

Report of the Portfolio Holder for Environment and Climate Change

Adoption of Bramcote Quarry and Allocation of Section 106 Funds1. Purpose of Report

The purpose of the report is to advise Cabinet that the former BIFFA quarry and landfill site at Bramcote has now been legally adopted by the Council and to outline the next steps for the future use and development.

2. Recommendation

Cabinet is asked to RESOLVE:

- 1. That the proposed improvement works at the former Bramcote Quarry and Landfill site be approved and added to the Capital Programme in 2026/27, with the cost of £107,000 to be funded by the relevant Section 106 Contributions be approved.**
- 2. That the draft management plan for the Bramcote Quarry site be submitted for public consultation and comment be approved.**
- 3. A public consultation exercise be undertaken to name the open space be approved.**
- 4. To undertake the necessary steps to designate the site Local Nature Reserve be approved.**

3. Detail

The former BIFFA sand quarry and landfill site at Bramcote was legally adopted by the Council in July 2025. A plan of the 18 acres (7.4 hectares) site can be found in the **Appendix**. Section 106 funds have been received from BIFFA for the improvement and maintenance of the restored quarry. The funding and associated improvements to the site are shown in table 1.

Following the cessation of quarrying and landfill operations the site was capped and restored by BIFFA. It now comprises of a mixture of young woodland, naturalistic grassland and crushed stone paths. There is also a small car parking area with gated access. At present the gates are kept locked and only pedestrian access is possible, as keeping the gates open would make the site vulnerable to fly-tipping and unauthorised encampments. Crushed stone paths on site have suffered erosion and wash-out in heavy rain and are not accessible. With a large-scale residential development currently taking place on the Coventry Lane, the footfall to this site is likely to increase.

The proposed improvements suggested in table 1 include upgrading the car park and access track and incorporating a height restriction barrier at the entrance to the site to prevent unauthorised encampments. The area surrounding the car park will be more formally maintained and made more visible to discourage fly-tipping. Enhancements such as improved pathways, additional

parking, a picnic area, and seating will support increased visitor numbers and promote accessibility and inclusivity. The wider site will be managed less intensively to enhance biodiversity, while fencing will be installed to restrict access to areas of former quarrying activity, particularly the steep drop between Bramcote Hills Park and the old quarry site.

Site and Reference	Section 106 Funding	Improvement works proposed
<p>Bramcote Quarry and Landfill Site, Coventry Lane, Bramcote, Nottingham.</p> <p>Section 106 Agreement dated 28 August 2003</p> <p>Between Broxtowe Borough Council, Nottinghamshire County Council, BIFFA Waste Services and Severn Trent Water PLC.</p>	£ 107,000	<p>Drainage works, car park and path surfacing improvements to improve accessibility.</p> <p>Seating, picnic tables, bins and new signage, including site interpretation.</p> <p>Fencing works and entrance gates.</p> <p>Habitat management and planting works.</p>

Table 1: Proposed improvement works for Bramcote quarry

Draft Management Plan:

A draft management plan has been developed in conjunction with Nottinghamshire Wildlife Trust. This is to maximise the site's biodiversity value and enhance its capacity for carbon sequestration, aligning with the Council's Blue-Green Infrastructure Strategy and Climate Change and Green Futures Strategy. Public input regarding the environmental features and management of the site should be sought and members are asked to resolve that the draft management plan be submitted for public consultation and comment.

Site Naming

The Environment team proposes that a public consultation exercise be undertaken to help select a new name for the site or retain the existing name if preferred. The outcome of the consultation would inform a range of options to be presented to Cabinet for agreement in a future report.

Local Nature Reserve.

The Environment team is proposing to increase the number of Local Nature Reserves across the Borough by commencing the statutory designation process to establish the quarry site as Broxtowe's 15th Local Nature Reserve. This legal process requires the preparation of a site management plan and consultation

with Natural England. Designation will provide statutory protection for the site, ensuring its long-term management for nature conservation and public enjoyment.

Biodiversity Net Gain (BNG) credits

Given that there is potential for environmental improvements at this site, BNG credit submission should be considered. Sale of BNG credits could support ongoing maintenance expenses moving forward. An environmental audit and a BNG feasibility study will be carried out to assess whether developing BNG credits at this site is environmentally and financially viable.

4. Key Decision

This report is not a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Interim Deputy Chief Executive and Section 151 Officer were as follows:

There is currently no budgetary provision within the Capital Programme for 2026/27 towards the cost of improvement works at the former Bramcote Quarry and Landfill site. If this scheme is approved by Cabinet, the budget for the cost of works at £107,000 would be funded by the Section 106 Contributions as received from BIFFA Waste Services.

7. Legal Implications

The comments from the Head of Legal Services were as follows:

Section 106 of the 1990 Town & Country Planning Act (as amended) allows Local Planning Authorities to require developers to enter into Legal Agreements to provide measures to mitigate the impact of their development. These Agreements are known as Section 106 Agreements. The planning obligations contained within them either require the developer to deliver on-site mitigation or to make a financial contribution to enable the Council to provide appropriate mitigating measures. By law, these planning obligations can only be required where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and in kind to the development. Payments can be made in the form of a capital or revenue contribution, as a lump sum or phased payments, due on defined dates or triggered as the development progresses. Local planning

authorities are required to use the funding in accordance with the terms of the individual Section 106 agreement and if not spent by the date specified in the agreement must be returned to the developer.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

The proposed designation and management of the site as a Local Nature Reserve will deliver positive climate benefits by enhancing carbon sequestration through habitat restoration and tree planting, while supporting biodiversity and ecosystem resilience. These improvements contribute to climate adaptation and mitigation objectives, aligning with the Council's Climate Change and Green Futures Strategy.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

Not applicable.

13. Background Papers

Nil.