

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 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 proceed to enter 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.

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 to Avant, Barratt/David Wilson Homes and

Bellway. The development saw 105 housing completions by the end of July 2019. 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 Appendix A 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. Further information regarding the detail of the offers for Plots 8a and 8b is set out in the Exempt Appendix to this report.

Other Options Considered

9. As detailed in the exempt appendix.

Reason/s for Recommendation/s

10. 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

11. 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 proceed to enter 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:

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Constitutional Comments (SSR – 4/09/19)

12. The recommendations set out in this report fall within the scope of decisions which may be approved by Policy Committee

Financial Comments (JPEG - 21/8/19)

13. The financial implications are detailed in the exempt appendix.

Background Papers and Published Documents

14. None.

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