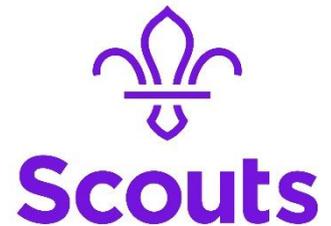




GAR Ramble

3rd Woodthorpe (St. Marks)
Scout Group GAR Newsletter
February 2020



WELCOME TO THE GAR RAMBLE

This is the first of a series of occasional newsletters to let you know what is happening regarding the Gedling Access Road (GAR) and how it might affect 3rd Woodthorpe activities over the next few months. If you have any questions regarding the impact of the GAR on the Scout Group then contact Ron Hodges (ron.3Wscouts@gmail.com) or ask your section leaders if it is something specific to your section.

WHAT IS THE GEDLING ACCESS ROAD?

The GAR is a new 3.8km single carriageway road which will provide a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road. The road is designed to ease traffic congestion through Gedling village and to support traffic flows resulting from the building of the new Chase Farm Estate. The construction of the GAR began in January and is expected to be completed by the end of June 2021, with further work on Arnold Lane, Gedling Road, Plains Road and Mapperley Plains continuing to October 2021. More details of the construction plans can be found on the Nottinghamshire County Council website, including a video using computer graphics to give an aerial view of the GAR <https://www.nottinghamshire.gov.uk/transport/roads/gedling-access-road/construction>



The video shows Mapperley Plains remarkably free from traffic jams! 😊

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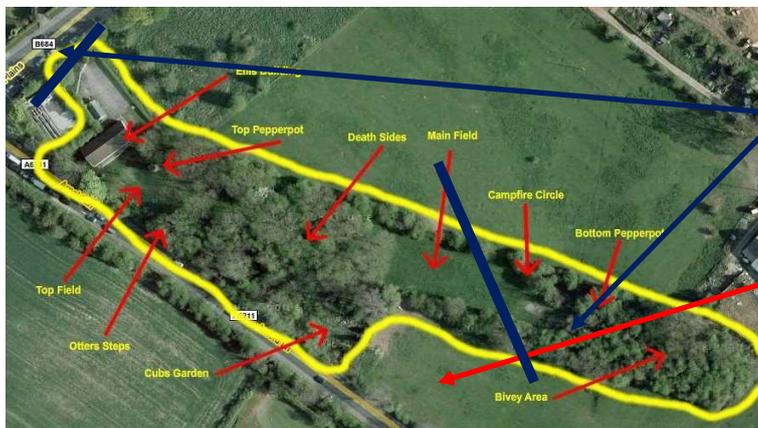
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LONG TERM IMPACT ON THE PEPPERPOTS SITE

About 25% of the current Pepperpots site will be lost to the GAR. The lost land includes most of the bottom field, the existing camp-fire circle and all of the land from the Bottom Pepperpot to the end of the site. In compensation 3W will receive land in exchange, consisting of most of the field on the right-hand side of the bottom field across to its border with Arnold Lane. The net result is that the Pepperpots site will be larger, once the GAR is completed.

www.3wscouts.org.uk

Ramble →. 1 walk for pleasure. 2 talk or write incoherently



AREAS OF LAND LOST TO GAR

AREA OF NEW LAND

IMMEDIATE IMPACT ON PEPPERPOTS

The Trustees are currently in negotiation with VIA East Midlands Ltd, acting on behalf of the County Council, to complete the legal documentation which will lead to the transfer of part of our land to the Council and give access to the developers. In the next couple of weeks, it is likely that the developers will begin the process of removing trees from around and beyond the Bottom Pepperpot, in readiness for further road construction work. The earthworks here are likely to start from March through to the end of 2020. Land on our new field will be regraded from mid-2020 to mid-2021.

We understand that fencing along Mapperley Plains will be erected within the next couple of weeks and that off-peak traffic restrictions on the B684 will continue through to October 2021. Mapperley Plains is to be widened by October 2021. Temporarily, we will lose some of our car park during the construction period, but access to the remaining area of our car park will be retained. All this may result in it becoming more difficult to park your car immediately next to our building at the start and end of section meetings until GAR construction is completed.

PROFESSIONAL SUPPORT NEEDED

We are looking for two forms of professional support connected with the GAR scheme. Please contact Ron Hodges if you have contacts likely to be able to help us. Reasonable professional fees and expenses will be covered in each case.

A Surveyor is needed to provide us with statements and certificates required for the exchange of land. The person involved must be RICS qualified and must have the practical ability and experience of valuing land in the local area as well as knowledge and experience of the Charities (Qualified Surveyors' Reports) Regulations, 1992.

A Landscape Designer is needed to help us design a replacement campfire on our existing site to replace our current campfire circle, which will disappear under the GAR embankment. The person involved must have a practical ability to interpret our requirements and to produce drawings that we can use to obtain quotations for its building and to support the application for funding by the authorities and supporting firms.