

Top Wighay Farm – Position Note November 2017

This note has been prepared to update build on the Position Note prepared in February 2017 (EX/50).

Funding

Various funding strands are being discussed with Homes England (formerly the HCA) to help support the development of the site, as follows:-

- Capacity Funding has already been awarded to provide consultancy support to progress the development programme and stakeholder engagement/negotiation. Discussions are ongoing as to whether a beneficial use of the Capacity Funding would be a specific post to sit within GBC as a dedicated resource to project manage progress on the site.
- A bid has been submitted for Accelerated Construction funding. Discussions are ongoing as to how this funding could best be used to support the early development of the site, if successful. It is understood that, subject to the outcome of the bidding process, a funding agreement would be in place between January and August 2018. The award of funding would provide access to the Delivery Partner Panel, which comprises a shortlist of developers who would be able to demonstrate delivery at pace, and would commit the developer(s) to the delivery rates specified as part of the funding award.

Collaborative Approach

Regular discussions have been taking place between Nottinghamshire County Council and Gedling Borough Council and monthly meetings have been set up to ensure that momentum is maintained and increased.

In tandem, a draft Statement of Common Ground is under discussion which sets out a collaborative approach between Nottinghamshire County Council, Gedling Borough Council and Ashfield District Council. The attached letter from Adrian Smith, Corporate Director Growth confirms the County Council's full support for the principle of the document.

The document states that the three parties will undertake this project to achieve the key objectives set out below:

- To deliver the Top Wighay Farm development in a comprehensive way;
- To deliver around 845 homes and 8 hectares of employment land;

- To ensure the necessary infrastructure needed to support the development is provided in the right location and on time; and
- To engage with key stakeholders and communicate effectively.

The document sets out a structure for the governance of the project, comprising a Project Board to provide the strategic management of the project and ensure that the Statement of Common Ground objectives are being met. It also suggests a working group to provide operation control of the project, meeting regularly and involving other stakeholders as and when appropriate.

Other County Council Issues

A recent internal restructure within the County Council, which consolidates growth, development and economic regeneration, will lead to a more co-ordinated and focused approach to the delivery and timing of key strategic sites in the County. The Top Wighay Farm site has been identified as the key priority for early delivery.

Development Process and Timings

A marketing strategy is currently being finalised which has explored the advantages and disadvantages of a number of disposal options. These options will depend on the result of the Accelerated Construction bid with a decision expected at Policy Committee in early 2018.

One of the preferred methods of disposal is sale by conditional contract of the residential site. As such, the following steps are anticipated:-

- Targeted soft marketing in tandem with preparation for formal marketing of the site.
- Marketing process to include the preparation of key technical studies, in order to make the site more accessible to developers and potentially reducing the time required for interested parties to complete any due diligence. It should be noted that a detailed transport assessment for the site has already been completed (November 2016)
- Dependant on the conditions of the Homes England bid and the determination of an outline planning application, disposal is anticipated late 2018/19.
- Grant of reserved matters application anticipated mid 2019/20.
- It is expected that the first phase of the development will commence in late 2019/20, with 70 completions delivered in 2020/21 and 100 dwellings pa delivered thereafter.

Conclusions

Nottinghamshire County Council are fully committed to the early delivery of the Top Wighay Farm site and are working closely with Homes England and Gedling Borough Council in order to achieve this.

Steve Keating

Development Surveyor

Nottinghamshire County Council

November 2017

This matter is being dealt with by:

Adrian Smith

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**Nottinghamshire
County Council**

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24th November 2017

Statement of Common Ground for the Delivery of Top Wighay Farm Site

I am writing to express Nottinghamshire County Council's in principle support for the above document which sets out the arrangements for our joint collaboration in respect of the development of the Top Wighay Farm site for housing.

Redevelopment of this site will contribute to the delivery of housing in Gedling Borough. The County Council is working closely with Gedling Borough in the development of this project and the two authorities have a long history of successful delivery of joint projects.

Yours sincerely

Adrian Smith
Corporate Director Place
Nottinghamshire County Council