CABINET – TUESDAY, 14 OCTOBER 2025
DECISION NOTICE

The following decisions were taken on Tuesday, 14 October 2025 by Cabinet.

Date notified to all Members: **Wednesday, 15 October 2025**
End of the call-in period is **14:00 hours on Monday, 20 October 2025**

These decisions will not be implemented until after this date and time.

Present: P Peacock, R Cozens, L Brazier, S Forde, C Penny, P Taylor and J Kellas

Agenda Item No.	Subject	Decision	Action By
6.	14 Market Place, Newark	Agreed that this item be deferred to a future meeting of the Cabinet.	
7.	Newark Towns Deal Projects Update (Key Decision)	That Cabinet: a) note the updates associated with the Towns Deal projects, including the revised scheme name of the 'Local Regeneration Fund', as detailed in 1.3 of this report; b) approve an additional revenue budget of £40,000 funded by the Change Management Reserve, towards the design phase of the Newark Market Place improvement scheme (Newark Cultural Heart), as detailed in paragraph 2.10 of this report; and c) approves delegated authority for the Deputy Chief Executive / Director – Resources in consultation with Council's Director - Planning & Growth, for the Council to enter into a varied or new lease agreement via a surrender and regrant with Newark Town Council, as detailed in paragraph 2.14 of the report. Reasons for Decision: To ensure Members are aware of the recent updates and developments associated with the Towns Deal programme, and to support the progression of remaining and live schemes. Options Considered: It remains an option for the Council to decline to participate within the remaining activity associated with the Towns Deal scheme (or newly re-named Local Regeneration Fund), refusing to accept grant funding and deliver final projects. This approach is not recommended as it would represent a missed opportunity to deliver transformative change within Newark.	Neil Cuttell Business Manager – Economic Growth & Visitor Economy

8.	Sherwood Levelling Up Fund (LUF) Programme Update (Key Decision)	That Cabinet: a) notes the updates associated with the LUF 3 programme including the revised name of 'Local Regeneration Fund', as detailed in 1.4 of the report; <u>Ollerton Project</u> b) approves a budget to be added to the Council's Capital Programme in 2025/26 to finance the acquisition of the Forest Centre unit, funded by UK Shared Prosperity Fund grant, and LUF 3 grant, in advance of securing planning permission and Full Business Case (FBC) approval, as noted in paragraphs 1.11 and 1.12 of the report. In addition, a revenue budget of £40,000 was required to retain the unit until demolition. The full costings are contained within the Exempt Appendix; c) to delegate the finalisation and execution of the Agreement for Lease (and any other associated legal contracts required) with Ollerton and Boughton Town Council, in advance of securing planning consent, but upon completion of Heads of Terms, to the Director - Planning & Growth, as noted in paragraph 1.15 and 1.16 of this report; d) approves a commitment to the Change Management Reserve of £1,225,000 and £105,000 from Capital Receipts towards the Ollerton Regeneration scheme, in accordance with paragraph 1.17; and e) approves a budget of £682,746 to be added to the Capital Programme in 2025/26, financed by LUF 3 grant, to fund RIBA 4 activities, in advance of securing planning consent and finalisation of legals, but following FBC approval, as noted further in paragraph 1.20. <u>Reasons for Decision:</u> To ensure Members are aware of the recent updates and developments associated with the LUF 3 programme, and to enable ongoing progression of the Ollerton scheme for delivery within potential Government timescales. Without access to further funding, there is an elevated risk that the project is unable to meet spend timescales detailed within this report. <u>Options Considered:</u> It remains an option for the Council to refuse to accept any future grant towards the scheme or decide not to proceed with programme delivery. This approach is not recommended as it would represent a missed	Neil Cuttell Business Manager – Economic Growth & Visitor Economy

		opportunity to deliver genuine and impactful transformative change in the communities of Ollerton and Clipstone. Without the establishment of further budgets for Ollerton in advance of planning approval and FBC approval, delivery risk is elevated, particularly regarding LUF funding timescales. This would result in the potential loss of community and partnership momentum, and increased costs due to further delays.	
9.	Nottinghamshire & Nottingham Local Nature Recovery Strategy (LNRS) - Final for Publication (Key Decision)	That: a) the Council raises no objection to the proposed Nottinghamshire & Nottingham Local Nature Recovery Strategy being published; and b) officers prepare any guidance necessary regarding usage of the LNRS in relation to planning development and the preparation of biodiversity net gain assessments. <u>Reasons for Decision:</u> Officers consider that the LNRS proposed for publication is sufficiently acceptable and when published will be a consideration when plan making and therefore has relevance in respect of Ambition 6 of the Community Plan. <u>Options Considered:</u> None, as a Supporting Authority it is considered important that the Council informs the County Council's LNRS team whether it intends to object or not to the publication of the LNRS.	Matthew Norton Business Manager – Planning Policy & Infrastructure
10.	Green Gateways Update	That Cabinet: a) note the findings and lessons learned from the pilot initiative to green entrances and exits to towns and villages in Newark & Sherwood in line with the aspiration set out within the Community Plan; b) agree that officers try to identify a further five towns and parishes for inclusion in the initiative in 2025/26 and in subsequent years through to Local Government Reorganisation in 2028; c) agree that Newark & Sherwood District Council will absorb the labour costs for the planting initiatives within existing resources, but costs associated with the purchase of plants, seed and bulbs is met by the Town and Parishes, as well as the cost of their future maintenance either via the Town and Parish or VIA; and	Danielle Davies Environmental Development Officer

