

## **Gedling Access Road (GAR) and Chase Farm redevelopment briefing note.**

In April 2015 the City Council sold most of its land holdings at Chase Farm, Mapperley to the Homes and Communities Agency (HCA), to facilitate delivery of the proposed Gedling Access Road (GAR). The City retained approximately 6 acres of land including the old farm house, several farm buildings and a cottage. This remaining land is accessed using a farm track from Mapperley Plains over which the city has a right of way granted out of a conveyance by the British Coal Board in 1976. However, the farm track is not wide enough for two way traffic, this would be a planning requirement to facilitate a more intensive development of the larger site, thus making the whole 6 acres developable.

With these derelict buildings in-situ we currently have a development site for five refurbished/new dwellings using permitted development guidelines as described in the Town & Country Planning Act 1990. To gain approval for a more intense redevelopment of the whole site it was decided in early 2016 to approach Gedling Borough Council with a planning pre-application in order to have the whole site included in their forthcoming Strategic Housing Land Availability Assessment (SHLAA). This was successful and the site was included in Gedling's 2017 SHLAA document, and is noted as a "developable" site for 35 detached houses, subject to planning permission.

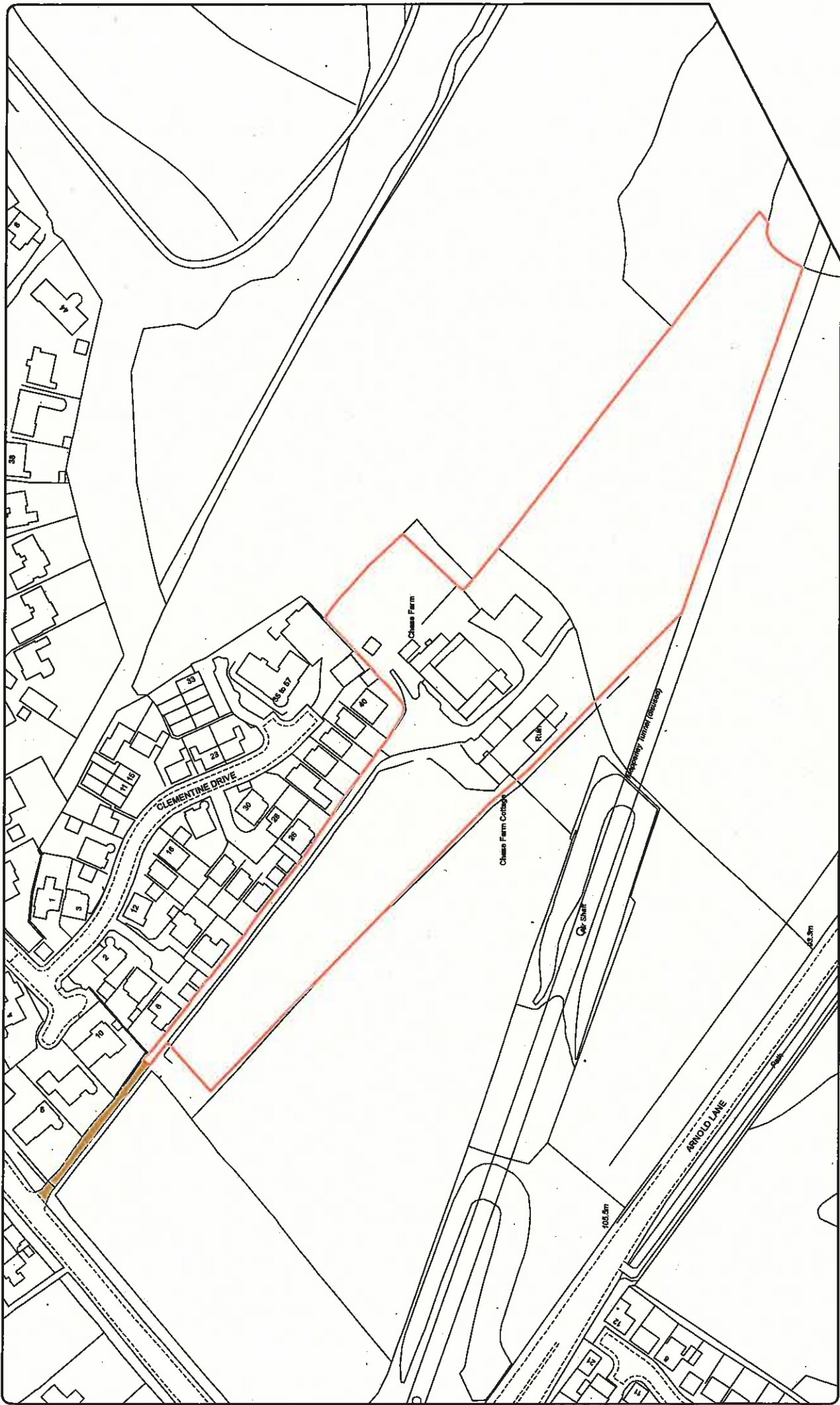
At the same time officers sought to purchase the freehold of the farm track as our right of way did not cover the whole width of the track. Owning the freehold would give us the width needed to create a two lane access to the development site. Investigations at the Land Registry showed that the land was owned by SHL Realisations (1995) Limited, who were in liquidation. The land was therefore subject to escheat (the reversion of property to the state) and was now vested in The Crown Estate. In order to buy land from the Crown an application under Bona Vacantia rules has to be made to Her Majesty's Treasury Solicitors (HMTS). Approval for the payment of HMTS legal fees was gained and an application was made for the Crown to disclaim the land and offer the freehold interest to the City Council.

