



Growth and Development Scrutiny Group

Wednesday, 8 March 2023

Fairham Development Update

Report of the Director – Development and Economic Growth

1. Purpose of report

- 1.1. The Fairham development site is one of the six strategic sites allocated in the Local Plan, located to the east of the A453 and south of the Clifton park and ride/tram stop. The site is planned to accommodate 3,000 homes and 20ha of employment land, and has outline planning permission for this. Reserved matters applications have been approved for some housing and employment development on the site. In addition, the site will include a neighbourhood centre, a primary school and a new health centre.
- 1.2. The Council has established a Fairham Growth Board to keep local parish councils and ward members informed on progress. As development is starting to happen on the site, with infrastructure and employment site development, it is a good opportunity for the Growth and Development Scrutiny Committee to have an update and ensure the original aspirations for the site are being, and will be, realised.
- 1.3. Representatives from Clowes Developments and Homes England have been invited to attend the meeting and provide an update to the Group.

2. Recommendation

It is RECOMMENDED that the Growth and Development Scrutiny Group:

- a) Identify if the progress on site is in line with the original aspirations for the site
- b) Ensure the governance arrangements in place will support delivery of a high-quality site.

3. Supporting Information

- 3.1. As set out, the Fairham site is one of the strategic sites identified for housing and employment development in the Borough. It is the largest site in the Borough currently being developed and so it is important Councillors understand how this is progressing.
- 3.2. The Fairham Growth Board has been established since October 2018, it is chaired by Rushcliffe Borough Council's Portfolio Holder for Business and

Growth. Members of the Board include Rushcliffe Borough Council, Nottinghamshire County Council, Nottingham City Council, Gotham Parish Council, Thrumpton Parish Council, Barton in Fabis Parish Council, Clowes Developments and Homes England. The Fairham Growth Board is responsible for leading the delivery of the Fairham Pastures development site, bringing together all partners to help create a high-quality development of exceptional new homes and businesses on this critical gateway development. The Board meets quarterly.

3.3. The key lines of enquiry highlighted in the scrutiny matrix which the presenters will be covering include:

- Site project/programme update
- What are the design standards and how are these being maintained
- Plans for neighbourhood centre including health centre and school
- Proposals for public transport and how this will link to existing networks
- Landscaping and green space on site – what is planned and how will it be maintained
- Impact on bio-diversity and how this will be mitigated
- Sustainability measures being installed on new homes
- Interest in employment land and ambitions for this area of the site – industry and job types.

4. Risks and Uncertainties

4.1. There is a risk that the development site stalls or is significantly delayed impacting on the Council's ability to demonstrate its 5-year housing land supply. The site has already been delayed but is now making good progress. The market could impact on this, but the developers are committed to progressing the site.

4.2. There is a risk that the site is not developed in line with original aspirations. With the design standards in place set out by Homes England and Clowes Developments and the close working between the Council and developers along with the Fairham Growth Board it is anticipated this risk will not be realised.

5. Implications

5.1. Financial Implications

5.1.1. There are no direct financial implications associated with this report.

5.2. Legal Implications

5.2.1. There are no legal implications associated with this report.

5.3. Equalities Implications

5.3.1. There are no equalities implications associated with this report.

5.4. Section 17 of the Crime and Disorder Act 1998 Implications

5.4.1. There are no crime and disorder implications associated with this report.

6. Link to Corporate Priorities

Quality of Life	The Fairham site is a large new settlement in the Borough, and it is important that this is developed in the right way to ensure the quality of life of future residents and the development does not negatively impact on existing residents.
Efficient Services	No impact.
Sustainable Growth	The sustainability measures included in new development sites are a priority for the Council to ensure the impact on the environment is minimised.
The Environment	The site is intended to be developed to a high design standard to include green/open spaces throughout.

7. Recommendations

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- b) Ensure the governance arrangements in place will support delivery of a high-quality site.

For more information contact:	Leanne Ashmore Director of Development and Economic Growth LAshmore@rushcliffe.gov.uk
Background papers available for Inspection:	
List of appendices:	