

Appendix C2 Summary Notes From Meetings with Developers

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C2.1 Potential Developments - Summary of meetings with developers

Mosaic Estates Ltd

A meeting was held between Scott Wilson and Mosaic Estates on 7th July 2008. Mosaic Estates have been working with Hacketts for around five years largely looking at residential development close to the disused railway.

Mosaic Estates have had discussions with Rushcliffe Borough Council regarding proposals for the land. They have also had discussions with British Waterways Marinas regarding the use of existing lakes as a marina looking to create approximately 600 berths.

A planning application for residential housing is likely to be submitted in October 2008 for approximately 700 houses (30% affordable). If permission is granted, Hackett's will provide land for a marina and a contribution of £2.5 million for the construction of this link.

Mosaic Estates are also considering a footbridge crossing the River Trent that would link the residential area to the industrial area to the north of the river.

Taylor Wimpey

Taylor Wimpey holds land under options agreement in the study area. A meeting was held between Scott Wilson and Taylor Wimpey, on 21st July 2008. However, Taylor Wimpey have requested that the discussions be treated as confidential at this stage.

Nottinghamshire County Council – National Water Sports Centre at Holme Pierrepont

A meeting was held between Scott Wilson and Ian Bebbington (IB), Nottinghamshire County Council Project Manager for the Water Sports Centre at Holme Pierrepont (HP) on 25th July 2008.

IB explained that in April 2009 the responsibility for Holme Pierrepont will pass from Sports England to Nottinghamshire County Council. This will provide an opportunity to broaden the mix and appeal of activities at HP away from an entirely sporting function and develop a more community approach to recreation.

The current uses at Holme Pierrepont include the following:

- i. the international rowing course;
- ii. the water ski lake;
- iii. the white water rapids;
- iv. power boat courses;
- v. kayak courses;
- vi. the Zorb;
- vii. the campsite;
- viii. the sailing lake;

- ix. 270 acre Country Park;
- x. 5-side football;
- xi. Table tennis;
- xii. Badminton; and
- xiii. Conference and wedding facilities.

Additional features on the site could include:

- i. the relocation of the water ski pull to the lake adjacent to the rapids (the warm-up lake);
- ii. the development of a marina in the current water ski lake;
- iii. better use and refurbishment the campsite including static caravans;
- iv. development of a play park;
- v. refurbishment of existing buildings;
- vi. incorporation of Cotgrave Canal Link to use 'finger' lake and link to the new marina;
- vii. creation of central hub around current key buildings; and
- viii. development of walking and climbing facilities.

Holme Pierrepont provides a major recreational resource on the fringe of Nottingham. It could be developed to incorporate additional leisure uses. The transfer of management responsibility to NCC could provide a major development/investment opportunity. There could be synergy between the Cotgrave Canal link and improvements to HP. This could be further enhanced by developments beyond HP on adjacent land with the co-operation of adjacent landowners.

East Midlands Development Agency (EMDA)

Correspondence between Kevin Mann and EMDA and their agents White Young Green was reviewed. EDMA have submitted a planning application for a mixed use development incorporating residential (470-500), employment, a school and green infrastructure scheme at the former Cotgrave Colliery site. Section 106 contribution has been offered towards the management of Cotgrave Country Park. EMDA have not been forthcoming in making any contributions to this link as they do not own or control any land adjacent to the canal to facilitate creation of a boatyard/marina.

Corylus

A meeting was held between Scott Wilson and Corylus who are representing Tarmac for land to the west of land owned by the Hacketts on 1st August 2008.

Corylus in partnership with Tarmac are developing a concept for the former gravel pits adjacent to Holme Pierrepont. Currently with Pad Urban Design and Yoo Design, Corylus is developing a second home village adjacent to the former gravel workings in Gloucestershire. The scheme is currently on site providing second homes at a sales price of £750K - £2.2m.

The Nottingham site provides similar opportunities, although the site is both within the Nottingham-Derby Green Belt and the Trent River floodplain.

Potential development at Nottingham could include:

- i. a new hotel and conference centre adjacent to Adbolton Lane and HP;
- ii. new 'floating' homes (using Dutch/Solvanean technology);
- iii. a marina;
- iv. a route for the canal link through the existing lake (owned partially by Tarmac and Hacketts); and
- v. provide sustainable links to local suppliers.

