

Gedling Colliery – Position Note February 2017

Following the identification of the Gedling Colliery/Chase Farm site as a strategic site in the Aligned Core Strategy (adopted December 2014) the key stakeholders have made significant progress towards site delivery. The project will deliver 1,050 dwellings in three major phases (see separate plan) and include a local centre, health centre and new primary school and network of footpath and cycle paths.

The delivery of the first phase (1a) of 315 dwellings can take place prior to the delivery of the Gedling Access Road. The second phase (1b) will take the number of dwellings up to 506 and include a local centre, primary school and public open space. The final phase will bring the total number of dwellings to 1,050. A resolution to grant detailed planning permission for Phases 1 and 2 and outline permission for phase 3 has been secured with completion of S106 agreement imminent.

The GAR is a 3.8km road which unlocks the Gedling Colliery / Chase Farm site. The principle objectives of the GAR are twofold:

1. to facilitate the redevelopment of the Gedling Colliery / Chase Farm site and accommodate additional traffic generated; and
2. to provide a 'bypass' link around Gedling, linking the area with the wider strategic road network to help ease traffic congestion on local roads.

Full planning permission was granted in December 2014 for the GAR, at which time construction was anticipated to take place in two phases. Subsequently permission was granted in June 2016 to enable the GAR to be constructed in a single phase providing flexibility construction to begin on either phase.

A robust partnership is in place to bring forward integrated delivery of the site and the Gedling Access Road on which phases 2 and 3 are dependent. Significant progress has been achieved by the partnership which includes the Homes and Communities Agency as key land owners. A summary of key milestones is set out below:

- Resolution to grant Planning Permission May 2016;
- Expertise secured from Nottingham City Council's major project team and a robust Project Management Plan is in place for delivery;
- Operational Group and Executive Board in place and meeting regularly to drive forward delivery with key stakeholders - HCA, Nottinghamshire County Council, Gedling Borough Council, Nottingham City Council and Keepmoat.
- A funding package is in place for the Gedling Access Road. Delivery of the road will directly facilitate the delivery of housing on the Gedling Colliery site. The scheme is supported by the HCA, Nottinghamshire Council and the D2N2 LEP all of which have committed funding to secure the delivery of the scheme alongside Keepmoat the development partners. The funding package for the scheme is set out below:

- o £7m HCA (part to be recovered via agreement with developers Keepmoat)
 - o £5.4m Notts County Council
 - o £17m Keepmoat
 - o £10.8 D2N2 (Stage 1 Approval 2015)
- S106 for the development has been agreed in principle by all parties and final sign off is imminent, which will enable planning permission to be issued and enabling start on site for the first phase;
- HCA final approvals are scheduled for February/March 2017; and
- Nottinghamshire County Council's Joint Venture 'Via East Midlands Ltd' is to undertake land acquisition, design and construction of GAR. Approvals for Nottinghamshire County Council to initiate any highway CPOs (should they be required) is in place.

A summary of the key milestones following issue of the S106 agreement are set out below:

- Phase 1 enabling works anticipated to commence shortly.
- D2N2 approval to full business case (anticipated April 2017).
- Gedling Access Road mobilisation October 2017.
- GAR works complete March 2018 (without CPO) March 2020 (with CPO).
- Phase 1b start on site 2021.
- Phase 2 start on site 2025.

HOUSE TYPE SCHEDULE					
	Ref	Unit Type	Total	Type Floor Area	Total Floor Area
Flat Block 1	580	2BAP FOG	4	580	2320
	651	2BAP HOUSE	47	651	30997
	764	3BSP HOUSE	44	764	33616
	752	2BAP HOUSE	12	752	9024
	849	3BSP HOUSE	19	849	16131
	857	3BSP HOUSE	4	857	3428
	867	3BSP HOUSE	27	867	23409
	891	3BSP HOUSE	3	891	2073
	930	4BTP HOUSE	34	931	31654
	955	3BSP HOUSE	19	955	18145
	1054	3BSP HOUSE	56	1054	59024
	1247	4BTP HOUSE	14	1247	17458
	1157	4BTP HOUSE	23	1157	26611
	1178	4BTP HOUSE	21	1178	24738
	1216	4BTP HOUSE	6	1216	7296
Flat Block 2	1224	4BTP HOUSE	32	1224	38168
	1244	4BTP HOUSE	19	1244	23635
	1272	4BTP HOUSE	9	1272	11448
	1393	4BTP HOUSE	10	1393	13930
Flat Block 3	1649	5BSP HOUSE	6	1650	9900
	2B FLAT	8	573	4584	
	2B FLAT	8	705	5640	
	2B FLAT	8	603	4824	
Flat Block 4	2B FLAT	8	644	5152	
	2B FLAT	4	573	2292	
	2B FLAT	4	705	2820	
	2B FLAT	4	603	2412	
Flat Block 5	2B FLAT	24	562	13488	
	2B FLAT	6	562	3372	
Flat Block 6	2B FLAT	4	674	2696	
	2B FLAT	4	565	2260	
	2B FLAT	4	647	2598	
	2B FLAT	4	674	2696	
Flat Block 7	2B FLAT	4	565	2260	
	2B FLAT	3	647	1941	
Total Number			506	Total Floor Area	463251

Phases	Units	Plots
1A	315 units	1 - 315
1B	191 units	316 - 506
2	544 units	507 - 1050

LC

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REV

DATE

DESCRIPTION

REVIEWED BY

CHECKED BY

CLIENT

KEEPMOAT HOMES

PROJECT

CHASE FARM, GEDLING

PROPOSED RESIDENTIAL DEVELOPMENT

DRAWING TITLE

PHASING PLAN

SCALE

DATE

STATUS

DRAWING NO

1:1250 (A3)

09.08.15

FOR PLANNING

14052_P2

DRAWN BY

CHECKED BY

LC

PS

ARMSTRONGBURTON ARCHITECTS