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Monday, 16 February 2026

Chair: Councillor P Peacock

Members of the Committee:

**Councillor R Cozens
Councillor S Crosby
Councillor L Brazier
Councillor S Forde**

**Councillor C Penny
Councillor P Taylor
Councillor J Kellas**

MEETING:	Cabinet
DATE:	Tuesday, 24 February 2026 at 6.00 pm
VENUE:	Civic Suite, Castle House, Great North Road, Newark, NG24 1BY
<p>You are hereby requested to attend the above Meeting to be held at the time/place and on the date mentioned above for the purpose of transacting the business on the Agenda as overleaf.</p> <p>If you have any queries please contact nigel.hill@newark-sherwooddc.gov.uk.</p>	

AGENDA

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Cabinet will be invited:-

'To consider resolving that, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt

information as defined in Part 1 of Schedule 12A of the Act.’

Category of “Exempt Information” Under Schedule 12A of the Local Government Act 1972 as amended

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).

17.	Capital Programme Budget 2026/27 to 2029/30 (Key Decision)	229 - 235
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Note – Fire Alarm Evacuation

In the event of an alarm sounding please evacuate the building using the nearest fire exit in the Civic Suite. You should assemble at the designated fire assembly point located in the rear car park and remain there until the Fire Service arrive and advise it is safe to return into the building

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Cabinet** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Tuesday, 20 January 2026 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)

Councillor R Cozens, Councillor S Crosby, Councillor L Brazier,
Councillor C Penny, Councillor P Taylor and Councillor J Kellas

ALSO IN ATTENDANCE: Councillor N Allen, Councillor J Hall, Councillor S Haynes, Councillor R Holloway, Councillor S Michael, Councillor P Rainbow and Councillor K Roberts

APOLOGIES FOR ABSENCE: Councillor S Forde

337 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Leader advised that the proceedings were being audio recorded and live streamed by the Council.

338 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

Sanjiv Kohli - Director - Resources and Deputy Chief Executive declared an interest in Agenda Item No. 8 - Arkwood Loan Facility, as a Director of Arkwood Developments.

339 MINUTES FROM THE PREVIOUS MEETING HELD ON 9 DECEMBER 2025

The minutes from the meeting held on 9 December 2025 were agreed as a correct record and signed by the Chair.

340 CHAIR'S UPDATE

There was no Chair's update, however the Cabinet paid tribute to former Councillor Laurence Goff who had passed away the previous week.

341 CORPORATE PEER CHALLENGE PROGRESS REVIEW OUTCOME

The Business Manager - Transformation & Service Improvement introduced a report which presented the findings of the Local Government Association (LGA) Corporate Peer Challenge following the progress review return visit by the Peer Challenge Team from 11 to 12 December 2025.

The Team met selected groups of officers for discussions on the Council's progress against the original recommendations from their initial visit in October 2024. The full findings of the Progress Review were set out in Appendix C to the report. The report again highlighted several strengths while also encouraging the Council to continue making improvements.

AGREED (unanimously) that Cabinet review and note the Peer Team's feedback and associated appendices of the report.

Reasons for Decision:

The Peer Team's feedback offers an independent view of how the Council is performing including areas where it can strengthen its approach. Reflecting on this feedback helps ensure the Council continues to improve, stays focused on delivering for residents and remains aligned to its strategic priorities.

Options Considered:

Not applicable.

342 COUNCIL TAX SUPPORT FOR TERMINALLY ILL RESIDENTS

The Business Manager - Financial Services presented a report which recommended the establishment of a discretionary Council Tax Relief Scheme to support households facing the hardship of living with a terminally ill family member.

Four options for such a scheme were presented to the Policy & Performance Improvement Committee at their meeting held on 1 December 2025. The Committee endorsed and recommended option 3 to the Cabinet which was to develop a scheme to provide 100% council tax relief to all households who were in receipt of relief through the local council tax relief scheme (LCTR) within Newark & Sherwood District impacted by having a relative living in the household who had been diagnosed as receiving end of life care. This option aligned with the recommendation of the Marie Curie charity and was estimated to cost between £33,005 and £49,507 per year and it was recommended that the budget for 2026/27 be set at £50,000.

The Cabinet welcomed the report and were hopeful that this would act as a catalyst for other local authorities to adopt similar schemes. It was requested that an update on the implementation of the scheme be brought to the Policy & Performance Improvement Committee and Cabinet as appropriate.

AGREED (unanimously) that Cabinet approve:

- a) Option 3 as detailed in paragraph 2.4.3 of the report; and
- b) the Discretionary Council Tax Relief Scheme to support households facing the hardship of living with a terminally ill family member, as set out at Appendix A to the report.

Reasons for Decision:

The recommended option supports the recommendation of Marie Curie to develop schemes to provide support to households on a low income that include someone living with a terminal illness. The recommended option is affordable to the Council, as identified in the report and the financial implications.

The recommended option aligns to Ambition 3 in the Community Plan to 'Improve health and wellbeing, with an emphasis on communities with lower levels of life expectancy'.

Options Considered:

Option 1 - 100% council tax relief to all households within the district impacted by having a relative living in the household who has been diagnosed as receiving end-of-life care.

Option 2 - 100% council tax relief to all households within the district impacted by having a relative who has been diagnosed as receiving end-of-life care. This would be provided irrespective of where the individual who has been diagnosed lives.

Option 3 - 100% council tax relief to all households who are in receipt of relief through the local council tax relief scheme (LCTR) within the district impacted by having a relative living in the household who has been diagnosed as receiving end-of-life care.

Option 4 - Develop a scheme to provide 100% council tax relief to all households who are in receipt of relief through the local council tax relief scheme (LCTR) within the district where the council tax liable party, subject to the LCTR claim, has been diagnosed as receiving end-of-life care.

343 ARKWOOD LOAN FACILITY AGREEMENT (KEY DECISION)

The Business Manager - Financial Services presented a report which provided an update on the current credit facility with Arkwood Developments Ltd. and sought approval to extend the loan cap to accommodate the company's current development programme. It was noted that there was an exempt report which contained commercially sensitive information which had been redacted from the open version.

In order to accommodate the current developments progressing, there was a need to increase the maximum permitted facility. Currently the maximum amount that could be loaned to the company was £11,408,071. Based on Arkwood's forecast Medium Term Financial Plan, they were expecting a spike in borrowing requirement which was forecast to be in excess of the current facility cap over the next half year. There was a need to increase the current cap to a proposed £25m. The £25m included head room of £3.787m against the current forecast maximum point, meaning should sales receipts not materialise, or earlier than expected spend occur, there was sufficient head room within the agreement to accommodate the additional borrowing requirement.

The Cabinet considered the risks around increasing the loan facility but these were mitigated by way of a debenture on all assets of the company and performance will be continued to be monitored by the Executive Shareholder Committee.

AGREED (unanimously) that Cabinet approve:

- a) the additional £13,591,929 to be added to the Capital programme, making a total capital budget of £25m;
- b) the variation to the Facility Agreement to accommodate the power to vary the agreement and the extension to the cap on the facility from £12m to £25m; and

- c) subject to the subsidy control advice, to delegate responsibility to the Portfolio Holder for Strategy, Performance & Finance to amend the Facility Agreement to ensure the agreement remains subsidy control compliant.

Reasons for Decision:

To ensure that the Council's wholly owned company are able to meet their contractual commitments and complete the existing developments. This aligns with Ambition two within the Council's Community Plan ensuring which has a specific action relating to 'Develop new homes for open market sale or rent through Arkwood Developments Ltd'.

Options Considered:

Should the recommendation not be approved, this would impact on Arkwood's ability to be able to progress the sites they are contractually obliged to complete and would force the company to seek external finance.

344 THE MANAGEMENT AND OPERATION OF THE COUNCIL'S LEISURE FACILITIES UNDER AN AGENCY MODEL (KEY DECISION)

The Senior Accountant presented a report which sought approval for moving to an agency model of delivery for leisure services by Active 4 Today Ltd (A4T). The current contractual arrangements with A4T reflected a long-established and widely adopted model for leisure outsourcing within local authorities which was considered the most VAT-efficient at the time.

Following consultation with our tax advisors and legal specialists it was being proposed to amend the existing Leisure Management Agreement between the Council and A4T. The proposed restructure would designate the Council as the 'Principal' in the agreement, with A4T acting as 'Agent' on its behalf. This change would mean that income generated by the leisure centres would be treated as income belonging to the Council and therefore included in the Council's VAT returns. As a result, VAT that was previously irrecoverable (in the region of £236,000) could now be recovered going forward. The Council would, in turn, pay a management fee to A4T to cover the costs of operating the services.

AGREED (unanimously) that Cabinet:

- a) approve a change to the Leisure Management Agreement between Newark & Sherwood District Council and Active 4 Today such that the company becomes an 'Agent' of the Council in the delivery of Leisure Services; and
- b) delegated authority be given to the Deputy Chief Executive, Director of Resources and S151 Officer to vary the existing contract to an Agency Model arrangement and enter into all necessary agreements to implement the proposals.

Reasons for Decision:

This opportunity follows the successful litigation taken by Chelmsford City Council (and others) "the Chelmsford ruling"). The ruling confirmed as being non-business all supplies of local authority leisure services that were previously taxable (liable to VAT at the zero rate, reduced or standard rate) or VAT exempt are now non-business.

Options Considered:

That the Council would continue under the existing contract with Active 4 Today acting as Principal and therefore would continue to incur irrecoverable VAT.

345 EQUALITY, EQUITY, DIVERSITY AND INCLUSION STRATEGY - REVIEW AND REVISED STRATEGY

The Business Manager - Transformation & Service Improvement presented a report which provided the Cabinet with an update following a review of the Equality, Equity, Diversity and Inclusion Strategy and sought approval for the revised Strategy. The last strategy covered the period for 2021-23 and the revised strategy was attached as Appendix A to the report.

AGREED (unanimously) that Cabinet:

- a) note the changes made to the Council's Equality, Equity, Diversity & Inclusion (EEDI) approach; and
- b) approve the revised Strategy, attached as Appendix A to the report.

Reasons for Decision:

The previous EEDI Strategy was developed in 2019 and the Council have experienced significant changes in workforce, commitments and legislation since this time. Whilst the Council have maintained their commitment to operating within the framework of the Public Sector Duty, due to these changes the Strategy and associated documentation was overdue a review. This has now been completed and is presented for approval.

Options Considered:

None, a District Council must maintain a current EEDI Strategy to comply with legal duties under the Equality Act 2010, demonstrate its commitment to fairness and inclusion, and reduce risks of reputational and operational harm. It ensures policies and services are equitable, fostering trust and engagement across the community.

346 LIFE CHANCES FOR GIRLS

The Transformation & Service Improvement Officer presented a report which set out the findings from the work of the Life Chances for Girls Working Group that was established by the Policy & Performance Improvement Committee. The Chair of the Working Party, Councillor K Roberts, also provided the Cabinet with a summary of what they had achieved. The recommendations of the Working Group were set out in Appendix 3 to the report, and these had been recommended to the Cabinet by the Policy & Performance Improvement Committee at their meeting held on 12 January

2026.

AGREED (unanimously) that Cabinet:

- a) note the findings and recommendations of the Working Group; and
- b) endorse the recommendations as outlined in Appendix 3 to the report.

Reasons for Decision:

To ensure that the findings of the Life Chances for Girls Working Group are formally acknowledged and acted upon. This is in addition to Policy Performance and Improvement Committee, which will be presented the report on 12 January 2026.

By noting the outcomes and endorsing the recommendations, Cabinet can also support targeted actions that improve opportunities and outcomes for girls. This will be whilst working with our partners who can contribute to improving the life chances for girls. This approach demonstrates a commitment to addressing identified challenges and supports a number of the Council's Community Plan ambitions.

Options Considered:

The decision could have been to dismiss the topic request and not establish the Life Chances for Girls Working Group.

347 PARKS AND OPEN SPACES DEVELOPMENT PLAN (KEY DECISION)

The Director - Communities & Environment presented a report which put forward a programme which would further improve parks and open spaces across the district. The Parks and Open Spaces Development Plan included the creation of a fund specifically for town and parish councils with the aim of improving facilities. The proposal was to create a £100,000 fund for town and parish councils to submit matched funding bids of up to £10,000 for investment in parks, play equipment and open spaces within their area. A formal grant application process would need to be established for this grant funding as well as award criteria.

In addition, there were a number of sites within the Councils ownership that presented opportunities for new planting and features as well as future development into Green Flag parks. The outline proposals for the various sites identified were detailed in the report.

AGREED (unanimously) that Cabinet:

- a) endorse the allocation of £100,000 in 2026/27 for parks and open spaces legacy fund for Town and Parish Councils to bid into on a match-funded basis, to drive improvement in parks and open spaces across the district, and delegate authority for the implementation and administration of the fund to the Director - Communities & Environment in consultation with the Portfolio Holder for Climate and the Environment;

- b) agree that £30,000 is committed within the budget for 2026/27, to enable investment in a number of Council-owned sites which have the potential for future development, including some for future Green Flag status;
- c) agree that three strategic sites are identified for potentially significant investment in new facilities, with consultation due to take place about those developments within 2026/27; and
- d) once c) above is complete, to bring a report back to Cabinet in 2026/27 about detailed development at those sites, together with a funding package, for delivery in 27/28 – the last operating year of NSDC ahead of Local Government Reorganisation.

