

7 December 2021**Agenda Item: 10****REPORT OF THE CORPORATE DIRECTOR, PLACE****LINDHURST DEVELOPMENT UPDATE: SITE DISPOSALS****Purpose of the Report**

1. To provide an update on the Lindhurst Development Scheme and seek approval to the disposal of Plot 4 of Phase Two in accordance with the terms of the Developer Collaboration Agreement.
2. To delegate authority to 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 Economic Development & Asset Management Committee to approve detailed terms of the legal documentation to give effect to these proposals 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 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 included bringing forward developments at Lindhurst, Mansfield. 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.
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 all land disposals already achieved. The development saw 416 housing completions by the end of September 2021. 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.

Phase Two, Plot 4, Local Centre site disposal

7. Building upon the successful development of Phase One, the Lindhurst Group is now delivering Phase Two. A plan of the Phase Two site is provided as an Appendix to this report.
8. Approval is required for the Lindhurst Group to proceed with the sale of land on the terms and further information regarding the detail of the offer for Phase Two, Plot 4 as set out in the Exempt Appendix to this report.

Other Options Considered

9. As detailed in the exempt appendix.

Reasons for Recommendations

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 commercial development 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.

RECOMMENDATIONS

- 1) To note the update on the Lindhurst Development Scheme and approve the disposal of Plot 4 of Phase Two in accordance with the terms of the Developer Collaboration Agreement and terms set out in the Exempt Appendix.
- 2) To delegate authority to 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 Economic Development & Asset Management Committee to finalise details of the legal documentation to give effect to these proposals.

Adrian Smith
Corporate Director, Place

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

Constitutional Comments (SSR 24/11/2021)

12. The recommendations set out in the report fall within the scope of decisions which may be approved by Economic Development & Asset Management Committee.

Financial Comments (GB 25/11/2021)

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

Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Electoral Divisions: Sutton Central and East, Mansfield South
- Members: Councillor Samantha Deakin, Councillor Stephen Garner, Councillor Andre Camilleri

