

REPORT OF THE LEADER OF THE COUNTY COUNCIL**LINDHURST DEVELOPMENT UPDATE: SITE DISPOSALS****Purpose of the Report**

1. The purpose of this report is to provide an update on the Lindhurst Development Scheme with particular reference to proposed land sales and, to seek revised approval for the Council to enter into a land sales contract along with the two other collaborating parties.
2. To authorise the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to approve terms of the sale contracts as set out in the Exempt Appendix to this report.

Information

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix to this report.

Background

4. The new Council Plan "Your Nottinghamshire, Your Future" sets out an ambitious vision for the future of Nottinghamshire in which the county is at the forefront of modern Britain. We want Nottinghamshire to be a place where young people and young families have the opportunity to put down their roots and live healthy and fulfilling lives. In order to achieve this, we know that quality housing in good locations is vital. We will therefore work with developers and the Government to bring forward new housing that meets the needs of our growing population and everyone who wants to build their future here.
5. The Council has further defined its ambitions in its Place Strategy 2019-21 by investing in opportunity areas the Council aims to unlock new jobs and deliver better housing. Key activities identified for Investing in Nottinghamshire in 2019/20 include bringing forward developments at Lindhurst, Mansfield.
6. By embracing the ethos of working with Government and developers in order to bring forward new housing, the Council has been very successful in working as a partner of the Lindhurst Group to kick start development activity. Phase One is well under way with land disposals already achieved. The development saw 210 housing completions by the end of March 2020. Making the best possible use of the land will make a critical contribution towards fulfilling the Council's ambitions for the county and for the housing needs of its communities.

7. The Lindhurst Group is in a position to conclude the disposals to complete Phase One by disposing of Plots 8a and 8b. A plan of the site is provided as an Appendix to this report. This area of the County needs new opportunities for employment and housing for its economic and social wellbeing. The Lindhurst Scheme will help to provide new jobs and homes and improve the prospects for the whole area. It is a new neighbourhood which will create over 1700 homes, and associated community facilities.
8. Policy Committee, at its meeting of 18 September 2019, previously supported the Lindhurst Group's decision to dispose of Plots 8a and 8b. The land sale has not been completed for reasons outlined in the Exempt Appendix and revised approval is required for the Lindhurst Group to proceed with the sale of land on the terms set out in the Exempt Appendix.
9. Further information regarding the detail of the offer for Plots 8a and 8b is set out in the Exempt Appendix to this report.

Other Options Considered

10. As detailed in the exempt appendix.

Reason/s for Recommendation/s

11. To enable the sale of land in line with the Developer Collaboration Agreement and to secure a capital receipt to the Lindhurst Group and to provide much needed housing for this location.

Statutory and Policy Implications

12. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) To seek approval for the Council to enter into a land sales contract along with the two other collaborating parties.
- 2) To authorise the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to approve terms of the sale contracts as set out in the Exempt Appendix to this report.

Councillor Mrs Kay Cutts MBE
Leader of the County Council

For any enquiries about this report please contact: Matthew Neal, Service Director, Investment & Growth, Tel: 0115 977 3822

Constitutional Comments (SSR 17/8/2020)

13. The scope of the recommendations fall within the terms of reference for Policy Committee to approve.

Financial Comments (KRP 27/8/20)

14. The financial implications are set out in the exempt appendix.

Background Papers and Published Documents

- Policy Committee (18 September 2019) Report – Lindhurst Development Update: Site Disposals.

Electoral Division(s) and Member(s) Affected

- Electoral Division: Sutton Central East, Mansfield South
- Member(s): Councillor Samantha Deakin, Councillor Stephen Garner, Councillor Andy Sissons