

Cotgrave Colliery, Nottingham

Client: East Midlands Development Agency
Status: On site
Project Value: £100 million



SPCT Place Development and Design Ltd
 Cotgrave Colliery Master Plan
 March 2010
 For Thomas Lister and the East Midlands Development Agency

Cotgrave Colliery
 ILLUSTRATIVE MASTER PLAN
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Project Description:

- Development proposals for the colliery are for a maximum of 470 residential dwellings and 18,580 sq.m. (200,000 sq.ft.) of commercial space, along with major new infrastructure and open space.
- Proposals are for a high quality development, with the key objective of being a catalyst for the regeneration of the town of Cotgrave as the most deprived town in the borough of Rushcliffe.

- Development appraisals were prepared to test viability, underpin masterplan proposals and utilised to negotiate planning and Section 106 obligations.
- Negotiations were undertaken with a range of statutory bodies and third parties in order to secure consent and additional land required to facilitate development.
- Formed part of the team in preparing marketing information and scoring submissions to select the developer of the site.

Description Of Services Provided:

- Thomas Lister were appointed as lead consultant and tasked with appointing through a mini tender exercise, a team of consultants for undertaking all required feasibility, options analysis and preparation of the planning application.

Key Achievements:

- Successfully negotiated the acquisition/use of several third party land interests to maximise development potential and satisfy requirements of statutory bodies in terms of scheme design.
- Appraisal of the developers submission resulted in land value being increased in excess of £500,000.