Reasons for Decision:

The recommendations align with the Community Plan objectives in relation to health and wellbeing, protecting and enhancing the environment and promoting community spirit. The proposals are also in line with resident feedback as evidenced through the latest resident survey and the increasing importance being placed on parks and open spaces.

Options Considered:

Given the growing importance residents attach to parks and open spaces, doing nothing was not deemed a viable option. In the context of LGR, future decisions about investment in parks and open spaces in Newark and Sherwood will be taken by a new entity with a much broader geographical footprint and set of delivery responsibilities. Cabinet could choose to press on with developments at the three strategic sites in 2026/27 but given the potential costs it is deemed prudent to understand community support and explore sources of funding that may be available. There is no requirement to create a Town and Parish Council Park Legacy Fund, but this would fail to address the reality that many parks and open spaces across the district are not owned by NSDC and would be a missed opportunity to facilitate improvement in these valued facilities.

348 2026/27 HOUSING REVENUE ACCOUNT BUDGET AND RENT SETTING (KEY DECISION)

The Business Managers - Financial Services and Housing Income & Leasehold Management presented a report which examined the proposed income and expenditure on the Housing Revenue Account (HRA) for the 2026/27 financial year for both revenue and capital, in accordance with Section 76 of the Local Government and Housing Act 1989. The report also provided indicative amounts of income and expenditure for the 2026/27 to 2029/30 financial years for both revenue and capital income and expenditure, and proposed rent levels and service charges for 2026/27, with effect from the first Monday in April 2026.

The setting of the HRA budget and the approval of rent levels would be presented to the Full Council Meeting in February 2025, which would allow the required time to notify tenants of proposed changes to rents in accordance with the legislation.

AGREED (with 6 votes for and 1 abstention) that Cabinet recommend to Council at its meeting on 10 February 2026:

- a) the HRA budget for 2026/27, as set out in Appendix A to the report;
- b) an increase of 4.8% in the 2026/27 rents of all current HRA tenancies will be applied from 6 April 2026;
- c) the 2026/27 service charges, as set out in Appendix C to the report; and
- d) the Capital Budget set out in Appendix D to the report are committed expenditure in the Capital Programme for 2026/27 to 2029/30.

Reasons for Decision:

To advise Members of the proposed HRA budget and charges in rent and service charge levels for 2026/27 and for these to be recommended to Council at its meeting on 10 February 2026.

Options Considered:

Various modelling was undertaken to assess the impact of different rent levels on the viability of the HRA 30-year business plan to arrive at the recommendation above.

Consideration was also given to varying increases between general needs and supported (sheltered and extra care) accommodation, but no rationale was found to support this, alongside the equitable nature of any decision to do so.

349 CORPORATE RISK MANAGEMENT STRATEGY AND POLICY REVIEW

The Safety, Risk & Insurance Manager presented a report which sought approval for the Corporate Risk Management Strategy and Policy which had been subject to recent review by officers. The purpose of the strategy was to ensure that suitable systems were in place to manage significant risks. The revised policy was attached as Appendix A to the report.

AGREED (unanimously) that Cabinet review and approve the updated Corporate Risk Management Strategy and Policy as attached at Appendix A to the report.

Reasons for Decision:

To ensure the Council has a current policy, therefore ensuring the continued management of risk within the Council in accordance with its policies.

Options Considered:

If deemed unsuitable, Cabinet should provide feedback and not approve the revised policy.

350 BILSTHORPE VILLAGE HALL COMPLEX - CAPITAL CONTRIBUTION

In accordance with Section 100(B)(4)(b) of the Local Government Act 1972, the Chair has agreed to take this item as a late item of business to enable the Bilsthorpe Village Hall Complex to progress without delay.

The Business Manager - Healthy Places presented a report which sought approval for a capital contribution towards the delivery of the Bilsthorpe Village Hall complex. Bilsthorpe Parish Council secured UK Shared Prosperity Fund grant in 2022-23 which was used to undertake a community asset report which recommended a new community hub, rationalising the existing community assets (the Miners Welfare, museum, and village hall) into one central, fit for purpose, asset. The parish council went onto commission architects to develop proposals for a community village which culminated in the submission of a planning application for the construction of a new parish hall, new multi-use games area outdoor court, new phased playground, bin and bicycle store and new car park.

It was proposed that the District Council provides a capital contribution of £1m from reserves towards the delivery of the Village Hall Complex. It is further proposed that this capital contribution was made available from 2026-27, with a schedule for draw down, spend by dates and outputs and outcome delivery to be contractually agreed through an agreed business case and programme.

Councillor R Holloway as the local Ward Member attended the Cabinet to set out her support for the project.

AGREED (unanimously) that Cabinet:

- a) approve the creation of capital budget within the Capital Programme 2026-27 of up to £1,299,097.16 financed by £1,000,000 from the Change Management Reserve and £299,097.16 S106 Contributions listed in the table at paragraph 2.4 of the report; and
- b) approve that grant be released following the submission of a business case by Bilsthorpe Parish Council which would be subject to approval by the Council's Section 151 Officer in agreement with the Portfolio Holder for Public Protection and Community Relations.

Reasons for Decision:

The Community Plan has a specific action within the Portfolio for Public Protection and Community Relations to 'work alongside Bilsthorpe Parish Council and other partners, to continue to support the development of the Bilsthorpe Community Hub'.

Options Considered:

The option to not support Bilsthorpe Parish Council with a capital contribution has been discounted, reflecting the project's priority with the District Council's Community Plan, and the opportunity to improve outcomes for the residents of Bilsthorpe through the provision of a village hall complex that meets needs now and in the future.

Meeting closed at 7.40 pm.

Chair



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Sanjiv Kohli, Director – Resources and Deputy Chief Executive

Lead Officer: Nick Wilson, Business Manager – Financial Services, Ext. 5317

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	2026/27 Proposed General Fund Revenue Budget
Purpose of Report	To enable Cabinet to consider the spending proposals in the Council's proposed 2026/27 General Fund revenue budget and make recommendations to Full Council for its meeting on 5 March 2026.
Recommendations	<p>That Cabinet recommends to Full Council at its meeting on 5 March 2026 that:</p> <ol style="list-style-type: none"> i. the following amounts be now calculated by the Council for the 2026/27 financial year, in accordance with Sections 31 to 36 of the Local Government Finance Act 1992 as amended by the Localism Act 2011: <ol style="list-style-type: none"> 1. £57,909,340 being the aggregate of the amounts which the Council estimates for items set out in Section 31A(2)(a) to (f) of the Act, as the District Council's gross expenditure for 2024/25); 2. £37,209,230 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3)(a) to (d) of the Act, as the District Council's gross income for 2024/25); and 3. £20,700,110 being the amount by which the aggregate at (b)(i) above exceeds the aggregate at (b)(ii) above, calculated by the Council, in accordance with Section 31A(4) of the Act, as its Net Budget Requirement for the year; ii. the figures shown as i.1. and i.3. above to be increased only by the amount of Parish Precepts for 2026/27; iii. the budget amounts included in the report be the Council's budget for 2026/27; and iv. the fees and charges shown in Appendices C1-C23 be implemented with effect from 1 April 2026.

Alternative Options Considered	Not applicable, the Cabinet is required to make recommendations on the budget to Full Council.
Reason for Recommendations	To enable Cabinet to make recommendations to Full Council of the amounts to be calculated in accordance with Sections 31 to 36 of the Local Government Finance Act 1992, as amended by the Localism Act 2011, for the purposes of setting Council Tax levels for the 2026/27 financial year.

1.0 Background

- 1.1 This report sets out details of the Council's proposed General Fund (GF) revenue budget for the 2026/27 financial year. The GF revenue budget has been prepared in accordance with the Council's budget setting strategy for 2026/27 which was approved by Cabinet on 8 July 2025.
- 1.2 The 2026/27 GF revenue budget has accordingly been derived from the 2026/27 base budget within the Medium-Term Financial Plan (MTFP) approved by Full Council on 6 March 2025. In accordance with the Budget Strategy, growth and efficiencies have been included based on the engagement with Portfolio Holders throughout the budget setting process. Additionally, changes as described in the Budget Strategy around pay awards and inflation, have also amended that base position.

2.0 Financial Summary

- 2.1 The Council's proposed 2026/27 GF revenue budget is shown in further detail, including information on priority areas in **Appendices A1 to A2** to this report. The current overall position is summarised below:

Line in Appendix A1		2026/27 (£)
9	Total service budgets	23,835,950
14	Total other operating income & expenditure	1,525,100
20	Total financing and investment income & expenditure	(1,453,440)
29 & 30	Less capital reversals	(3,207,500)
	Net Budget Requirement	20,700,110
21 to 25	Other government grants	(7,827,000)
26 & 27	Non-Domestic Rates (NDR) (Business Rates)	(5,018,000)
29 to 31	Contributions to or (from) Usable Reserves	738,800
34	Net call on Council Tax	8,593,910
35	Council Tax Adjustments	0
36	Amount to collect through Council Tax	8,593,910

- 2.2 As the total service budgets (line 9 of **Appendix A1**) include capital costs, the table below breaks down the total service budgets for each Committee by the amounts which relate to capital costs and which relate to cash budgets:

Line in Appendix A1	Portfolio	2026/27 base budget (March 2025) (£)	2026/27 base budget (February 2026) (£)	Variance (£)
Without Capital costs	Climate and the Environment	3,859,260	3,700,000	(159,260)
	Health, Wellbeing and Leisure	819,770	440,440	(379,330)
	Heritage, Culture and the Arts	917,140	764,730	(152,410)
	Housing	435,190	325,060	(110,130)
	Public Protection and Community Relations	3,781,900	4,235,820	453,920
	Strategy, Performance and Finance	10,282,150	10,982,490	700,340
	Sustainable Economic Development	2,120,540	2,197,700	77,160
	Vacancy Factor and Notional Savings	(1,169,680)	(2,017,790)	(848,110)
	Cash Service Budgets	21,046,270	20,628,450	(417,820)
Capital costs	Climate and the Environment	938,260	883,670	(54,590)
	Health, Wellbeing and Leisure	882,570	623,380	(259,190)
	Heritage, Culture and the Arts	335,840	188,630	(147,210)
	Housing	50,740	75,030	24,290
	Public Protection and Community Relations	230,840	317,900	87,060
	Strategy, Performance and Finance	1,497,580	1,115,750	(381,830)
	Sustainable Economic Development	6,480	3,140	(3,340)
	Vacancy Factor and Notional Savings	0	0	0
28 & 29	Capital Service Budgets	3,942,310	3,207,500	(734,810)
1	Climate and the Environment	4,797,520	4,583,670	(213,850)
2	Health, Wellbeing and Leisure	1,702,340	1,063,820	(638,520)
3	Heritage, Culture and the Arts	1,252,980	953,360	(299,620)
4	Housing	485,930	400,090	(85,840)
5	Public Protection and Community Relations	4,012,740	4,553,720	540,980
6	Strategy, Performance and Finance	11,779,730	12,098,240	318,510
7	Sustainable Economic Development	2,127,020	2,200,840	73,820
8	Vacancy Factor and Notional Savings	(1,169,680)	(2,017,790)	(848,110)
9	Total Service Budgets	24,988,580	23,835,950	(1,152,630)

2.3 The budget above delivers the Council's ambitions within the community plan. **Appendix B** summarises within each Portfolio, where large proportions of spend is directed.

2.4 The table below shows how the 2026/27 base budget approved by Full Council on 6 March 2025, has been adjusted for changes totalling £417,820 based on paragraph 2.2 above. Paragraph 3.37 describes the main changes between the assumed base budget and the proposed within this paper.

Portfolio	2026/27 base budget (March 2025) (£)	Realign- ments	Salary Uplift	Approved Variations	Inflation	Requested Changes	2026/27 base budget (February 2026) (£)
CE	3,859,260	0	(27,310)	0	900	(132,850)	3,700,000
HWL	819,770	(329,610)	0	53,070	30	(102,820)	440,440
HCA	917,140	(10,000)	(150)	0	(880)	(141,380)	764,730
H	435,190	0	18,090	(94,990)	300	(33,530)	325,060
PPCR	3,781,900	350,960	57,380	(27,920)	(4,010)	77,510	4,235,820
SPF	10,282,150	10,000	10,640	161,030	20,830	497,840	10,982,490
SED	2,120,540	0	(15,040)	56,320	2,060	33,820	2,197,700
VF-NS	(1,169,680)	(21,350)	(816,820)	(12,550)	0	2,610	(2,017,790)
Non-Capital	21,046,270	0	(773,210)	134,960	19,230	201,200	20,628,450

3.0 Development of Proposed 2026/27 General Fund Revenue Budget

3.1 The development of the proposed 2026/27 General Fund budget was set out in the Budget Strategy document that was presented to Cabinet on 8 July 2025. This document set out the strategy for the year which was to build upon the notional 2026/27 budget as compiled in the preparation of the MTFP for the period 2025/26 to 2028/29 and was approved by Council on 6 March 2025.

