

26 May 2022**REPORT OF THE CORPORATE DIRECTOR, PLACE****LINDHURST DEVELOPMENT UPDATE: SITE DISPOSALS****Purpose of the Report**

1. To note the update on the Lindhurst Development Scheme and approve the disposal of residential land 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 Service Director Finance, Infrastructure & Improvement, and with appropriate legal advice to finalise details of the legal documentation to give effect to these proposals
3. This is a Key Decision because it will result in expenditure of £1 million or over. It was published on the forward plan on the 26th April 2022.

Information

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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

5. Ambition 7 of The Nottinghamshire Plan 2021 – 2031 is Attracting Investment in Infrastructure, the Economy and Green Growth. We want to raise the national and international profile of Nottinghamshire and create the right conditions for investment and economic growth. One of our promises as part of this is over the next four years we will continue to deliver our major site programme.
6. 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.
7. The Council has an ambition to invest in opportunity areas with the aim 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.

Update and Next Steps

8. 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 and Two are well under way with all land disposals achieved. The remainder of the land allocated for residential development is now considered for disposal on the open market. 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.
9. The next stage of the programme requires approval for the Lindhurst Group to proceed with the sale of residential land. The terms, further information and the detail of the offer are set out in the Exempt Appendix to this report.

Other Options Considered

10. As detailed in the exempt appendix.

Reasons for Recommendations

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.

Financial Implications

The financial implications are detailed in the exempt appendix.

RECOMMENDATIONS

- 1) To note the update on the Lindhurst Development Scheme and approve the disposal of residential land 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 Service Director Finance, Infrastructure & Improvement, and with appropriate legal advice 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 20/05/2022)

13. The recommendation falls within the scope of decisions which may be approved by the Cabinet Member – Economic Development & Asset Management.
14. Under section 123 of the Local Government Act, 1972 the Council is required to achieve the best price reasonably obtainable for the disposal of its land failing which it must obtain the Secretary of State's consent for the disposal unless it complies with the General Disposal Consent Order. These are matters which the decision maker must be satisfied with before approving the recommendation set out in this report.

Financial Comments (GB 20/05/2022)

15. The financial implications of this report are clearly set out in the exempt appendix. The capital receipts realised as a result of this project will be used in line with the Council's capital receipts policy."

Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Electoral Division: Sutton Central East, Mansfield South
- Members: Councillor Samantha Deakin, Councillor Stephen Garner, Councillor Camilleri.