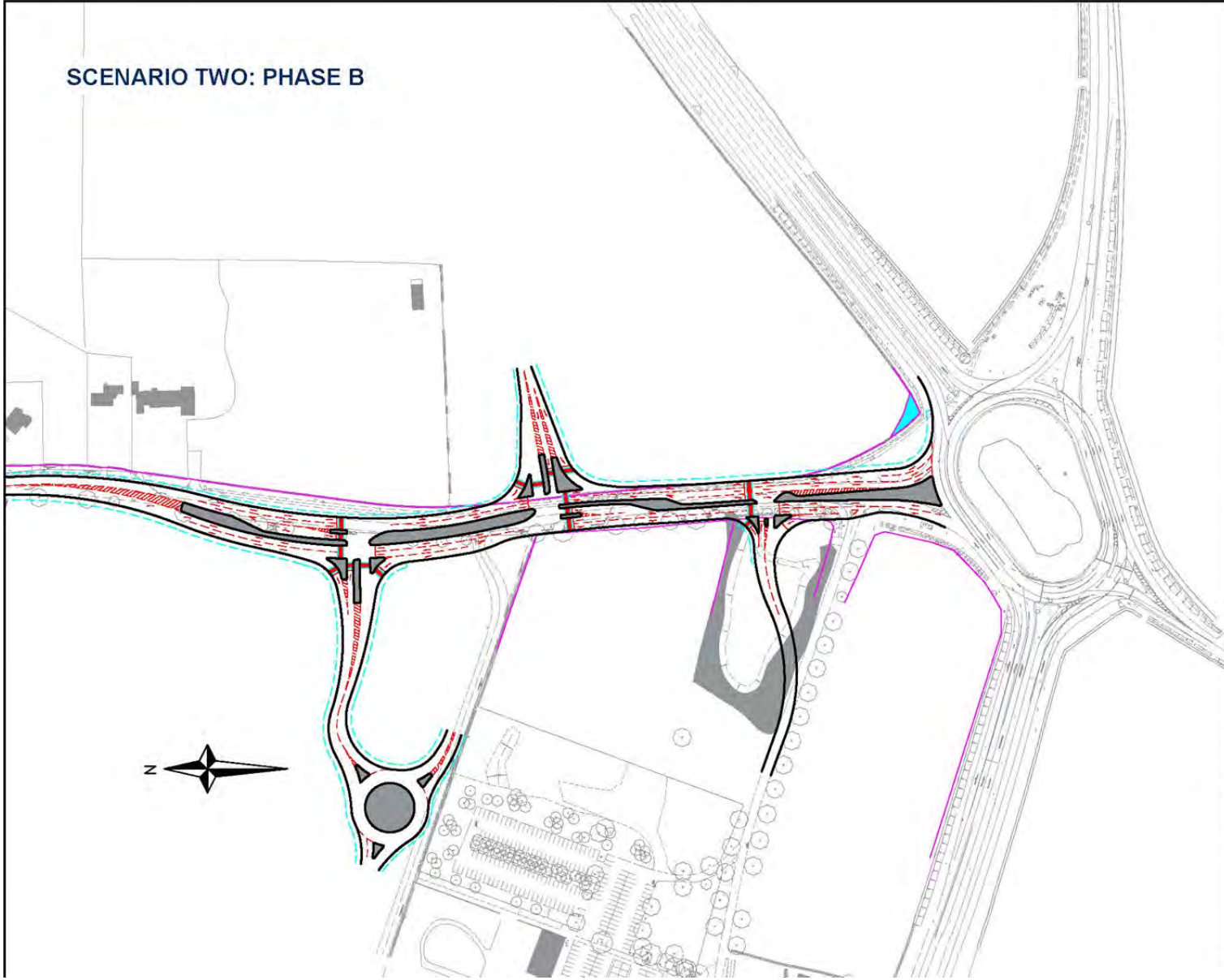
SCENARIO ONE: PHASE B



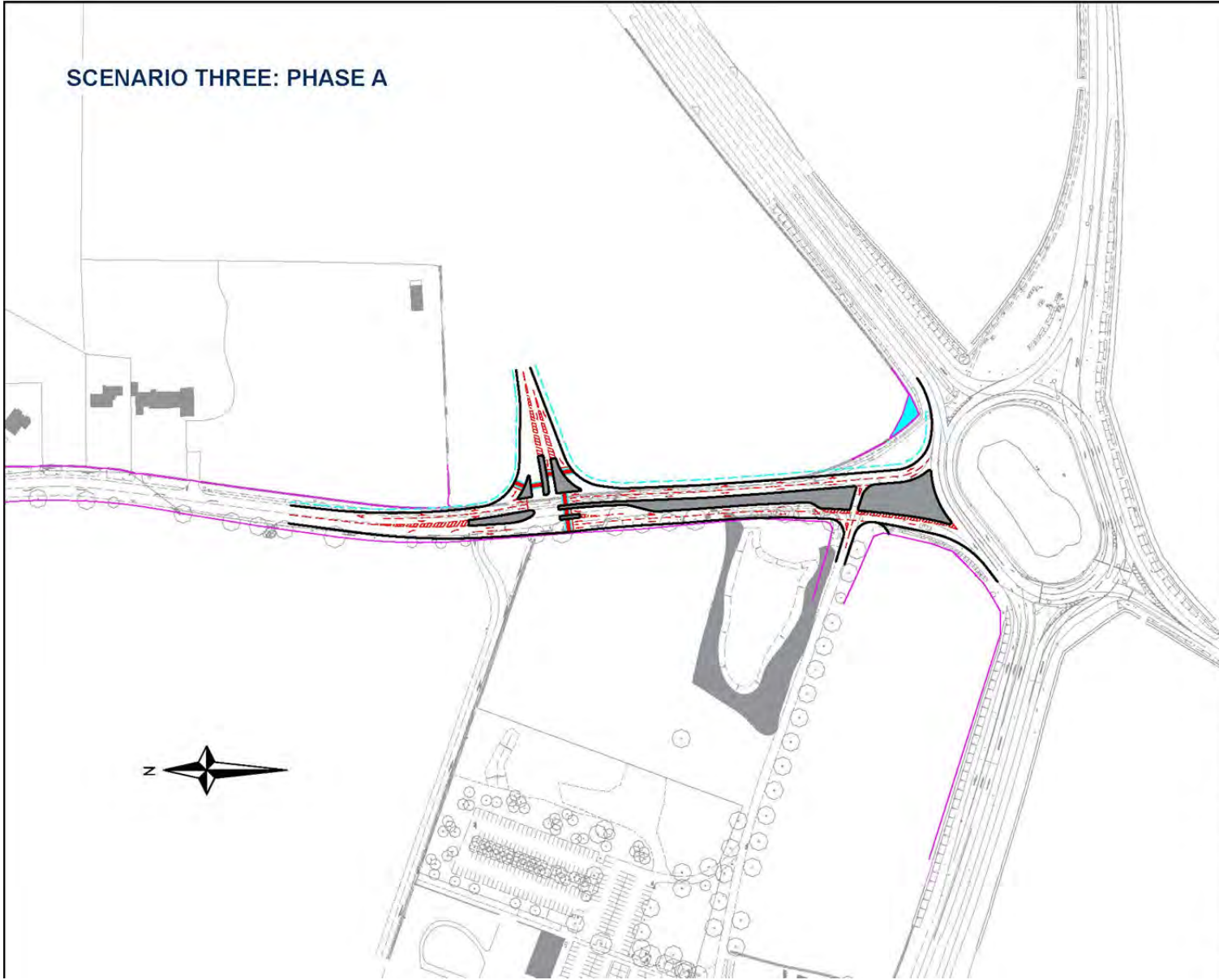
<p>Lawrence Walker Ltd Church Farm Leamington Hastings Warks CV23 8DZ</p>	<p>Project Land at Melton Road Edwalton</p>	<p>Title A606 Junction - Scenario 1 Waitrose - Phase B (SPD)</p>
<p>Drn. SPJ</p>	<p>Chkd.</p>	<p>Org. No.</p>
<p>Scales 1:2000 (A3)</p>	<p>App.</p>	<p>Plot Rev</p>
	<p>Date 09/09/15</p>	<p>Figure 2</p>
		<p>S1B</p>



Lawrence Walker Ltd Church Farm Leamington Hastings Warks CV23 8DZ	Project Land at Melton Road Edwalton		Title A606 Junction - Scenario 2 Bovis - Phase A (SPD)	
	Dwn. SPJ Scales 1:2000 (A3)	Chkd. App.	Date 09/09/15	Dwg. No. Figure 2	CAD Ref. Plot Rev S2A



SCENARIO THREE: PHASE A



Lawrence Walker Ltd Church Farm Leamington Hastings Warks CV23 8DZ	Project Land at Melton Road Edwalton		Title A606 Junction - Scenario 3 Barratts - Phase A (SPD)	
	Dwn. SPJ Scales 1:2000 (A3)	Chkd. App.	Date 09/09/15	Dwg. No. Figure 2	CAD Ref. Plot Rev S3A

