



86 Moor Lane  
Bramcote  
Nottingham NG9 3FH

15 July 2018

Dear Councillor Cutts,

## **NOTTINGHAMSHIRE COUNTY COUNCIL OWNED LAND IN BRAMCOTE**

Nottinghamshire County Council (NCC) owns freehold land in Bramcote, some of which is leased to the White Hills Park Federation (WHPF) Trust, a private company (Company number 08195720).

We are writing to ask that certain protections are written into the contract the County Council is negotiating with the WHPF Trust with a view to transferring the freehold of some of the NCC land to the Trust.

We strongly recommend that those planning policies submitted by Broxtowe Borough Council that are linked to the allocation of the land whose freehold you are proposing to transfer to WHPF be written in as covenants to the deeds of the land. These policies include:

- a. the requirement for vehicular access to be only from Coventry Lane;
- b. that green infrastructure will be enhanced;
- c. that the replacement school will be substantially complete before any housing on former NCC land is occupied;
- d. that the site of the former Bramcote School could only be used for educational or leisure use.

This would avoid the problems that would be caused in the scenario where the Borough Council's housing policies are deemed to be out of date for any reason and would ensure that these protections survive the lifetime of the local plan and indeed any changes that may be introduced by the examination process or indeed the review of the Aligned Core Strategy that will commence next year.

We would also remind you of our strong preference that the council should retain the freehold of any replacement school building and lease it to the WHPF, thereby safeguarding the public interest in the long term.

The present proposals, as we understand them, to dispose of some of the land leased by White Hills Park Federation carry considerable risks for NCC, BBC. The principal risks are the failure of the White Hills Park Federation trust which could potentially lead to NCC having to provide replacement educational provision in a location where it does not own premises or a takeover of the Trust and asset stripping by another company running academies. The residents of Bramcote have no evidence to suggest that these have been adequately considered or mitigated.

We would also remind you of the strong preference of Bramcote residents for either no loss of green belt in Bramcote or if land is to be lost to housing allocation that some of the resulting funds be used to pay for a replacement school building AND a replacement leisure centre in Bramcote – the draft Local Plan Part 2 makes allowance for both of these facilities.



We would like to reiterate the course of action we proposed to you in our letter to you of 18 January 2018:

1. NCC sells the Coventry Lane playing fields for development for enough houses to generate sufficient money to pay for a school and leisure centre to be built before or at the same time as the housing
2. NCC uses the proceeds to pay for the building of the new school
3. NCC leases the new school building to WHP under a fully repairing lease whose terms are strictly enforced
4. NCC lets the freehold of the former Bramcote School site to BBC with covenants limiting its future use to leisure facilities
5. NCC set aside funds from the sale of the Coventry Land playing fields for
  - a. rebuilding the leisure centre and
  - b. extending Bramcote Hills Primary School (BHPS)

These proposals reflect the views of Bramcote residents. They will be reflected in the soon to be submitted Bramcote Neighbourhood Plan and will be brought to the attention of the planning inspectors during the examination of the Broxtowe Local Plan

Despite your somewhat disappointing failure to respond to our earlier emails, we remain willing to meet with you, fellow councilors and any officers to explain our ideas and positive contributions for the future use of County Council owned land in Bramcote.

Yours sincerely,

A handwritten signature in blue ink that reads 'Paul Nathanail'.

Paul Nathanail

For and on behalf of the Bramcote Neighbourhood Forum

Cc: Members of Bramcote Neighbourhood Forum; Anna Soubry MP; County Councillors Steve Carr, John Doddy, John Longdon; Broxtowe Borough Councillors John Doddy, Jan Goold, Martin Plackett; Paul Heery (Executive Head, White Hills Park Federation).