3.2 Directors and Business Managers worked with their allocated Finance Officers to go through the budget and MTFP estimates in order to ascertain whether the actions under each of the 8 Community Plan objectives have been included in the base budget, are growth items for inclusion either in the budget for 2026/27 and/or MTFP period, or do not require a financial allocation as the activities are to be delivered by a third party with the Council having a facilitating and monitoring role. Portfolio Holders then met with responsible Directors to ensure that all actions necessary to meet the ambitions set out within the Community Plan were resourced. The portfolio holder for Strategy, Performance and Finance has also reviewed the overall Council Position. Subsequently, this budget has therefore been proposed for the 2026/27 financial year.

3.3 The proposed 2026/27 General Fund revenue budget collates various types of information, such as the:

- a) level of government grant receivable;
- b) expected level of council tax and business rates income;

- c) expected level of other income, such as from fees and charges;
- d) expected level of spend on employees; and
- e) expected use of reserves.

3.4 The sub-sections in this part of the report summarise these and other areas of importance.

Local Government Finance Settlement: Settlement Funding Assessment (SFA) and Core Spending Power 2026/27 to 2028/29

- 3.5 The annual Local Government Finance Settlement provides councils with the amount of government grant and other information pertinent for setting the next financial year's budget. The provisional settlement was announced on 17 December 2025, and the final settlement is expected during February 2026.
- 3.6 The settlement sets out a new needs-based funding system following the Fair Funding Review 2.0. For district councils, the LGFS is expected to result in a relative reduction in funding for most authorities, as updated needs formulas and changes to the tier split shift resources towards counties and metropolitan areas. While transitional protections will ensure that funding reduction are phased in over three years – typically with a 95% funding floor – many districts will still face a gradual decrease in their allocations.
- 3.7 Additionally, grants such as the Homelessness Prevention Grant will be rolled into new consolidated funding streams.
- 3.8 Core Spending Power (CSP) is a measure of the resources made available to local authorities to fund service delivery, based on the Government's annual Local Government Finance Settlement (LGFS). Government makes assumptions within this based on levels of Council Tax and growth in an authorities Tax Base (the Band D equivalent number of properties to charge Council Tax over).
- 3.9 For 2026/27 the long-awaited Fair Funding Review 2.0 has been completed and fed into the LGFS for this year. This settlement will result in more redistribution of funding within the sector than any other for at least the last 13 years. Funding distribution was last updated in 2013-14 (with damping frozen within funding allocations), and since then there has been an updated 4-year settlement (from 2016-17) and a series of one-year settlements.
- 3.10 Added to this, is a full baseline reset (for the first time since the Business Rate Retention Scheme was introduced in 2013-14), major changes to all of the Relative Needs Formulas (through the Fair Funding Review 2.0), and the simplification of many grants into either Settlement Funding Assessment or into one of four Consolidated grants.
- 3.11 The reset included two levels of protection for authorities depending on their pre and post reform 2025/26 levels of income.
- Eligibility for 100% income protection is determined where a Shire District has a protection metric of less than or equal to 15%.
 - Eligibility for 95% income protection is determined where a Shire District has a protection metric of greater than 15%.

- 3.12 The protection metric is based upon pre and post reform 2025/26 income levels and for this Council the metric is above 15% meaning that at least 95% of 2025/26 income levels are protected.
- 3.13 Over the course of the three-year settlement, it is expected that the Council will receive 95% of the post funding reform revised 2025/26 CSP.
- 3.14 The table below includes the strands of income that are used to calculate the Income protection floor, and hence demonstrates the post reform 2025/26 CSP compared with the 2026/27 CSP at slightly higher than 95% for 2026/27:

	2025/26 Post reform revised CSP	2026/27 Core Spending Power	2026/27 budget as at March 2025	2026/27 proposed budget
Legacy Business Rates Retention Funding	£9.308m	£3.873m	£8.640m	£3.873m
Revenue Support Grant	£1.663m	£6.533m	£0.554m	£6.533m
Adjustment Support Grant	£0m	£0.814m	£0m	£0.814m
Council Tax	£8.484m	£8.883m	£8.730m	£8.593m
Recovery Grant	£0.321m	£0.321m	£0m	£0.321m
Consolidated grants:				
Employer NI contribution	£0m	£0m	£0.146m	£0m
Other consolidated grants	£0.228m	£0m	£0m	£0m
Total	£20.004m	£20.424m	£18.070m	£20.134m

- 3.15 As can be seen from the table, funding is significantly higher than expected at the time of writing the 2025/26 to 2028/29 Medium Term Financial Plan in March 2025.
- 3.16 The consolidated grants referred to above relate to:

Grant	Value
Biodiversity Net Gain Planning Requirement Grant	£0.027m
Enforcement of Location and Volume Price Promotions Restrictions Grant	£0.001m
Enforcement of OOH Calorie Labelling Regulations Grant	£0.001m
Homelessness Prevention Grant - Temporary Accommodation	£0.198m
Local Government Finance Data Review New Burdens Grant	£0.001m
Total	£0.228m

- 3.17 The LGFS for this year is a three-year settlement allowing meaning authorities are aware of funding allocations over a longer period, rather than the single year allocations since 2020/21. This will be reported further within the 2026/27 to 2029/30 Medium Term Financial Plan.
- 3.18 The Baseline Funding level for Business Rates has also been revised further in that previously Government would compensate Councils where their Business Rates income fell below 92.5% of their Baseline Funding level. This was determined as the safety net payment. The remainder of any shortfall in funding would be subject to agreement

through the relevant Business Rates Pool for the authority or would need to be made up through their reserves.

- 3.19 For 2026/27 the safety net threshold has been set at 100% meaning that should any authorities actual Business Rates income fall below the Business Rates baseline, this would be compensated by MHCLG.

Proposed 2026/27 Council Tax

- 3.20 Chapter IVA (Limitation of Council Tax and Precepts) of the *Local Government Finance Act 1992* requires billing authorities to hold referenda if their relevant basic amount of council tax for a financial year is in excess of a set of principles determined by the Secretary of State.
- 3.21 An authority's relevant basic amount of council tax is its average band D council tax excluding local precepts. The relevant basic amount of council tax for Newark & Sherwood District Council (NSDC) includes the levy that Internal Drainage Boards charge the Council.
- 3.22 The proposed core principle for 2026/27 is 3%. The Government's proposed council tax referendum principle for shire district councils therefore permits increases in the Council's 2026/27 relevant basic amount of council tax of up to (and including) the greater of 2.99% or £5.00 without holding a referendum.
- 3.23 The proposal within this paper is a Council Tax freeze for the 2026/27 financial year. This would therefore mean a charge of £198.60 for a Band D property. 41% of properties within the District are assigned to Band A meaning a charge of £132.40.
- 3.24 The Council Tax base (being the number of band D equivalent properties within the district) assumes a 1.3% increase on 2025/26. The Tax Base for 2026/27 is set at 43,272.45 (42,720.66 for 2025/26). This is calculated taking all the properties in the district and weighting them depending on their banding, adjusting for estimated discounts and premiums.
- 3.25 The tax base is then multiplied by the annual charge in order to calculate the total Council Tax receivable for the year being £8,593,910. Where further discounts or premiums are actually charged/awarded during the year and the amount of properties charged Council Tax is different to the assumptions above, the surplus or deficit in the Collection Fund will be calculated and will be distributed/clawed back in the following financial year.
- 3.26 Annually, in January, each year the Council must declare whether it expects, by the 31st March, to generate a surplus or deficit on the Collection Fund for Council Tax. A surplus would be generated where the actual number of properties charged is higher than anticipated (through the tax base), conversely a deficit arises from a lower number of properties charged. Where a surplus is generated, this would be distributed to preceptors in the following financial year, similarly a deficit would be recouped from preceptors in the following financial year.

- 3.27 For 2025/26 the Council anticipates a balanced position on the Council Tax collection fund, and hence no surplus nor deficit will be paid/recouped during 2026/27.

Proposed 2026/27 Business Rates

- 3.28 There has been significant change for the 2026/27 financial year within Business Rates. The retained rates system has been overhauled (within the LGFS) together with a revaluation of businesses ratable values and the introduction of a number of new multipliers.

- 3.29 Businesses will now pay one of five different multipliers depending on their ratable values and trade:

- Small multiplier (applicable to non- Retail, Hospitality and Leisure (RHL) businesses with a ratable value of less than £51,000) – 43.2p multiplied by their ratable value.
- Standard multiplier (applicable to non- Retail, Hospitality and Leisure businesses with a ratable value of £51,000 or above) – 48.0p multiplied by their ratable value.
- Small RHL multiplier (applicable to Retail, Hospitality and Leisure businesses with a ratable value of less than £51,000) – 38.2p multiplied by their ratable value.
- Standard RHL multiplier (applicable to Retail, Hospitality and Leisure businesses with a ratable value of £51,000 or above) – 43.0p multiplied by their ratable value.
- High value multiplier (applicable to all businesses with a ratable value of £500,000 and above) – 50.8p multiplied by their ratable value.

- 3.30 Although businesses will pay the various rates, the income the Council will generate from business rates will be equivalent to the standard multiplier, s any additional money it receives from the high value multiplier will be passed to MHCLG, and any loss in income from lower multipliers will be compensated for by MHCLG.

- 3.31 Based upon all of the above, and the Governments assumptions on appeals provision and bad debt provision, the Business Rates baseline funding level (referred above at paragraph 3.11) has been calculated based upon:

Business Rates baseline (NSDC share at 40% of collectable rates)	£24.180m
Tariff payable to MHCLG	£20.307m
Baseline funding level	£3.873m

- 3.32 As part of the LGFS revamped the Business Rates Retention system, all business rates baselines have been more accurately matched with the anticipated 2026/27 actual figures. Hence there is unlikely to be any upside variance and hence growth in the business rates system. Due to this, the Council has not included any forecast growth within its budget for 2026/27.

- 3.33 As there is unlikely to be any growth, the Nottinghamshire Business Rates Pool conducted a review as to whether to continue to pool for the 2026/27 financial year. The outcome of that review found that the risks outweighed the rewards and hence the

Pool would be dissolved at the end of the 2025/26 financial year. This was approved via Portfolio Holder decision on the 12th January 2026.

- 3.34 As per paragraph 3.15 above, should NSDC's share of collectable rates fall below the £24.180m (paragraph 3.25) MHCLG would compensate the Council back to the baseline funding level of £3.873m through a safety net payment.

Proposed 2026/27 Budget – General Principles

- 3.35 The appropriate bases agreed in the Budget Strategy and used in the preparation of the budget are:

a)	Employees	<p>Some of the main assumptions used to budget for employee costs for 2026/27 are:</p> <ul style="list-style-type: none"> • a 3.5% increase in basic pay; and <p>7.5% of the Council's total salary budget, or £1,767,790, has been budgeted to be saved from posts that remain vacant for a period of time before being filled. This is often referred to as the vacancy factor.</p>
b)	Employer's Superannuation	<p>Pension-related costs have been budgeted for in line with the actuarial review which took place as at 31 March 2025 for the three years between 2026/27 and 2028/29.</p> <p>The Council's budgeted pension-related costs have increased, because its total 2026/27 basic pay budgets have increased. The Council's primary rate (charged as a proportion of basic salary at employee level) is 16.4%.</p>
c)	General Inflation	<p>Most non-pay expenditure budgets have been uplifted by 2.5%. Specific budgets have had larger increases on where applicable. Some costs, such as insurance and utilities, are expected to increase by around 5%; and others, such as fixed-price goods and services, are expected to increase by less than 2.5%. Income Budgets have been increased where appropriate based on the Fees and Charges schedule.</p>
d)	Average Interest Rate re External Debt	<p>The Council's General Fund borrowing will be in accordance with the Prudential Code for Capital Finance in Local Authorities. The cost of borrowing will depend on the rates available at the time that funding is required.</p>
e)	Capital Charges	<p>The proposed budgets for each Portfolio (Appendix A1, lines 1-9) includes the notional costs of assets used in delivering services, so that the Council can reflect the true cost of delivering services.</p> <p>Statute, however, requires these capital charges be reversed out (Appendix A1, lines 29 & 30) and replaced with the cost to the Council taxpayer of the underlying capital decisions that have yet to be financed (Minimum Revenue Provision (MRP)) (Appendix A1, line 15). Legislation determines that council taxpayers cannot be charged for the notional costs of assets used.</p>
f)	Capital Financing Charges	<p>The Council's General Fund (GF) revenue budget is charged when the Council borrows to fund the purchase or creation of non-current assets. These charges will be in line with the Council's Minimum</p>

		Revenue Provision (MRP) policy for 2026/27 to be approved by Council on 5 March 2026. MRP is a charge to the taxpayer, calculated by apportioning the value borrowed for assets over their expected useful lives.
g)	Internal Drainage Boards	There is a 3% increase in cost for the 2026/27 financial year, the anticipated cost of levies to the two Internal Drainage Boards (Trent Valley and Upper Witham) for 2026/27 is £981,370. This cost had increased by 40% from the 2022/23 financial year. During 2023/24 the Council received £239,690 towards contribute towards the increase in cost. The Council has budgeted to receive £158,000 towards the additional costs of the IDB, which is equivalent to the grant received during 2025/26.

