

Your Ref :

Our Ref : /SK/

This matter is being dealt with by:

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To whom it may concern

Top Wighay Farm Urban Expansion Area

Nottinghamshire County Council (NCC) owns the land at Top Wighay Farm which total 63 Hectares (156 acres) and has a planning designation for an urban expansion area. Approximately 23.6 hectares has been allocated for housing, business and ancillary development with a further 39.6 hectares of County owned land excluded from the Green Belt and safeguarded for future development needs.

NCC confirm that we anticipate the site, with an allocation for housing, to be able to provide approximately 845 dwellings rather than the 1,000 dwellings previously anticipated. This is to allow for lower densities required by housing developers in this location and this will improve the marketability of the site. NCC believe that the delivery of this number of dwellings, which is outlined in the adopted development brief, along with the provision of supporting infrastructure is viable on this site.

The County Council have been in discussions with a residential developer to commence the development on 4.23 Hectares (10.44) acres at the south western corner of the site. A slight delay has occurred in proceeding with this development until the Gedling's Development Brief was finalised.

At the same time, plans are also in place to prepare a masterplan of the whole site with a view to working with a development partner to deliver the site as a whole.

On initial discussions, it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases delivering a further 665 dwellings by 2027/28. Details of the provision of the dwellings and phasing will be set out in the masterplan.

Nottinghamshire County Council are also in discussions with funding partners in order to ensure that all supporting infrastructure is in place. The site is expected to provide up to 10,000 square meters of B1 employment, 24,000 square meters of B8 employment and a new primary school.

A detailed transport assessment was completed in November 2016 and an early appointment of a developer/purchaser is part of the strategy for securing the County Council's aims and ensuring that the environmental impact assessment process is undertaken against detailed proposals for the development.

In order to give a degree of commitment to the development process, it is proposed that initial “enabling” works are undertaken by the County Council, subject to funding. These will involve the planning, design and construction of the two vehicular access junctions of Annesley Road to the development and will provide tangible evidence of the County’s commitment and programme for delivery.

Yours faithfully

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