		d) give approval for one-off costs of £8,606 to fund a rotavator and bowser be agreed, as well as an annual cost of £1,034 for access to a water rental, with both to be from within the Environmental Services budget, to enable future delivery of the project. <u>Reasons for Decision:</u> The pilot scheme demonstrated that green gateways with wildflowers will enhance biodiversity in towns and villages in line with the Community Plan, but ongoing success depends on having appropriate resources and a commitment to a future maintenance plan. <u>Options Considered:</u> Not to proceed with the full scale roll out of the Green Gateways Project.	
11.	Yorke Drive Regeneration Project Update (Key Decision)	That Cabinet approve delegation to the Director - Housing, Health & Wellbeing to: a) exercise the Council's powers pursuant to Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order (CPO) in order to acquire such interests and rights in or over the land shown edged red on the plan at Appendix A (the "Land") or any part of the Land required in order to facilitate the Yorke Drive Regeneration project (the "Scheme"); b) acquire all interests within the Land as may be necessary to facilitate the Scheme, either by agreement or compulsorily; including entering into negotiations and arrangements with any third parties for the acquisition of their land interests; and c) take all steps incidental, conducive or consequential to the making of, confirmation and implementation of the CPO or to the voluntary acquisition of the Land or any part it including (but not limited to): 1. making further amendments to the draft Statement of Reasons; 2. issuing and serving all required notices (including press, site, and individual notices); 3. the preparation and presentation of the Council's case at any future local public inquiry; 4. approving the terms for the acquisition of legal interests in the Land	Cara Clarkson Business Manager – Healthy Places

		5. approving agreements with landowners setting out the terms for the withdrawal of any objections to the CPO including (but not limited to) the exclusion of land from the Order 6. the payment of compensation and dealing with any blight notices served in connection with the CPO 7. making any necessary additions, deletions, or amendments to the Land and to seeking any necessary modifications to the CPO and any CPO maps; and 8. in the event the order is confirmed, publishing and serve notices of confirmation of the Order and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire the Land or any part of it. <u>Reasons for Decision:</u> To enable the programme of moving and rehousing of tenants and residents to be fully executed, in line with the Council's ambition to fully transform the Yorke Drive estate and Lincoln Road playing fields. <u>Options considered:</u> Alternative options have been considered to negate the need for a CPO, as detailed below, but have been discounted: 1) To enhance the incentives to remaining homeowners to reach a voluntary sale would cause inconsistencies with the Council's previous and live acquisitions of other privately owned properties. 2) The retention of individual properties within the scheme would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the wider regeneration benefits of the proposals. 3) The option to 'do-nothing' is no longer feasible, due to the contractual commitments to ensure the programme is delivered on time. Failure to move out existing residents, including the private homeowners, may result in financial penalties and project delays for the Council.		

12.	HRA Development Programme - Acquisition of S106 Homes at Rainworth (Key Decision)	That Cabinet: a) approve the Business Case for the acquisition of 20, S106 properties at Rainworth from Arkwood Developments Ltd; b) approve that delegated authority be granted to the Director - Housing, Health & Wellbeing, in consultation with the Portfolio Holder for Housing, to finalise terms (including, but not limited to property type and specification) and enter into contract with Arkwood Developments Ltd. for the purchase of 20 x S106 properties on the terms set out in exempt **Appendix 1**; and c) approve that the Capital programme for Phase 6 of the new build programme is increased by £200,000 to £11,150,000 financed as shown in the table at 3.3. <u>Reasons for Decision:</u> This recommendation aligns with the Council's ambition to increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards. The recommendation also supports the Councils Commercial Strategy 2022-26 through the support of its Arm's Length Development Company. <u>Options Considered:</u> The alternative option is to not purchase the S106 properties from Arkwood Developments Ltd. This alternative has been discounted further to the rationale set out in the business case, section two of this report.	Cara Clarkson Business Manager – Healthy Places