3.36 The table below details the Council's net budget requirement for 2026/26, broken down by gross expenditure and gross income:

Line		2026/27 gross expenditure (£)	2026/27 gross income (£)	2026/27 net expenditure (£)
9	Total service budgets	59,307,400	(35,471,450)	23,835,950
29 & 30	Reversal of Capital Charges	(4,067,500)	860,000	(3,207,500)
	Sub Total Service Budget (Appendix A2)	55,239,900	(34,611,450)	20,628,450
14	Other operating income & expenditure	1,525,100	0	1,525,100
20	Total Financing and Investment income & expenditure	1,144,340	(2,597,780)	(1,453,440)
	Net Budget Requirement	57,909,340	(37,209,230)	20,700,110

3.37 A summary of the main reasons for changes requested in the table at paragraph 3.3 are listed below:

Changes requested for 2026/27 base budget compared to 2026/27 base budget (MTFP as at March 2025)	Variance (£)
Requested Changes by Members	
Parks and Playing fields feasibility	30,000
Programme of Prison Me, No Way initiatives, the Safety Challenge Events and In Her Shoes Programme	50,000
Environmental Schemes	150,000
Feasibility for Middle Beck Green and Blue Basin	50,000
Domestic Violence x3 Domestic Homicide Reviews	34,650
Council Motion for Discretionary Council Tax relief for the Terminally ill	23,720
Facilitate and lead on environmental behavioural change projects	10,000
Requested Changes by Officers	
Vehicle Pool HVO budget removed and reduction in volatility contingency for diesel	(129,000)
Electricity budgets have been revised in line with energy prices and projected future trends.	(76,370)

Contract car park barriers	45,000
Review of Planning income in line with updated Fees and Charges and number of applications. Expected Majors to be less than in previous years given current trends.	51,830
Care leavers discount a council tax discretionary scheme based on actuals from previous years	75,000
Asylum Seekers - not due to receive any income in 2026/27	75,500
Homes for Ukraine - Income previously received from Nottinghamshire County Council, this level of income is not expected to be received going forward as it is based on a fixed charge per house visit	148,780
Alexander Lodge reduction of service charges budget in line with the previous financial year	79,450
Corporate Estate Fire Doors Repairs	106,200
Revenue and Benefits - Civica Re-licence and increased annual licence	358,700
Holistic Service Changes	
Changes to Pension from 18.6% to 16.4%	(386,920)
Business Rates adjustment following change to the multiplier	(53,420)
Commercial Strategy and MTFP Changes	
Active 4 Today Management Fee removed following review of the management agreement.	(142,760)
Increase income to reflect recent trends at the palace theatre	(98,470)
Savings relating to the new cleaning contract	(14,520)
Saving made due to no longer using the Concerto system for managing corporate estate	(45,000)
The Beacon has projected to reach 97% occupancy by Q3 of 2025–26.	(84,620)
Trade Refuse Income increase due to simpler recycling legislation requiring additional bins / collections	(64,290)
Expecting an increase in the price of Glass Recycling	(64,360)
Private Sector Speech Call expenditure is recharged from HRA to reflect the costs for the private customers. This has not increased as much as previously anticipated therefore reduce.	(64,320)
Others	
Salary Uplift 3% to 3.5%	43,603
Vacancy Factor change from 5% to 7.5%	(816,820)
Changes to budget approved during the year	134,967
Inflation	19,230
Other various changes < £10k	136,420
Total Change	(417,820)

2026/27 Employee Plan

- 3.38 The salary budget for the General Fund has been based on 514.66 FTE posts in 2026/27 (489.65 in 2025/26). Any changes to the establishment will require the relevant approvals.

Fees and Charges Review

- 3.39 The fees and charges for many services administered by the local authority are set by statute. The amounts for these, and their timing and review, are therefore prescribed by central government. There remains, however, many services where the Council has the ability to review and if necessary, amend its charges or charging regime.
- 3.40 In accordance with the Council's Constitution, each service area should consider the level of fees and charges to be implemented in the following financial year as part of the process of service planning and budget setting.
- 3.41 The proposals for the levels of fees and charges to be implemented from 1 April 2026 were reviewed by Directors during November and have now been updated where appropriate. The Council is currently budgeting to receive £5.8m of income from fees and charges in 2026/27. This is an increase of £0.404m from 2025/26.
- 3.42 The table below summarises the services which provide the Council with most of its fees and charges income and the fees and charges income budgeted from these services for 2026/27:

Service	2026/27 base budget (March 2025) (£)	2026/27 base budget (February 2026) (£)	Summary
Fees and Charges			
Trade Waste, Recycling and Garden Bins	1,911,440	2,011,570	Businesses based in Newark and Sherwood have to pay for their waste to be collected and disposed of. Nottinghamshire County Council sets the waste disposal charges for all district and borough councils in the county, through its statutory role as the Waste Disposal Authority for these authorities. Further details of these and the other proposed charges for 2026/27 can be found in Appendix C13 .
Car and Lorry Parking	929,860	952,130	The car parking charges proposed for 2026/27 are largely the same as those in 2025/26, though increases have been proposed for lorry parking. Further details can be found in Appendix C16 .
Planning	1,123,820	1,071,990	Planning application fees are statutory, set by the Government, whereas pre-application advice fees are discretionary, set by the Council. The Council categorises its pre-application advice fees by the size and type of developments. Further details, including the statutory fees chargeable, can be found in Appendix C1 & C2 .

Culture	761,010	944,750	The charges related to the Palace Theatre Newark, National Civil War Centre, and Newark Castle and Gardens. Further details can be found in Appendix C6 .
Rents			
Corporate Property	2,127,590	2,131,200	The rents for Corporate Property include income at the Newark Beacon, the Industrial units across the District, the Air and Space Institute, Castle House rents and the ButterMarket to name a few.
Housing Services	452,340	470,260	Rental income at various properties across the District, also including the income for the rental of the Careline technology

3.43 Details of the Council's proposed charges for 2026/27 for all services can be found in **Appendices C1-C23**.

Total Financing and Investment income & expenditure (**Appendix A1**, line 20)

3.44 Capital financing costs have been estimated based on assumptions of interest rates going forward, taking into account the forecasts of cash balances over the next year. Due to their nature and composition, however, they are subject to change on a regular basis. This reflects movements in the financial markets as well as changes to the predicted cashflow.

3.45 The Council will seek to borrow money from the most efficient and effective institution in order to support its cash flow position. Regard will be taken to the Council's Treasury Strategy (which is subject to a separate report which is to be considered by the Audit and Accounts Committee on 4 March 2026 and is due to be approved by Full Council on 5 March 2026) and due diligence through the Council's Treasury Advisers.

3.46 In previous financial years, decisions regarding capital expenditure have been taken to utilise internal resources and maintain an under-borrowed position against its Capital Financing Requirement. This is not uncommon across the Local Government sector, at a time when budgets have been squeezed, but reserves have existed. The Council is proposing to utilise some of its reserves on projects such as Yorke Drive, Clipstone Holding Centre, Castle Gatehouse, Bilsthorpe Hub and the Southern link Road. This means that as cash backed by these reserves will be utilised, there is a potential need to borrow money to ensure that the Council has cash at hand to service its day to day costs.

3.47 There is an overall decrease in the total net Financing and Investment income & expenditure by £0.726m (**Appendix A1**, line 20) in 2026/27. The 2026/27 interest payable and MRP budget is lower than was budgeted for in March 2025, mainly due to the reprofiling of larger capital projects which are financed by borrowing. Additionally there is a £0.260m budgeted increase of the financial contribution, which includes dividend and interest investment income, due from Arkwood Developments Ltd.

3.48 All treasury investments are made in line with the Council's Treasury Management Strategy. Advice from the Council's external treasury consultants will be sought prior to

the investment of any funds to ensure maximum scrutiny is taken on any decision making.

Contribution to or From Reserves

- 3.49 Section 25 (Budget calculations: report on robustness of estimates etc) of the *Local Government Act 2003* requires local authority chief finance officers (Section 151 officers) to report on the adequacy of financial reserves in the Council's proposed budget and robustness of estimates made.
- 3.50 The Council's s151 Officer has reviewed the adequacy of the Council's financial reserves to ensure that these are neither too low (imprudent) or too high (over prudent) based on their purpose and likely use.
- 3.51 The table below summarises the amount of council earmarked reserves as at 31 March 2025, and forecasts of these as at 31 March 2026 and 31 March 2027.

	At 31 March 2025 (£)	Forecast at 31 March 2026 (£)	Forecast at 31 March 2027 (£)
Budget Funding Reserves	9,011,918	8,924,549	8,924,549
Earmarked for Known Pressures	9,153,586	5,491,013	3,651,620
Ring Fenced Reserves	2,163,126	1,490,219	1,717,219
Un-ringfenced Reserves	15,286,934	14,736,618	3,583,703
Total Revenue Reserves	35,615,564	30,642,399	17,877,092
Capital Reserves	14,587,997	14,136,895	14,686,697
Total Revenue and Capital Reserves and Balances	50,203,561	44,779,294	32,563,788

The main reductions relate to the usage of the Change Management/Capital Fund over the next two years, which will draw down the balances held. Large capital projects include:

- Yorke Drive
- Southern Link Road
- Clipstone Holding Centre
- Belvoir Iron Works
- Castle Gatehouse
- Bilsthorpe Hub

General Fund Balance

- 3.52 The Council's £1.500m General Fund balance has been set aside to pay for exceptional items. Officers consistently review the appropriateness (prudence) of this amount in light of internal and external risks identified. For the Council to maintain this balance, it is intended that it will only be used to fund expenditure once other appropriate reserves have been fully utilised.

- 3.53 The Council's total forecast reserves and general fund balance to 31 March 2026 is £30,642,399. The s151 Officer of the Council is satisfied with the adequacy of the levels of reserves and balances.
- 3.54 The budget has been prepared in accordance with the budget strategy approved Cabinet on 8 July 2025. The draft budget has been scrutinised and challenged by the Council's Senior Leadership Team, the Leader and Portfolio Holders. The draft budget (and Medium Term Financial Plan) has also been scrutinised informally by the ruling administration. The s151 Officer of the Council is therefore satisfied by the robustness of the estimates and assumptions underpinning the budget for 2026/27.

Parish and Town Council Precepts

- 3.55 Parish and town councils can raise money to help meet their spending requirements by issuing a 'precept' (mandatory demand) to the district council. The district council must account for such precepts when calculating its council tax requirement. Council tax requirement is the amount of money that councils need to raise from council tax to fund council spending once income from other sources (such as government grants) have been deducted.
- 3.56 The Council is still awaiting confirmation from each parish and town council regarding their level of precept for 2026/27. These details will be included in the revenue budget and council tax setting report to be presented to Council on 5 March 2026.

Subjective Analysis

- 3.57 **Appendix A2** contains a breakdown of the Council's General Fund revenue budget for 2026/27 by statutory categories used to categorise expenditure and income.

Risk Assessment and Sensitivity

- 3.58 As mentioned in paragraph 3.49, section 25 of the *Local Government Act 2003* requires the Council's chief finance officer, currently the Director of Resources and Deputy Chief Executive, to report on the robustness of estimates made in the Council's proposed budget. This section fulfils that requirement.
- 3.59 In considering the Council's proposed budget for 2026/27 and the sensitivity of expenditure and income to changes, it should be noted that:
- a) a 1% increase in Council Tax is equivalent to £85,939 of net expenditure; and
 - b) a £1 increase in Council Tax is equivalent to £43,272 of net expenditure.
- 3.60 Various assumptions were required to be made when preparing the proposed 2026/27 budget. The two areas where it seems that variations between the proposed budget and reality could be greatest are employee pay and income receivable. Further details on each of these are below.

2026/27 Pay Award and changes in National Insurance

- 3.61 Employee costs form a significant proportion of all district council budgets. As mentioned in paragraph 3.35, the 2026/27 budgets have been prepared assuming a 3.5% annual increase in basic pay.
- 3.62 The National Joint Council (NJC) for Local Government Services' pay award for 2026/27 has not yet been finalised. If the 2026/27 pay award agrees a more than 3.5% increase in basic pay, and if reductions in employee costs elsewhere cannot offset the increase in pay award costs, the additional costs unbudgeted for will need to be funded from council reserves. A 1% increase over and above the budgeted 3.5% in basic pay for 2026/27 would result in around £198,000 needing to be funded from reserves.

Income

- 3.63 A significant part of the Council's annual net budget is dependent on income from rents; sales, fees and charges; and other receipts. Officers have reviewed the income that services have achieved against the current and previous years' budgets and have considered factors expected to affect future income levels, to ensure the 2026/27 income budgets for services have been set at levels considered achievable.
- 3.64 Significant underperformance against budgeted income would increase the Council's annual net expenditure and thus place unbudgeted demand on council reserves. A 1% reduction in council income from fees and charges would cost £58,000, or a council tax increase equivalent to £1.35 per property (0.68%).
- 3.65 Officers closely monitor income levels as part of the Council's monthly budget monitoring processes.
- 3.66 Officers plan to develop a more detailed understanding of the volumes of activity which underpin each of the Council's main income sources. This will allow the Council to more accurately model changes to expected activity levels, as well as increase assurance regarding the risks of such changes materialising.