During this process it came to light that Nottingham County Council (NCoC) was intending to Compulsory Purchase by Order (CPO) a small portion of the farm track in order to complete its land assemble for the GAR. However, NCoC could not apply to HMTS under Bona Vacantia rules as the city's claim stood in their way. Secondly, you cannot CPO Crown land. Therefore, in November 2017 NCoC approached property officers with the offer of a solution, whereby the city would withdraw its claim to purchase the freehold to the farm track in return for NCoC designing in a spur road from the GAR to our 6 acre site.

The city's property department have almost agreed these proposals, which also includes a small land swap in favour of the city and a letter of comfort from NCoC chief executive. We will then enter into a Deed of Works & Easement.

### **Plans attached**

- Chase Farm shape plan
- Chase Farm buildings plan
- Gedling BC SHLAA assessment
- GAR land needed from farm track
- GAR spur road drawing

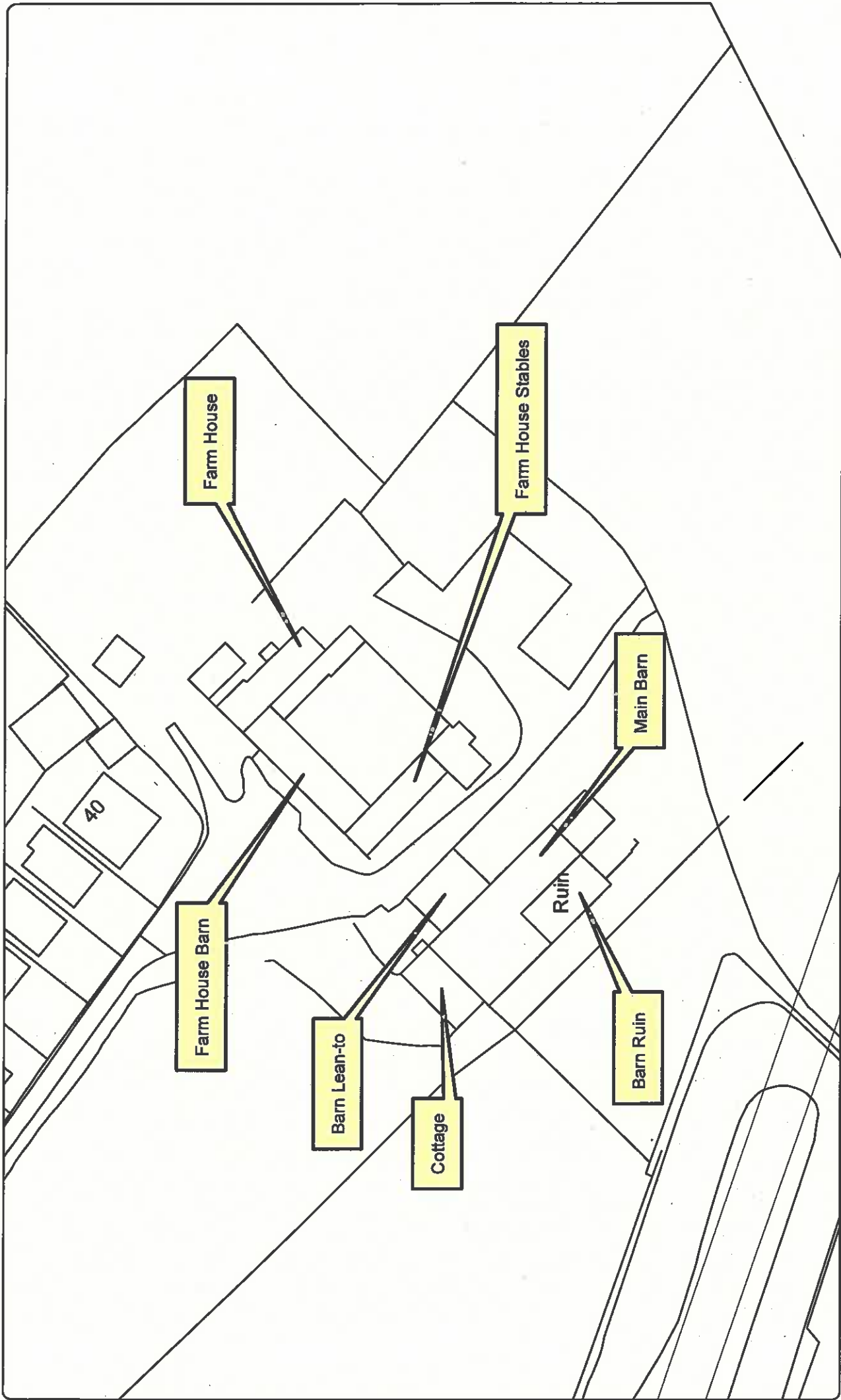


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**Chase Farm, Mapperley Plains**



Nottingham City Council  
**Property plus**  
 Lodley House  
 Station Street  
 Nottingham NG2 3NG  
 Tel : 0116 8763000  
 Fax : 0116 8763130  
 Property Records