The design solution for the new 'floating' homes may overcome flood risk objections to development and could further the aspirations of HP and the Grantham Canal link. In hindsight, development is unlikely to be compatible with Green Belt objectives (particularly any hotel development).

Eco-Town proposal at Cotgrave Golf Club

Crown Golf own 300 acres of land on the site of the Cotgrave golf course and applied direct to the government to build an eco-town on the land currently occupied by the golf course. At a meeting held with Crown Golf on 20th August 2008, it was confirmed that they are proposing around 5000 dwellings to cover 90ha of land which they hope to promote through the LDF process at Cotgrave Golf Club. The Grantham Canal lies to the south of the site and could provide a significant recreational asset, whilst to the east lies the disused railway line which could be opened up to provide a light railway link/tramway to the city centre.

It is envisaged that a new high quality 18 hole golf course would be provided to the south of the hilltop town and would function as a permanent open space buffer to the northern perimeter of Cotgrave. The proposal would also include improved cycle and public footpath linkages to Holme Pierrepont National Watersports Centre, the River Trent and Cotgrave Country Park.

C2.2 Development Applications

As well as the aspirations of landowners/developers and agents that have an interest in the Study Area, as highlighted above, planning applications that have been submitted to the council that fall within or immediately outside the Study Area are listed below. Some of the applications have been determined and some are pending. These applications have been plotted on **Figure 5.1** of the main report to show their locations in relation to the Study Area.

1. Redevelopment of Tollerton Airfield (Application number: 08/00653/OUT)

Proposal: Redevelopment for up to 28,352 sq.m of B1 enterprise park; airport control tower with ancillary facilities, dining and meeting rooms; energy centre; associated access, parking, landscaping and infrastructure works; off site highway improvements.

Address: Tollerton Airport, Tollerton Lane, Tollerton, Nottinghamshire, NG12 4GA

Applicant: Mr P Rech (Agent), Lockington Hall Business Centre, Lockington, Derby DE74 2RH

Decision: Pending

2. Development of Residential Site (Application number: 08/00567/OUT)

Proposal: Redevelopment of site for 470 - 500 dwellings; employment uses (B1, B2 and B8); combined heat and power generating plant; primary school; open space; landscaping and associated works including roads, cycleways, footpaths and car parking.

Address: Cotgrave Colliery Stragglethorpe Road Stragglethorpe Nottinghamshire NG12 2JW

Applicant: EMDA, White Young Green (Agent) Aqua House 20 Lionel Street Birmingham B3 1AQ

Decision: Refused January 2008

3. Development of Residential Site (Application number: 08/00613/OUT)

Proposal: Development of site to provide residential units (use class C3), a restaurant/public house (use class A3/A4) and ancillary works

Address: Land South And East Of Hollygate Lane Cotgrave Nottinghamshire

Applicant: The Gates Consortium, Capita Lovejoy (Agent) 1 Fore Street Birmingham B2 5ER

Decision: Refused January 2008

4. Erection of Five Dwellings (Application number: 74/00026/EAST)

Proposal: Erect five dwellings

Address: Rear of 40-48, Mill Lane, Cotgrave, Nottingham, Notts

Decision: Granted with conditions

5. Stables Development (Application number: 08/00610/FUL)

Proposal: Ten stables, menage with floodlights, access road and car parking

Address: West Bridgford Equestrian Centre, Adbolton Lane, Holme Pierrepont, Nottinghamshire, NG2 5AS

Applicant: Miss L Kirkham, Mr Alan Goodwin (Agent), 20, Easthorpe Street, Ruddington Nottingham NG11 6LA

Decision: Pending

6. Flats Development (Application number: 06/00798/FUL)

Proposal: eleven flats with access and parking following demolition of existing dwelling.

Address: Bramley House 30 Stavely Way Gamston Nottinghamshire NG2 6QR

Decision: Granted with conditions

7. Development of Land as 9-Hole Golf Course (Application number: 04/01389/FUL)

Development of 9-hole golf course.

Address: Land north of A52, east of Regatta Way

Applicant: Havenwood Construction

Decision: Pending