Other Significant Potential Risks

- 3.67 Though less likely, but other assumptions which could result in the Council's actual expenditure and/or income varying significantly from its proposed budgets are below:

a)	Interest rates	<p>The proposed 2026/27 budget includes amounts for both interest payable (Appendix A1, line 17) and interest receivable (Appendix A1, line 18). This is because the Council expects that it will both borrow money and lend money throughout the 2026/27 financial year.</p> <p>The budgeted amounts for 2026/27 have accounted for factors such as the amount of council funds expected to be available. The actual amounts of council interest payable and receivable for 2026/27 will likely differ from those budgeted.</p>
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		The impact of a 1% change in interest rate would be insignificant on the Council's overall budget.
b)	General Inflation	<p>As mentioned in paragraph 3.35, the proposed service budgets for 2026/27 include increases for inflation where appropriate.</p> <p>The most recent month for which inflation data was available at the time of writing is December 2025. There was a 2.7% increase in inflation (Consumer Prices Index (CPI)) from December 2024.</p> <p>Though it is likely that actual inflation rates throughout 2026/27 will differ from the Government's own forecasts for 2026/27 and the 2.5% the Council has generally budgeted for, the small differences anticipated are expected to have insignificant impact on the Council's budget.</p>
c)	Apprenticeship Scheme	In addition to Apprenticeship Levy payments the Council is required to make to the Government (Appendix A1 , line 10), the Council employs apprentices which have been budgeted for within the revenue budget.
d)	Reserves	As mentioned in paragraph 3.50, the Council has reviewed the adequacy of the financial reserves proposed in the 2026/27 budget, as statutorily required.

4.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	NA	Equality & Diversity	NA
Human Resources	NA	Human Rights	NA
Legal	NA	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	NA	Tenant Consultation	NA

Equalities Implications

- 4.1 Business Managers consider the implications on equalities when assessing how best to deliver the services they are responsible for.

5.0 **Community Plan – Alignment to Objectives**

- 5.1 The Community Plan 2023-2027 was approved by Full Council on 12 December 2023 and sets out the Council's objectives over the next three years, building on previous published plans for the same time period.
- 5.2 The Community Plan was further revised at the meeting of Cabinet on 1 April 2025.

- 5.3 The budget proposed has the appropriate allocation of resources in order to ensure the delivery of all the objectives within the Community Plan.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None.

SUMMARY OF DISTRICT COUNCIL BUDGET REQUIREMENT

A	B	C	D = C - B
	2026/27 Base Budget (March 2025)	2026/27 Base Budget (February 2026)	More or (Less)
Portfolio	£	£	£
1 Climate and the Environment	4,797,520	4,583,670	(213,850)
2 Health, Wellbeing and Leisure	1,702,340	1,063,820	(638,520)
3 Heritage, Culture and the Arts	1,252,980	953,360	(299,620)
4 Housing	485,930	400,090	(85,840)
5 Public Protection and Community Relations	4,012,740	4,553,720	540,980
6 Strategy, Performance and Finance	11,779,730	12,098,240	318,510
7 Sustainable Economic Development	2,127,020	2,200,840	73,820
8 Vacancy Factor and Notional Savings	(1,169,680)	(2,017,790)	(848,110)
9 Total Service Budgets	24,988,580	23,835,950	(1,152,630)
Other Operating Income & Expenditure			
10 Apprenticeship Levy	77,250	89,730	12,480
11 Pensions - employer's lump sum	382,390	354,000	(28,390)
12 Corporate Contingencies	100,000	100,000	0
13 Drainage Levy	954,000	981,370	27,370
14 Total other operating income & expenditure	1,513,640	1,525,100	11,460
Financing and Investment income & expenditure			
15 Minimum Revenue Provision (MRP)	1,075,430	807,490	(267,940)
16 Financial Instruments Adjustment	3,650	3,650	0
17 Interest Payable	826,935	333,200	(493,735)
18 Interest Receivable	(1,793,700)	(1,497,780)	295,920
19 Financial Contribution from Arkwood Developments Ltd (incl interest and dividend)	(840,000)	(1,100,000)	(260,000)
20 Total Financing and Investment income & expenditure	(727,685)	(1,453,440)	(725,755)
Taxation and Non Specific Grant Income			
Other Government Grants			
21 Revenue Support Grant	(554,000)	(6,533,000)	(5,979,000)
22 Recovery Grant	0	(321,000)	(321,000)
23 National Insurance Grant	(145,930)	0	145,930
24 Internal Drainage Board Levy Grant	(119,000)	(158,000)	(39,000)
25 Adjustment Grant	0	(815,000)	(815,000)
Non Domestic Rates (NDR)			
26 Retained NDR- Including Pool Surplus	(9,785,330)	(5,313,500)	4,471,830
27 Business Rates Deficit from 2024/25	0	295,500	295,500
28 Total Taxation and Non Specific Grant Income	(10,604,260)	(12,845,000)	(2,240,740)
Contributions to or (from) Reserves and Balances			
Contributions to or (from) Unusable Reserves			
29 Reversal of capital expenditure	(4,802,310)	(4,067,500)	734,810
30 Reversal of capital income	860,000	860,000	0
Contributions to or (from) Usable Reserves			
31 Contributions to or (from) usable reserves	(1,613,187)	738,800	2,351,987
32 Shortfall mitigations identified in the MTFP - March 2025	(885,000)	0	885,000
33 Total Contributions to or (from) Reserves and Balances	(6,440,497)	(2,468,700)	3,971,797
34 Net call on Council Tax	8,729,778	8,593,910	(135,868)
Council Tax Adjustments			
35 Brought forward Council Tax deficit	0	0	0
36 To be collected through Council Tax	8,729,778	8,593,910	(135,868)

Appendix A2

BUDGET SUMMARY - SUBJECTIVE (GENERAL FUND (GF) CASH SERVICES REVENUE) - EXCL CAPITAL

COST CENTRE	CENTRE NAME	2026/27 EST SET IN MARCH	FINAL 2026/27 BASE BUDGET	MORE OR (LESS)
111	SALARIES AND WAGES	17,025,510	16,684,120	(341,390)
112	OTHER SALARIES/WAGES PAYMENTS	104,780	104,800	20
113	NATIONAL INSURANCE	2,309,010	2,353,815	44,805
114	SUPERANNUATION	3,490,820	3,162,560	(328,260)
115	OTHER EMPLOYERS CONTRIBUTIONS	39,600	39,790	190
	EMPLOYEES	22,969,720	22,345,085	(624,635)
211	REPAIRS AND MAINTENANCE	1,039,660	1,550,580	510,920
212	ENERGY COSTS	779,000	619,430	(159,570)
213	RENT	471,550	558,230	86,680
214	RATES	589,270	552,130	(37,140)
215	WATER SERVICES	207,760	170,920	(36,840)
216	FIXTURES AND FITTING	11,440	16,470	5,030
217	CLEANING AND DOMESTIC	40,070	38,120	(1,950)
218	COMPLIANCE SERVICING	163,700	182,520	18,820
219	CONTRIBUTION TO FUNDS	721,750	517,870	(203,880)
311	TRANSPORT	1,267,520	1,146,140	(121,380)
313	CONTRACT HIRE OP LEASE	8,160	10,850	2,690
315	CAR ALLOWANCES	83,360	82,910	(450)
411	EQUIPMENT AND FURNITURE	478,870	510,920	32,050
412	MATERIALS	49,860	59,500	9,640
421	CATERING	166,590	190,250	23,660
431	CLOTHING AND UNIFORMS	45,210	46,400	1,190
441	GENERAL OFFICE EXPENSES	401,760	430,540	28,780
451	CONTRACTUAL	1,275,370	1,448,010	172,640
452	OTHER SERVICES	1,251,120	1,748,535	497,415
461	COMMUNICATIONS AND COMPUTING	1,734,340	1,447,740	(286,600)
471	STAFF	33,240	31,150	(2,090)
472	MEMBERS	363,440	378,860	15,420
473	CHAIRMAN	8,510	8,550	40
481	GRANTS	627,380	579,530	(47,850)
482	SUBSCRIPTIONS	99,810	100,870	1,060
491	INSURANCE	463,710	515,000	51,290
492	CONTRIBS TO FUNDS AND PROVISION	260,110	252,210	(7,900)
493	OTHER PROFESSIONAL SERVICES	2,215,620	2,629,370	413,750
497	DISCOUNTS	36,210	35,750	(460)
611	HOUSING BENEFITS	16,562,230	16,562,230	0
612	OTHER TRANSFER PAYMENTS	503,670	473,230	(30,440)
	RUNNING EXPENSES	31,960,290	32,894,815	934,525
911	GOVERNMENT GRANTS	(17,164,120)	(17,813,830)	(649,710)
922	CONTRIBUTIONS FROM OTHER LAS	(402,150)	(244,830)	157,320
928	RECHARGE NON GF ACCOUNTS	(4,989,460)	(4,798,660)	190,800
931	SALES	(742,930)	(870,240)	(127,310)
932	FEES AND CHARGES	(6,520,960)	(6,734,580)	(213,620)
933	RENTS	(3,426,730)	(3,434,430)	(7,700)
939	OTHER RECEIPTS	(637,390)	(714,880)	(77,490)
	INCOME	(33,883,740)	(34,611,450)	(727,710)
	PORTFOLIO TOTAL	21,046,270	20,628,450	(417,820)

PORTFOLIO HOLDER	Climate and the Environment
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	3,300,140	0	(162,310)	0	270	317,830	3,455,930
	112	OTHER SALARIES/WAGES PAYMENTS	4,780	0	0	0	20	0	4,800
	113	NATIONAL INSURANCE	415,130	0	(5,710)	0	0	0	409,420
	114	SUPERANNUATION	616,980	0	(8,980)	0	0	(72,020)	535,980
	115	OTHER EMPLOYERS CONTRIBUTIONS	0	0	0	0	0	0	0
EMPLOYEE EXPENSES Total			4,337,030	0	(177,000)	0	290	245,810	4,406,130
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	34,240	80,610	0	0	400	2,000	117,250
	212	ENERGY COSTS	530	0	0	0	30	0	560
	213	RENT	6,350	0	0	0	0	(130)	6,220
	217	CLEANING AND DOMESTIC	1,130	0	0	0	10	0	1,140
	219	CONTRIBUTION TO FUNDS	124,430	(69,420)	0	0	0	(55,010)	0
	311	TRANSPORT	1,267,520	(2,650)	0	0	10,270	(129,000)	1,146,140
	313	CONTRACT HIRE OP LEASE	0	2,650	0	0	0	0	2,650
	315	CAR ALLOWANCES	1,860	0	0	0	10	0	1,870
	411	EQUIPMENT AND FURNITURE	238,000	0	0	0	1,160	0	239,160
	412	MATERIALS	36,950	0	0	0	190	10,000	47,140
	421	CATERING	3,600	0	0	0	20	0	3,620
	431	CLOTHING AND UNIFORMS	26,770	0	0	0	130	0	26,900
	441	GENERAL OFFICE EXPENSES	30,600	0	0	0	150	0	30,750
	451	CONTRACTUAL	137,270	(11,190)	0	0	600	6,000	132,680
	452	OTHER SERVICES	202,710	0	0	0	(110)	423,680	626,280
	461	COMMUNICATIONS AND COMPUTING	0	0	0	0	0	0	0
	471	STAFF	20	0	0	0	0	0	20
	492	CONTRIBS TO FUNDS AND PROVISIONS	18,700	0	0	0	40	(1,510)	17,230
	493	OTHER PROFESSIONAL SERVICES	436,530	0	0	0	2,150	(20,500)	418,180
	612	OTHER TRANSFER PAYMENTS	44,910	0	0	0	0	33,880	78,790
	821	CAPITAL	938,260	0	0	(65,110)	13,890	0	883,670
RUNNING EXPENSES Total			3,550,380	0	0	(65,110)	28,940	269,410	3,780,250
INCOME	911	GOVERNMENT GRANTS	0	0	0	0	0	0	0
	922	CONTRIBUTIONS FROM OTHER LAS	(17,190)	0	0	0	(40)	0	(17,230)
	928	RECHARGE NON GF ACCOUNTS	(862,370)	0	0	0	(6,070)	(168,490)	(1,036,930)
	931	SALES	(254,390)	0	0	0	(1,250)	(64,360)	(320,000)
	932	FEES AND CHARGES	(2,127,130)	0	0	0	(7,080)	(93,730)	(2,227,940)
	933	RENTS	(610)	0	0	0	0	0	(610)
	939	OTHER RECEIPTS	0	0	0	0	0	0	0
INCOME Total			(3,261,690)	0	0	0	(14,440)	(326,580)	(3,602,710)
Grand Total			4,625,720	0	(177,000)	(65,110)	14,790	188,640	4,583,670

PORTFOLIO HOLDER Climate and the Environment

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10701	UPKEEP OF DYKES	9,990	0	0	0	40	0	10,030
A10901	CLIMATE CHANGE	3,370	0	0	0	0	0	0
A10902	DECARBONISATION	0	0	0	0	0	0	0
A11002	WASTE & RECYCLING	2,167,650	0	(91,190)	0	(26,460)	(55,930)	1,994,070
A11103	SEWERAGE WORKS	0	0	0	0	0	44,910	44,910
A11105	CLEANER, SAFER, GREENER	0	0	0	0	0	10,000	10,000
A11331	PARKS AND PLAYING FIELDS	108,380	0	0	0	1,480	24,460	134,320
A11334	PRIVATE ESTATES	10,040	0	0	0	30	(4,010)	6,060
A11335	CLOSED CHURCHYARDS	5,420	0	0	0	10	(2,820)	2,610
A11336	VICAR WATER PARK	70,860	0	(1,250)	0	(10)	5,980	75,580
A11338	SCONCE & DEVON PARK	81,290	0	(1,590)	0	2,390	10,880	92,970
A11340	ENV SERV MANAGEMENT	285,950	0	(8,860)	0	(50)	18,390	295,430
A11582	LIFE SAVING	520	0	0	0	0	2,000	2,520
A11702	ENVIRONMENTAL SCHEMES	27,020	0	0	0	3,190	(5,120)	25,090
A11842	DEVELOPMENT COSTS	0	0	0	0	0	200,000	200,000
A15003	BRUNEL DRIVE DEPOT	69,240	0	0	0	27,560	0	96,800
A15023	STREET SCENE GROUNDS MAINT	314,570	0	(65,790)	0	(3,210)	46,410	291,980
A26901	VEHICLE POOL AND WORKSHOP	1,471,420	0	(8,320)	(65,110)	9,820	(106,510)	1,301,300
Grand Total		4,625,720	0	(177,000)	(65,110)	14,790	188,640	4,583,670

