



## **Growth and Development Scrutiny Group**

**Wednesday, 20 January 2021**

### **Abbey Road Update**

## **Report of the Executive Manager – Transformation**

### **1. Purpose of report**

- 1.1. To provide an update to the Group on the sale of Abbey Road, former depot, in West Bridgford, for housing development. The Group received a previous presentation regarding the scheme in October 2019 and it was recommended the purchaser of the site report back to the Group at a later date. The purchaser will attend the meeting to provide a presentation on the scheme and timeline.

### **2. Recommendation**

It is RECOMMENDED that Growth and Development Scrutiny Group:

- a) Notes the update on the progress of the Abbey Road development.

### **3. Reasons for Recommendation**

- 3.1. To update the Group on the progress of the project following the previous scrutiny item.

### **4. Supporting Information**

- 4.1. The Group received a presentation regarding this scheme in October 2019 and it was recommended that the purchaser of the site attend a future meeting of the Group.
- 4.2. Since the previous meeting, significant works have been undertaken on site, demolishing all buildings and undertaking substantial remediation works. Negotiations have been ongoing with the developer and contracts were exchanged on 12 January 2021.
- 4.3. Throughout, the developer has committed to adhere to the Design Code set out to the Group at the previous meeting. The Group will recall that this was an expectation of the Council. The Group also set out three further environmental improvements to be considered, as detailed below, and the developer will provide further detail in their presentation:

- Permeable paving where possible
- Rain water harvesting
- PV panels on all appropriate roofs

4.4. The developer has proposed small changes to the masterplan layout: the main change is to the blocks of flats, which were to be at the entrance to Abbey Road and Buckfast Way, which are now proposed to be a row of terrace houses at Abbey Road and three apartment blocks at the Buckfast Way entrance. These changes further enhance the high-quality designed scheme by providing a more cohesive layout. The revised masterplan (which is in draft form only and yet to be reviewed by planning officers) is attached at Appendix A.

4.5. The scheme still provides 30% affordable housing, with a mix of 16 one-bedroom apartments and seven two-bedroom houses for affordable rent and shared ownership. This is an improved mix compared with the original masterplan and will go some way to meet the current demand for affordable and shared ownership housing in the area.

4.6. The purchaser and developer of the site will set out further details of the scheme and timeline in their presentation.

## **5. Risks and Uncertainties**

5.1. Risks have been considered at every stage of the project and will continue to be assessed and reviewed throughout.

## **6. Implications**

### **6.1. Financial Implications**

The sale of the Abbey Road site will provide a capital receipt for the Council, which will offset the cost of relocating the depot.

### **6.2. Legal Implications**

The sale of the land has been the subject of legal advice. The revised scheme remains compliant with the planning permission. There are no direct implications in this report.

### **6.3. Equalities Implications**

The Abbey Road development will be built to 'Building for Life' standards that will support a mix of housing close to public transport and amenities that will encourage a diversity of homeowners.

## **7. Link to Corporate Priorities**

Quality of Life	Providing 76 new high-quality homes in West Bridgford including 30% affordable.
Efficient Services	The capital receipt will support the delivery of the Capital Programme with such resources being finite, enabling the efficient delivery of services.
Sustainable Growth	Redeveloping a brownfield site in an urban area to an exemplar housing scheme. Providing up to 30% local jobs during construction.
The Environment	The housing will have eco credentials and a lower carbon output than traditional housing.

## 8. Recommendations

It is RECOMMENDED that Growth and Development Scrutiny Group:

- a) Notes the update on the progress of the Abbey Road development.

<b>For more information contact:</b>	Leanne Ashmore Executive Manager Transformation <a href="mailto:LAshmore@rushcliffe.gov.uk">LAshmore@rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	Report to Cabinet 9 October 2018, 'Proposal for the Abbey Road Site'  Report to Cabinet 9 July 2019, 'Abbey Road Progress Report'  Report to Cabinet 12 November 2019, 'Abbey Road – Depot Redevelopment'  Report to Growth and Development Scrutiny Group 15 October 2019, ' <a href="#">Abbey Road - Depot Redevelopment</a> '
<b>List of appendices:</b>	<b>Appendix A</b> - Abbey Road revised masterplan