

Housing Development in Bestwood: Implications for local services

Nottingham City Council is intending to build a range of new homes in Nottingham including to directly develop a number of surplus sites in partnership with Nottingham City Homes. The intention is for mixed tenure developments involving market sale, market rent and affordable housing.

There are several reasons why new homes are needed both in the City and in Bestwood Ward:

- Government policy - meeting the City Council's housing targets
- Making best use of surplus public land
- Diversifying the tenure of the area
- 'Step up' housing to retail aspiring families within the locality

A number of these development sites are in the Bestwood Ward, including Padstow, Ridgeway, Haywood and Eastglade. There are currently 7,855 homes in Bestwood Ward, and these proposed development sites could result in around an extra 570 new homes (7.3%). Although the overall population growth represented by these developments is relatively small as a proportion of the existing population in the area, concern has been raised about the impact of this population growth on local services, including health, schools, policing, transport and Early Help/Sure Start.

General comments

As part of any development proposal being awarded planning permission, a site will be required to provide a 'Section 106' contribution to fund impacts on services in the area including education expansion, transport improvements and open space provision/enhancement. All relevant service provider partners have been consulted generally about the implications of the Local Plan however officers have undertaken specific additional consultation in relation to the development in Bestwood.

Health

Health provision planning is undertaken by the Clinical Commissioning Group. As part of the development proposals Council officers have been in touch with the CCG to make them aware of the level of the development in this area and ask them to advise on the impact on Services. These discussions are ongoing.

Schools

Nottingham City Council has a duty to assess and support the develop sufficient education provision to meet the needs of local populations. NCC Education officers have been engaged in the decision for new build housing in Bestwood and have agreed that there is a need for additional school places to be created in the area. Their plan is to meet the additional requirements by extending existing schools rather than create a new school. They are currently reviewing the best options to do this and a s106 contribution for Education expansion will be made through the planning process.

Policing

Ensuring adequate levels of policing is the responsibility of Nottinghamshire Police. NCC officers have consulted with Nottinghamshire Police as part of the proposals to develop a range of sites in Bestwood and made them aware of the collective impact on population levels. The Police are consulted on all relevant planning applications.

Transport

A full transport assessment will be carried out on each site and submitted as part of the planning application. The sites are all close to existing bus routes and the sites links to the existing network.

Early Help

Nottingham City Council's Early Help Services are delivered from the Sure Start Children's Centres and play and youth playgrounds and centres. The Children's Centre for the Bestwood area is located in the Southglade Access Centre and offers open access activities and more targeted services to meet identified additional needs of children and their families through family support clinics, groups and individual support. Play and Youth services are delivered from The Ridge Adventure Playground, which should have the capacity for additional demand. Officers managing the Early Help Service are aware of the development proposals in the Bestwood area and the impact on population growth. As the majority of the homes are targeted at planned to be private rent or open sale it is not envisaged that they will create a large additional demand in terms of children who fall into the target group for additional support. Nevertheless the effect on demand for services in this area is being tracked and the Service will look to respond appropriately to changes in demand."

Housing Infrastructure Fund Bid.

In addition to the measures taken above the Council has also applied for £5.85 million Housing Infrastructure Fund specifically to provide additional infrastructure improvement in the Bestwood area. The bid related to a range of major junction transport improvements around Hucknall Road/Arnold Road Junction, Gala Way/Hucknall Road Junction and Arnold Road Beckhampton Road Junction. It also requested funds to support Education provision expansion in Bestwood and for the improvement of open space on the proposed development sites.

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