PORTFOLIO HOLDER Health, Wellbeing and Leisure

	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	394,050	(176,130)	(20,480)	36,280	0	25,700	259,420
	113	NATIONAL INSURANCE	55,210	(25,580)	0	5,310	0	0	34,940
	114	SUPERANNUATION	77,120	(36,360)	0	7,500	0	(5,720)	42,540
EMPLOYEE EXPENSES Total			526,380	(238,070)	(20,480)	49,090	0	19,980	336,900
RUNNING EXPENSES	213	RENT	1,200	0	0	0	0	0	1,200
	315	CAR ALLOWANCES	4,080	(3,000)	0	0	0	1,000	2,080
	411	EQUIPMENT AND FURNITURE	0	0	0	0	0	0	0
	441	GENERAL OFFICE EXPENSES	510	0	0	0	0	(510)	0
	451	CONTRACTUAL	900	0	0	0	0	0	900
	452	OTHER SERVICES	8,830	0	0	0	40	(510)	8,360
	471	STAFF	100	0	0	0	0	0	100
	481	GRANTS	152,760	0	0	0	0	(152,760)	0
	492	CONTRIBS TO FUNDS AND PROVISIONS	0	0	0	0	0	0	0
	493	OTHER PROFESSIONAL SERVICES	109,240	(69,240)	0	0	0	55,680	95,680
	821	CAPITAL	882,570	0	0	0	(64,600)	530	623,380
RUNNING EXPENSES Total			1,160,190	(72,240)	0	0	(64,560)	(96,570)	731,700
INCOME	911	GOVERNMENT GRANTS	0	0	0	0	0	0	0
	922	CONTRIBUTIONS FROM OTHER LAS	0	0	0	0	0	0	0
	928	RECHARGE NON GF ACCOUNTS	0	0	0	0	0	0	0
	932	FEES AND CHARGES	(2,520)	0	0	0	(10)	0	(2,530)
	933	RENTS	(2,250)	0	0	0	0	0	(2,250)
INCOME Total			(4,770)	0	0	0	(10)	0	(4,780)
Grand Total			1,681,800	(310,310)	(20,480)	49,090	(64,570)	(76,590)	1,063,820

PORTFOLIO HOLDER Health, Wellbeing and Leisure

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A11101	PUBLIC CONVENIENCES	900	0	0	0	0	0	900
A11110	PUBLIC HEALTH FUNERALS	5,800	0	0	0	30	0	5,830
A11305	SOUTHWELL LEISURE CENTRE	10,000	0	0	0	0	(10,000)	0
A11314	LINCOLN ROAD SPORTS HALL	80,160	0	0	0	(64,600)	0	15,560
A11339	NEWARK SPORTS & FITNESS CENTRE	(540)	0	0	0	0	20	(520)
A11576	ACTIVE 4 TODAY	945,170	0	0	0	0	(142,760)	607,290
A11577	TOUR OF BRITAIN	0	0	0	0	0	0	0
A11583	HEALTH & COMMUNITY DEVELOPMENT	640,310	(310,310)	(20,480)	49,090	0	20,470	379,080
A11915	COST OF LIVING RESPONSE	0	0	0	0	0	55,680	55,680
C54467	HOUSEHOLD SUPPORT GRANT	0	0	0	0	0	0	0
C54471	COVID-NCC EAF FOOD COORDINATOR	0	0	0	0	0	0	0
C54473	THE HOLIDAY ACTIVITY & FOOD GR	0	0	0	0	0	0	0
C54477	SHERWOOD LEVELLING UP SCHEME	0	0	0	0	0	0	0
C54495	FOOD ENVIRONMENT GRANT	0	0	0	0	0	0	0
Grand Total		1,681,800	(310,310)	(20,480)	49,090	(64,570)	(76,590)	1,063,820

PORTFOLIO HOLDER	Heritage, Culture and the Arts
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	826,050	(4,920)	(32,880)	19,810	150	72,650	880,860
	112	OTHER SALARIES/WAGES PAYMENTS	0	0	0	0	0	0	0
	113	NATIONAL INSURANCE	106,820	(630)	(730)	2,570	0	(11,530)	96,500
	114	SUPERANNUATION	156,300	(920)	(1,340)	3,680	0	(34,370)	123,350
	115	OTHER EMPLOYERS CONTRIBUTIONS	0	0	0	0	0	0	0
EMPLOYEE EXPENSES Total			1,089,170	(6,470)	(34,950)	26,060	150	26,750	1,100,710
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	8,090	6,240	0	0	50	0	14,380
	213	RENT	0	0	0	0	0	0	0
	216	FIXTURES AND FITTING	0	0	0	0	0	0	0
	217	CLEANING AND DOMESTIC	3,920	0	0	0	20	0	3,940
	219	CONTRIBUTION TO FUNDS	6,240	(6,240)	0	0	0	0	0
	315	CAR ALLOWANCES	1,680	0	0	0	0	(500)	1,180
	411	EQUIPMENT AND FURNITURE	13,490	0	0	0	70	0	13,560
	412	MATERIALS	0	0	0	0	0	0	0
	421	CATERING	89,550	15,950	0	0	450	4,940	110,890
	431	CLOTHING AND UNIFORMS	1,090	0	0	0	0	0	1,090
	441	GENERAL OFFICE EXPENSES	47,770	0	0	0	240	0	48,010
	451	CONTRACTUAL	18,260	0	0	0	90	0	18,350
	452	OTHER SERVICES	133,760	0	0	0	600	4,790	139,150
	461	COMMUNICATIONS AND COMPUTING	11,860	0	0	0	30	0	11,890
	471	STAFF	1,720	0	0	0	0	0	1,720
	481	GRANTS	16,940	0	0	0	80	0	17,020
	482	SUBSCRIPTIONS	780	0	0	0	0	0	780
	492	CONTRIBS TO FUNDS AND PROVISIONS	0	0	0	0	0	0	0
	493	OTHER PROFESSIONAL SERVICES	622,910	136,540	0	0	3,040	2,350	764,840
	821	CAPITAL	335,840	0	0	0	(77,710)	(69,500)	188,630
RUNNING EXPENSES Total			1,313,900	152,490	0	0	(73,040)	(57,920)	1,335,430
INCOME	911	GOVERNMENT GRANTS	(27,340)	6,470	0	0	0	200	(20,670)
	922	CONTRIBUTIONS FROM OTHER LAS	0	0	0	0	0	0	0
	928	RECHARGE NON GF ACCOUNTS	0	0	0	(26,060)	0	0	(26,060)
	931	SALES	(292,180)	(13,870)	0	0	(1,440)	(42,230)	(349,720)
	932	FEES AND CHARGES	(775,600)	(125,820)	0	0	(3,810)	(31,780)	(937,010)
	933	RENTS	0	0	0	0	0	0	0
	939	OTHER RECEIPTS	(92,710)	(22,800)	0	0	(450)	(33,360)	(149,320)
INCOME Total			(1,187,830)	(156,020)	0	(26,060)	(5,700)	(107,170)	(1,482,780)
Grand Total			1,215,240	(10,000)	(34,950)	0	(78,590)	(138,340)	953,360

PORTFOLIO HOLDER Heritage, Culture and the Arts

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10101	NCWC & NEWARK MUSEUM	327,800	(3,780)	(10,990)	0	(5,110)	5,410	313,330
A10105	NEWARK CASTLE/CASTLE GROUNDS	192,140	(10,000)	(2,620)	0	(63,240)	3,670	119,950
A10108	RESOURCE CENTRE	43,880	0	(2,520)	0	10	2,740	44,110
A10110	CULTURAL EVENTS	47,280	0	(1,010)	0	60	2,080	48,410
A10111	L&P EDUCATION/OUTREACH	98,660	0	(3,470)	0	(90)	5,680	100,780
A11443	PALACE THEATRE	283,420	3,780	(14,050)	0	(10,730)	(88,840)	173,580
A11573	PROMOTION OF TOURISM	222,060	0	(290)	0	510	(69,080)	153,200
C54022	CASTLE GATEHOUSE HLF	0	0	0	0	0	0	0
C54026	BUILDING BRIDGES - NEWARK CAST	0	0	0	0	0	0	0
C54031	NPO 2025-26	0	0	0	0	0	0	0
C54492	WORKING TOGETHER FOR H&W	0	0	0	0	0	0	0
C54599	NEWARK CREATES	0	0	0	0	0	0	0
Grand Total		1,215,240	(10,000)	(34,950)	0	(78,590)	(138,340)	953,360

PORTFOLIO HOLDER	Housing
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	876,690	(10)	(33,630)	(66,440)	0	168,330	944,940
	112	OTHER SALARIES/WAGES PAYMENTS	0	0	0	0	0	0	0
	113	NATIONAL INSURANCE	121,030	10	3,810	(11,230)	0	7,660	121,280
	114	SUPERANNUATION	172,800	0	2,270	(13,130)	0	(9,240)	152,700
	115	OTHER EMPLOYERS CONTRIBUTIONS	0	0	0	0	0	0	0
EMPLOYEE EXPENSES Total			1,170,520	0	(27,550)	(90,800)	0	166,750	1,218,920
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	79,480	5,200	0	0	30	0	84,710
	212	ENERGY COSTS	66,860	8,000	0	0	0	2,800	77,660
	213	RENT	4,320	0	0	0	20	13,470	17,810
	214	RATES	0	0	0	0	0	1,710	1,710
	215	WATER SERVICES	28,530	(8,000)	0	0	0	(8,560)	11,970
	216	FIXTURES AND FITTING	11,440	0	0	0	30	5,000	16,470
	217	CLEANING AND DOMESTIC	8,320	(5,320)	0	0	0	0	3,000
	219	CONTRIBUTION TO FUNDS	41,610	(5,200)	0	0	0	(31,210)	5,200
	315	CAR ALLOWANCES	5,050	0	0	0	0	4,080	9,130
	411	EQUIPMENT AND FURNITURE	7,510	0	0	0	0	(1,500)	6,010
	441	GENERAL OFFICE EXPENSES	500	0	0	0	0	0	500
	451	CONTRACTUAL	25,090	2,980	0	0	0	(18,230)	9,840
	452	OTHER SERVICES	5,310	0	0	0	10	20,130	25,450
	461	COMMUNICATIONS AND COMPUTING	17,930	0	0	0	90	(550)	17,470
	471	STAFF	1,720	0	0	0	0	(1,070)	650
	481	GRANTS	144,240	21,480	0	0	(100)	0	165,620
	492	CONTRIBS TO FUNDS AND PROVISIONS	16,070	0	0	0	80	100,000	116,150
	493	OTHER PROFESSIONAL SERVICES	193,930	5,320	0	0	140	(18,220)	181,170
	612	OTHER TRANSFER PAYMENTS	458,760	0	0	0	0	(64,320)	394,440
	821	CAPITAL	910,740	0	0	0	0	24,290	935,030
RUNNING EXPENSES Total			2,027,410	24,460	0	0	300	27,820	2,079,990
INCOME	911	GOVERNMENT GRANTS	(1,207,850)	(47,150)	0	0	0	(287,520)	(1,542,520)
	922	CONTRIBUTIONS FROM OTHER LAS	(192,880)	0	0	0	0	148,780	(44,100)
	928	RECHARGE NON GF ACCOUNTS	(195,790)	0	0	0	0	48,230	(147,560)
	932	FEES AND CHARGES	(50,000)	47,150	0	0	0	2,850	0
	933	RENTS	(849,820)	(24,460)	0	0	0	(19,460)	(893,740)
	939	OTHER RECEIPTS	(267,960)	0	0	0	0	(2,940)	(270,900)
INCOME Total			(2,764,300)	(24,460)	0	0	0	(110,060)	(2,898,820)
Grand Total			433,630	0	(27,550)	(90,800)	300	84,510	400,090