**Chase Farm**

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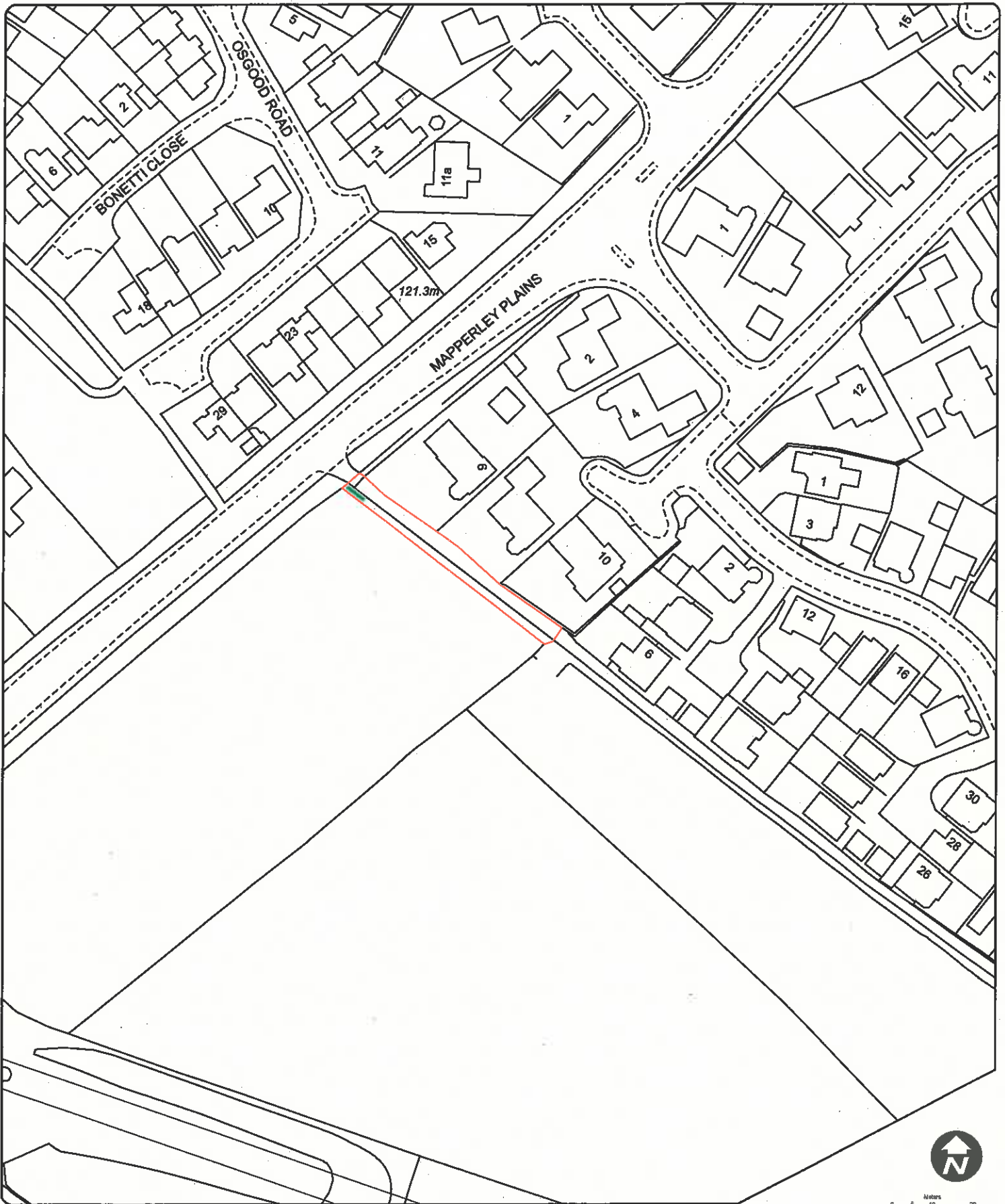
## 6/1039: Chase Farm, Mapperley Plains

### Site Information / Planning Status

<b>Street Name</b>	Arnold Lane				
<b>Locality</b>	Carlton				
<b>Ward</b>	Plains	<b>Parish</b>			
<b>Sub-Market Area</b>	Arnold/Mapperley	<b>Site Area</b>	2.26 ha		
<b>Easting</b>	460299	<b>Northing</b>	344160		
<b>Capacity (net)*</b>	35 homes (Loss = 0, Gross = 35)		<b>Large or Small</b>	Large	
<b>Location</b>	Within urban area				
<b>Existing Use Type</b>	(A) Agricultural land				
<b>Existing Use Comments</b>					
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	35		
<b>Year added to SHLAA</b>	2017				
<b>Site Source</b>	Other				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>			<b>Application Type</b>		
<b>Decision Date</b>			<b>Expires Date</b>		
<b>No of dwellings granted</b>					
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	35

\* Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy



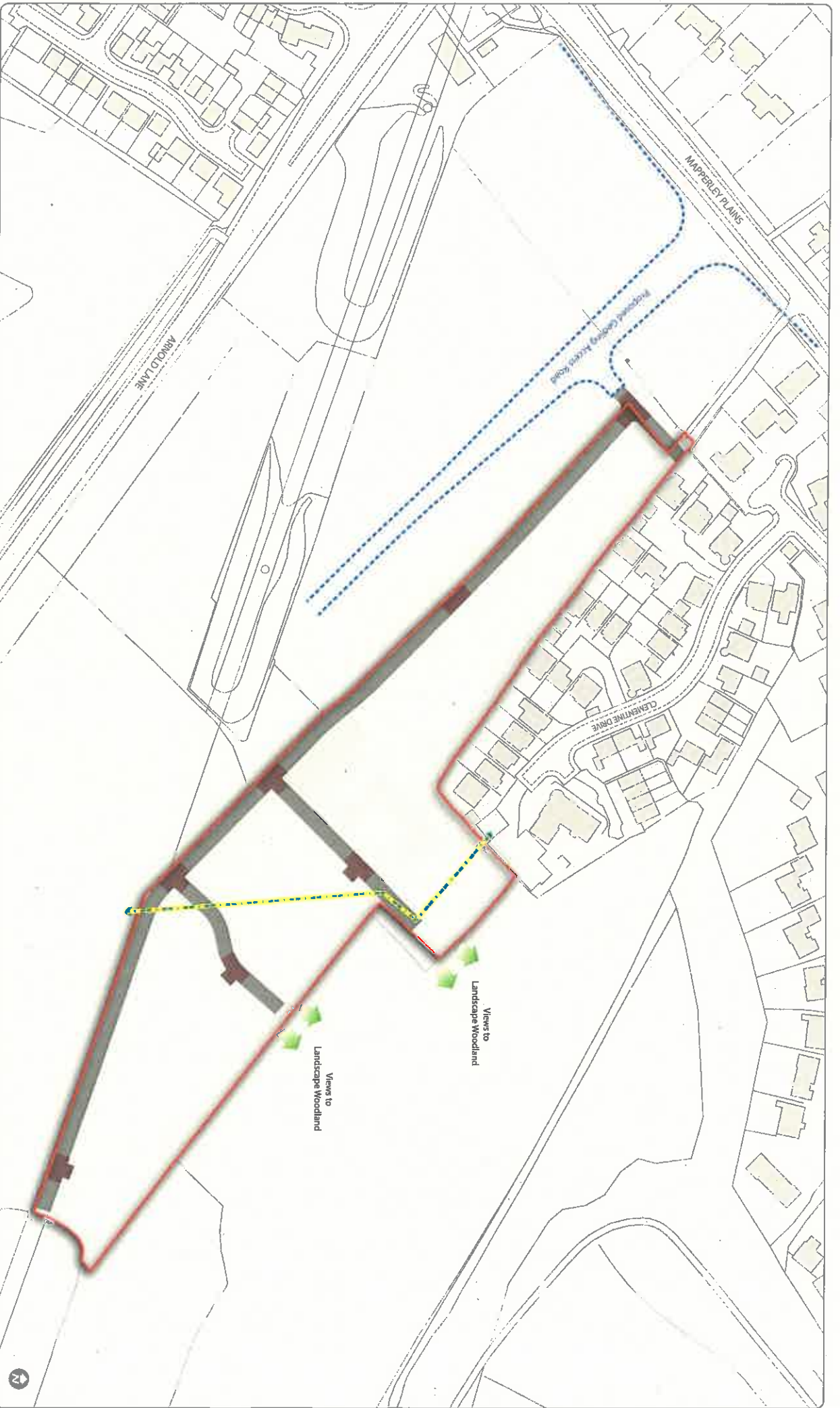
**Mapperley Plains Road**

Scale @ A4 = 1:1,250

- Bona Vacantia claim
- Land required for Gedling Access Road

Nottingham City Council  
**Propertyplus**  
 Loxley House  
 Station Street  
 Nottingham NG2 3NG  
 Tel: 0116 8763000  
 Fax: 0116 8763130  
 Property Support  
 Development

# Chase Farm - Proposed Access Road



Key

- Site Boundary
- Proposed Geodling Access Road
- Proposed Access Road

Easement