PORTFOLIO HOLDER Housing

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10204	MISCELLANEOUS HOUSING (GF)	0	0	0	0	0	0	0
A10211	NORTHGATE ROUGH SLEEPER ACCOM	63,720	(27,060)	(2,270)	0	70	2,010	36,470
A10212	PRIVATE SECTOR SPEECH CALL	(199,680)	0	0	0	0	(40,700)	(240,380)
A10213	HOUSING OPTIONS	325,480	11,360	(740)	(27,820)	200	(135,530)	172,950
A10215	STRATEGIC HOUSING	190,670	0	(13,730)	(51,740)	0	68,580	193,780
A10217	SYRIAN VP RESETTLEMENT SCHEME	0	2,030	(150)	0	0	110	1,990
A10219	AFGHAN RESETTLEMENT SCHEME	0	75,570	(5,670)	0	0	4,900	74,800
A10220	COLD WEATHER/SWEP SCHEME	0	0	0	0	0	0	0
A10223	HOMES FOR UKRAINE	30,410	(59,870)	(1,230)	(11,240)	130	78,760	36,960
A10224	HOARDING SUPPORT	0	0	0	0	0	0	0
A10225	BARRATT MANAGED PROPERTIES	0	0	0	0	0	0	0
A10226	ALEXANDER LODGE	(99,360)	1,480	(890)	0	0	17,400	(81,370)
A10227	WELLOW GREEN	(1,020)	(3,510)	(590)	0	0	19,280	14,160
A10228	ASYLUM SEEKERS	(75,500)	0	0	0	0	75,500	0
A11607	ENERGY AND HOME SUPPORT	78,290	0	(2,280)	0	0	(5,800)	70,210
A11922	COMMISSIONING CONTRIBUTIONS	120,620	0	0	0	(100)	0	120,520
A11932	COMMUNITY LOTTERY	0	0	0	0	0	0	0
C54475	VICTIM CARE - CATCH 22	0	0	0	0	0	0	0
Grand Total		433,630	0	(27,550)	(90,800)	300	156,510	400,090

PORTFOLIO HOLDER	Public Protection and Community Relations
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	2,298,730	339,720	(70,962)	14,432	250	297,190	2,879,360
	112	OTHER SALARIES/WAGES PAYMENTS	0	0	0	0	0	0	0
	113	NATIONAL INSURANCE	305,510	51,570	5,783	2,187	0	0	365,050
	114	SUPERANNUATION	440,930	74,280	8,005	2,675	0	(62,230)	463,660
	115	OTHER EMPLOYERS CONTRIBUTIONS	0	0	0	0	0	0	0
EMPLOYEE EXPENSES Total			3,045,170	465,570	(57,174)	19,294	250	234,960	3,708,070
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	0	2,100	0	0	0	0	2,100
	213	RENT	0	0	0	0	0	0	0
	219	CONTRIBUTION TO FUNDS	36,710	(36,710)	0	0	0	0	0
	311	TRANSPORT	0	0	0	0	0	0	0
	313	CONTRACT HIRE OP LEASE	8,160	0	0	0	40	0	8,200
	315	CAR ALLOWANCES	20,280	2,580	0	0	90	(1,320)	21,630
	411	EQUIPMENT AND FURNITURE	8,670	280	0	0	40	0	8,990
	412	MATERIALS	6,400	(360)	0	0	30	(320)	5,750
	421	CATERING	0	0	0	0	0	0	0
	431	CLOTHING AND UNIFORMS	11,230	740	0	0	50	0	12,020
	441	GENERAL OFFICE EXPENSES	11,930	(60)	0	0	60	(300)	11,630
	451	CONTRACTUAL	110,130	1,770	0	(51,000)	290	(7,540)	53,650
	452	OTHER SERVICES	106,690	(1,720)	0	0	510	94,490	199,970
	461	COMMUNICATIONS AND COMPUTING	15,540	0	0	0	80	(2,350)	13,270
	471	STAFF	2,050	420	0	0	0	(790)	1,680
	481	GRANTS	4,890	0	0	0	0	(4,890)	0
	482	SUBSCRIPTIONS	4,430	3,000	0	0	30	(1,030)	6,430
	491	INSURANCE	463,710	50,000	0	0	1,950	(660)	515,000
	492	CONTRIBS TO FUNDS AND PROVISIONS	198,200	(75,260)	0	0	290	(31,630)	91,600
	493	OTHER PROFESSIONAL SERVICES	289,800	(49,690)	0	3,790	220	106,080	350,200
	821	CAPITAL	230,840	0	0	41,090	45,970	0	317,900
RUNNING EXPENSES Total			1,529,660	(102,910)	0	(6,120)	49,650	149,740	1,620,020
INCOME	911	GOVERNMENT GRANTS	0	0	0	0	0	0	0
	922	CONTRIBUTIONS FROM OTHER LAS	(19,080)	0	0	0	(40)	8,620	(10,500)
	928	RECHARGE NON GF ACCOUNTS	(302,690)	(50,000)	0	0	(6,080)	8,390	(350,380)
	931	SALES	(127,800)	0	0	0	(630)	(1,820)	(130,250)
	932	FEES AND CHARGES	(230,600)	(2,350)	0	0	(1,160)	(44,620)	(278,730)
	939	OTHER RECEIPTS	(5,590)	0	0	0	(30)	1,110	(4,510)
INCOME Total			(685,760)	(52,350)	0	0	(7,940)	(28,320)	(774,370)
Grand Total			3,889,070	310,310	(57,174)	13,174	41,960	356,380	4,553,720

PORTFOLIO HOLDER Public Protection and Community Relations

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10210	DOMESTIC ABUSE SUPPORT	5,200	0	0	0	30	40,000	45,230
A10814	LICENSING ADMIN	23,470	0	(5,300)	0	(780)	(10,200)	7,190
A10816	COMMUNITY SAFETY	44,720	(1,570)	(1,130)	0	(2,210)	560	40,370
A10823	ANTI-SOCIAL BEHAVIOUR	243,830	1,070	(6,934)	4,294	110	13,800	256,170
A10826	DOMESTIC VIOLENCE	31,900	0	(1,630)	0	(2,790)	38,000	65,480
A10899	INSURANCE	452,600	0	(2,760)	0	1,730	12,930	464,500
A11104	STREET SCENE STREET CLEANSING	1,234,470	0	5,240	0	46,120	58,880	1,344,710
A11107	DOG CONTROL	21,570	500	0	0	110	0	22,180
A11122	SAFETY & RISK MANAGEMENT	79,250	0	(4,570)	0	(310)	19,010	93,380
A11126	CCTV	441,160	(12,040)	2,420	41,090	80	22,610	495,320
A11135	ENV HEALTH & COM PROTECTION	0	0	0	0	0	0	0
A11136	NEIGHBOURHOOD WARDENS	199,050	0	(7,170)	0	250	10,900	203,030
A11138	ENVIRONMENTAL HEALTH	495,890	0	(21,300)	7,060	(450)	31,800	513,000
A11139	COMMUNITY PROTECTION	375,650	0	(11,330)	(43,060)	0	74,060	395,320
A11442	COMMUNITY DEVELOPMENT	37,720	310,310	880	0	0	(8,750)	340,160
A11923	EMERGENCY PLANNING	96,200	12,040	(3,590)	3,790	70	9,170	117,680
A11940	COMMUNITY GRANT SCHEME	106,390	0	0	0	0	43,610	150,000
A11941	FLOODING - OCTOBER 2023	0	0	0	0	0	0	0
A11942	FLOODING - JANUARY 2024	0	0	0	0	0	0	0
C54461	SANCTUARY (PREV DV FORUM)	0	0	0	0	0	0	0
C54507	OPCC LOCALITY FUNDING 2024-26	0	0	0	0	0	0	0
Grand Total		3,889,070	310,310	(57,174)	13,174	41,960	356,380	4,553,720

PORTFOLIO HOLDER	Strategy, Performance and Finance
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	7,271,860	(99,290)	(334,823)	154,833	80	861,810	7,854,470
	112	OTHER SALARIES/WAGES PAYMENTS	100,000	0	0	0	0	0	100,000
	113	NATIONAL INSURANCE	1,017,150	(3,190)	(3,200)	21,010	500	5,544	1,037,820
	114	SUPERANNUATION	1,622,530	(5,990)	(3,840)	30,410	0	(155,837)	1,487,270
	115	OTHER EMPLOYERS CONTRIBUTIONS	39,600	0	0	0	190	0	39,790
EMPLOYEE EXPENSES Total			10,051,140	(108,470)	(341,863)	206,253	770	711,517	10,519,350
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	917,850	451,430	0	0	3,420	(40,560)	1,332,140
	212	ENERGY COSTS	711,610	(4,140)	0	0	6,160	(172,420)	541,210
	213	RENT	459,680	0	0	0	80	73,240	533,000
	214	RATES	589,190	0	0	0	13,910	(52,720)	550,380
	215	WATER SERVICES	179,230	(11,850)	0	0	1,050	(9,480)	158,950
	217	CLEANING AND DOMESTIC	26,700	1,070	0	0	60	2,210	30,040
	218	COMPLIANCE SERVICING	163,700	18,010	0	0	810	0	182,520
	219	CONTRIBUTION TO FUNDS	507,080	(455,810)	0	0	0	461,400	512,670
	311	TRANSPORT	0	0	0	0	0	0	0
	315	CAR ALLOWANCES	35,440	0	0	0	130	(4,210)	31,360
	411	EQUIPMENT AND FURNITURE	210,810	0	0	0	30	31,780	242,620
	412	MATERIALS	6,510	0	0	0	20	80	6,610
	421	CATERING	73,440	0	0	0	170	2,130	75,740
	431	CLOTHING AND UNIFORMS	5,120	0	0	0	20	140	5,280
	441	GENERAL OFFICE EXPENSES	241,210	10,000	0	0	1,190	17,480	269,880
	451	CONTRACTUAL	773,610	71,640	0	(93,810)	1,790	217,960	971,190
	452	OTHER SERVICES	542,630	(20,500)	0	40,000	1,010	84,075	647,215
	461	COMMUNICATIONS AND COMPUTING	1,664,840	(297,920)	0	0	3,160	9,700	1,379,780
	471	STAFF	18,870	0	0	0	80	(60)	18,890
	472	MEMBERS	363,440	0	0	0	2,420	13,000	378,860
	473	CHAIRMAN	8,510	0	0	0	40	0	8,550
	481	GRANTS	306,550	0	0	0	0	6,330	312,880
	482	SUBSCRIPTIONS	85,160	8,070	0	0	440	(10,970)	82,700
	491	INSURANCE	0	0	0	0	0	0	0
	493	OTHER PROFESSIONAL SERVICES	451,960	0	0	0	2,230	102,867	557,055
	497	DISCOUNTS	36,210	0	0	0	0	(460)	35,750
	611	HOUSING BENEFITS	16,562,230	(6,440)	0	0	0	6,440	16,562,230
	821	CAPITAL	1,497,580	0	0	0	0	(386,270)	1,115,750
RUNNING EXPENSES Total			26,439,160	(236,440)	0	(53,810)	38,220	351,682	26,543,250
INCOME	911	GOVERNMENT GRANTS	(16,738,930)	6,440	0	0	0	53,850	(16,678,640)
	922	CONTRIBUTIONS FROM OTHER LAS	(173,000)	0	0	0	0	0	(173,000)
	928	RECHARGE NON GF ACCOUNTS	(3,600,980)	348,470	0	0	(11,900)	30,100	(3,234,310)
	931	SALES	(68,360)	0	0	0	(10)	(1,700)	(70,070)
	932	FEES AND CHARGES	(2,010,390)	0	0	0	(4,160)	(36,310)	(2,050,860)
	933	RENTS	(2,574,050)	0	0	0	(2,050)	38,270	(2,537,830)
	939	OTHER RECEIPTS	(193,910)	0	0	0	(40)	(25,700)	(219,650)
INCOME Total			(25,359,620)	354,910	0	0	(18,160)	58,510	(24,964,360)
Grand Total			11,130,680	10,000	(341,863)	152,443	20,830	1,121,709	12,098,240

PORTFOLIO HOLDER Strategy, Performance and Finance

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10104	GILSTRAP INTERPRETATION CENTR	33,080	0	0	0	220	(18,220)	15,080
A10601	ELECTORAL REGISTRATION	235,670	0	(3,810)	0	620	46,750	279,230
A10802	ICT	1,482,030	67,890	14,500	0	30	49,310	1,613,760
A10803	INTERNAL AUDIT	93,010	0	0	0	0	0	93,010
A10804	PAYMENTS & RECEIPTS	(2,600)	0	0	0	170	7,790	5,360
A10805	INCOME SECTION	202,270	0	(3,990)	0	100	9,670	208,050
A10806	BANK CHARGES	129,340	0	0	0	800	(35,570)	94,570
A10809	CUSTOMER SERVICES	843,850	0	(40,350)	0	(6,730)	89,290	886,060
A10810	COMMUNICATIONS	445,830	10,000	(8,210)	0	600	33,900	482,120
A10812	HUMAN RESOURCES	579,910	0	(19,660)	0	(1,830)	50,277	605,165
A10818	COMMITTEE SECTION	220,950	0	710	0	(30)	38,190	259,820
A10819	LEGAL SECTION	466,310	0	(20,943)	6,523	330	61,860	514,080
A10832	CENTRAL TELEPHONES	112,190	(67,890)	0	0	470	1,330	46,100
A10833	CENTRAL POSTAGES	59,460	0	0	0	290	10,170	69,920
A10841	CENTRAL PERSONNEL EXPENSES	285,430	0	0	0	1,390	16,135	302,955
A10842	OTHER EMPLOYEE EXPENSES	58,190	0	0	0	280	4,380	62,850
A10845	INFORMATION GOVERNANCE	106,070	0	(3,160)	0	(10)	7,300	110,200
A10864	SENIOR LEADERSHIP TEAM	1,023,150	0	(75,480)	0	(450)	38,480	985,700
A10865	CORPORATE ASSET DEVELOPMENT	272,030	344,510	(12,770)	0	0	104,980	708,750
A10895	FINANCIAL SERVICES	606,400	0	(23,110)	0	(1,310)	31,880	613,860
A10896	TRANSFORMATION	409,850	0	(20,140)	0	(270)	34,530	423,970
A10897	PROCUREMENT	41,790	0	0	0	210	5,520	47,520
A10898	ADMINISTRATION SERVICES	398,750	0	(15,370)	105,920	30	(41,820)	447,510
A10904	REVENUES	112,030	0	(54,210)	0	220	448,747	506,790
A10905	RENT ALLOWANCES	(14,300)	0	0	0	0	6,440	(7,860)
A10907	RENT REBATES	(27,200)	0	0	0	0	48,650	21,450
A10908	HOUSING BENEFIT ADMIN	198,030	0	(34,160)	0	310	61,220	225,400
A10911	BUSINESS RATES PROPERTY UNIT	6,890	0	(2,290)	0	30	5,130	9,760
A11321	NEIGHBOURHOOD CENTRES	72,480	0	0	0	30	(17,720)	54,790
A11574	SHERWOOD YOUTH HOSTEL	(12,850)	0	0	0	0	0	(12,850)
A11810	NEWARK BEACON	61,240	(19,620)	19,320	0	2,220	(165,940)	(102,720)
A11813	SUTTON ON TRENT WORKSHOPS	(33,930)	0	0	0	10	(3,030)	(36,950)
A11814	CREWE CLOSE BLIDWORTH WORKSHOP	(47,770)	0	0	0	0	(6,040)	(53,810)
A11815	BOUGHTON WORKSHOPS	(34,070)	0	0	0	0	(8,290)	(42,360)
A11816	CHURCH FARM WORKSHOPS	(34,400)	0	0	0	50	15,400	(18,950)
A11817	BILSTHORPE WORKSHOPS	(36,720)	0	0	0	10	(9,450)	(46,160)
A11818	BURMA ROAD WORKSHOPS	(13,810)	0	0	0	0	600	(13,210)
A11819	JUBILEE BRIDGE	8,620	0	0	0	30	(220)	11,430
A11821	CLIPSTONE WORKSHOPS	(36,070)	0	0	0	10	(2,620)	(38,680)
A11822	BOUGHTON ADVANCE FACTORY	(42,540)	0	0	0	0	(1,150)	(43,690)
A11823	CLIPSTONE ADVANCED FACTORIES	(43,170)	0	0	0	0	(3,060)	(46,230)
A11824	SHERWOOD FOREST CRAFT CENTRE	(10,760)	0	0	0	340	(2,730)	(13,150)
A11826	CLIPSTONE HOLDING CENTRE	69,450	0	0	0	0	(50,450)	19,000
A11828	LEACH WAY BLIDWORTH ADV	(41,110)	0	0	0	0	(6,810)	(47,920)
A11831	CASTLE HOUSE	471,660	0	10,470	0	4,930	(90,970)	402,910
A11835	BUTTERMARKE	(74,180)	0	(230)	0	270	4,730	(69,410)
A11836	GATEWAY LODGE	(12,690)	0	0	0	0	1,130	(11,560)
A11837	FARRAR CLOSE	(72,970)	0	0	0	150	54,400	(18,420)
A11838	ROBIN HOOD WALK(BEAMOND CROSS)	(49,580)	0	0	0	10	(3,660)	(53,230)
A11839	OLLERTON OFFICE	(6,470)	0	0	0	0	1,700	(4,770)
A11841	CORPORATE PROPERTY	731,100	(344,510)	(25,970)	0	650	(45,780)	315,490
A11846	VICAR WATER PROPERTY	71,270	0	0	0	310	(15,240)	56,340
A11847	LINCOLN ROAD PROPERTY	0	0	0	0	0	500	500
A11848	SCONCE & DEVON PROPERTY	45,170	0	0	0	100	1,910	47,180
A11849	BRUNEL DRIVE DEPOT PROPERTY	190,460	0	0	0	1,910	(2,310)	190,060
A11850	TOM MANN PAVILION PROPERTY	710	0	0	0	0	(600)	110
A11855	NEWARK CASTLE PROPERTY	107,650	0	0	0	40	(81,040)	26,650
A11856	NCWM PROPERTY	126,800	0	0	0	1,480	8,180	136,460
A11857	PALACE THEATRE PROPERTY	233,420	0	0	0	1,610	(30,110)	204,920
A11858	RESOURCE CENTRE PROPERTY	31,580	0	0	0	390	(11,040)	20,930
A11861	COMPLIANCE SERVICING	218,920	0	0	0	1,450	10,810	231,180
A11886	32 STODMAN STREET	205,190	0	0	0	0	(15,720)	189,470
A11887	ASI	(41,570)	0	0	0	(170)	(5,830)	(47,570)
A11888	ACTIVE4TODAY - PROPERTY NONREC	46,030	0	0	0	0	0	46,030
A11889	LLOYDS BANK, OLLERTON	7,710	0	0	40,000	230	1,280	53,240
A11901	MEMBERS EXPENSES	407,750	0	0	0	3,020	15,470	426,240
A11902	CIVIC EXPENSES	14,350	0	0	0	70	0	14,420
A11911	OTHER FINANCIAL TRANSACTIONS	57,640	0	0	0	0	250,000	307,640
A11921	GRANTS AND CONCESSIONS	306,550	0	0	0	0	6,330	312,880
A11943	NEWARK BEACON CAFE	0	19,620	0	0	0	830	20,450
A12001	PARKING SERVICES ADMIN	228,910	0	(22,050)	0	0	32,960	239,820
A12011	SURFACE CAR PARKS NEWARK	(539,740)	0	0	0	(350)	34,800	(511,670)
A12014	NEWARK LORRY PARK	(392,450)	0	(960)	0	3,680	(9,630)	(398,850)
A12016	SURFACE CAR PARKS NEWARK HOSPI	(100,000)	0	0	0	200	(200)	(100,000)
A12019	SURFACE CAR PARK OLLERTON	9,330	0	0	0	30	2,090	11,450
A12301	ELECTION EXPENSES	43,590	0	0	0	210	0	43,800
A12401	OTHER PROPERTIES & WSHOP VOIDS	79,630	0	0	0	1,090	133,640	214,360
A12520	CORPORATE MANAGEMENT	138,550	0	0	0	160	24,650	163,360
A12530	NON DISTRIBUTED COSTS	214,460	0	0	0	0	0	214,460
A15002	CREW LANE DEPOT	(12,320)	0	0	0	0	(15,910)	(28,230)
A15028	COMBINED SERVICE COSTS	218,640	0	0	0	1,050	1,930	221,620
A15029	CORPORATE PRINTERS	22,580	0	0	0	140	7,600	30,320
Grand Total		11,130,680	10,000	(341,863)	152,443	20,830	1,121,709	12,098,240

PORTFOLIO HOLDER	Sustainable Economic Development
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	CODE	CODE DESCRIPTION	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
EMPLOYEE EXPENSES	111	SALARIES AND WAGES	2,057,990	0	(110,630)	38,030	0	191,540	2,176,930
	112	OTHER SALARIES/WAGES PAYMENTS	0	0	0	0	0	0	0
	113	NATIONAL INSURANCE	288,160	0	(1,380)	5,580	0	(3,550)	288,810
	114	SUPERANNUATION	404,160	0	(2,190)	7,850	0	(52,760)	357,060
	115	OTHER EMPLOYERS CONTRIBUTIONS	0	0	0	0	0	0	0
EMPLOYEE EXPENSES Total			2,750,310	0	(114,200)	51,460	0	135,230	2,822,800
RUNNING EXPENSES	211	REPAIRS AND MAINTENANCE	0	5,680	0	0	0	(5,680)	0
	214	RATES	80	0	0	0	0	(40)	40
	219	CONTRIBUTION TO FUNDS	5,680	(5,680)	0	0	0	0	0
	315	CAR ALLOWANCES	14,970	0	0	0	190	500	15,660
	411	EQUIPMENT AND FURNITURE	390	0	0	0	0	190	580
	412	MATERIALS	0	0	0	0	0	0	0
	431	CLOTHING AND UNIFORMS	1,000	0	0	0	0	110	1,110
	441	GENERAL OFFICE EXPENSES	69,240	0	0	0	330	200	69,770
	451	CONTRACTUAL	210,110	0	0	0	170	51,120	261,400
	452	OTHER SERVICES	251,190	0	0	0	910	100,010	352,110
	461	COMMUNICATIONS AND COMPUTING	24,170	0	0	0	0	1,160	25,330
	471	STAFF	8,760	0	0	0	0	(670)	8,090
	481	GRANTS	2,000	0	0	0	10	82,000	84,010
	482	SUBSCRIPTIONS	9,440	0	0	0	40	1,480	10,960
	492	CONTRIBS TO FUNDS AND PROVISIONS	27,140	0	0	0	110	(20)	27,230
	493	OTHER PROFESSIONAL SERVICES	111,250	0	0	690	300	150,000	262,240
	821	CAPITAL	6,480	0	0	0	0	(3,340)	3,140
RUNNING EXPENSES Total			741,900	0	0	690	2,060	377,020	1,121,670
INCOME	911	GOVERNMENT GRANTS	(50,000)	0	0	0	0	(382,000)	(432,000)
	922	CONTRIBUTIONS FROM OTHER LAS	0	0	0	0	0	0	0
	928	RECHARGE NON GF ACCOUNTS	(27,630)	0	0	0	0	24,210	(3,420)
	931	SALES	(200)	0	0	0	0	0	(200)
	932	FEES AND CHARGES	(1,324,720)	0	0	0	0	87,210	(1,237,510)
	933	RENTS	0	0	0	0	0	0	0
	939	OTHER RECEIPTS	(77,220)	0	0	0	0	6,720	(70,500)
INCOME Total			(1,479,770)	0	0	0	0	(263,860)	(1,743,630)
Grand Total			2,012,440	0	(114,200)	52,150	2,060	248,390	2,200,840

PORTFOLIO HOLDER Sustainable Economic Development

COST CENTRE	COST CENTRE NAME	2026/27 EST SET IN MARCH	2026/27 REALIGNMENTS	2026/27 SALARY UPLIFT	2026/27 VARIATIONS APPROVED	INFLATIONARY CHANGES	TOTAL REQUESTED CHANGES	FINAL 2026/27 BASE BUDGET
A10813	LAND CHARGES	(17,810)	0	(390)	0	0	6,480	(11,720)
A11578	TOWN CENTRE MANAGEMENT	248,250	0	1,750	0	150	10,430	260,580
A11579	NEWARK TOWN CYCLE RACES	0	0	0	0	0	0	0
A11601	GROWTH TECHNICAL SUPPORT	235,690	0	(5,570)	0	0	8,600	238,720
A11604	DEVELOPMENT MANAGEMENT	394,400	0	(46,520)	690	1,540	149,210	499,320
A11605	PLANNING POLICY	368,230	0	(10,570)	51,460	0	(9,720)	399,400
A11606	BUILDING CONTROL	114,670	0	0	0	0	1,080	115,750
A11610	LOCAL DEVELOPMENT FRAMEWORK	62,730	0	0	0	0	0	62,730
A11611	COMMUNITY INFRASTRUCTURE LEVY	7,310	0	(10,690)	0	0	37,310	33,930
A11614	HIGH STREET HAZ	0	0	0	0	0	0	0
A11615	TREE SERVICES	60,090	0	(3,300)	0	0	3,740	60,530
A11617	BIODIVERSITY AND ECOLOGY	115,580	0	(3,430)	0	0	21,440	133,590
A11731	STREET NAMING	27,560	0	(860)	0	0	1,280	27,980
A11851	ECONOMIC GROWTH	395,740	0	(34,620)	0	370	18,540	380,030
A11852	TOWNS FUND REVENUE	0	0	0	0	0	0	0
A12506	GROWTH INVESTMENT FUND	0	0	0	0	0	0	0
C54070	TOWNS FUND PROJECT MANAGEMENT	0	0	0	0	0	0	0
C54072	PRIDE IN PLACE PROGRAMME	0	0	0	0	0	0	0
C54073	TF CULTURAL HEART	0	0	0	0	0	0	0
C54074	TF CULTURAL HEART MARKET PLACE	0	0	0	0	0	0	0
C54075	LEVELLING UP FUND CAPACITY	0	0	0	0	0	0	0
C54078	SHARED PROSPERITY FUND	0	0	0	0	0	0	0
C54079	LEVELLING UP CLIPSTONE	0	0	0	0	0	0	0
C54080	LEVELLING UP OLLERTON	0	0	0	0	0	0	0
C54081	PLANNING SKILLS DELIVERY FUND	0	0	0	0	0	0	0
Grand Total		2,012,440	0	(114,200)	52,150	2,060	248,390	2,200,840

PORTFOLIO: SUSTAINABLE ECONOMIC DEVELOPMENT

PART A - PLANNING STATUTORY CHARGES

Planning

List of Statutory and Discretionary Fees and Charges

In addition to the statutory planning fees listed below, developments may also be liable to pay a Community Infrastructure Levy (CIL) charge – please see PART F - Planning Policy Discretionary Charges.

Please note that should a planning application be withdrawn after submission and prior to confirmation of it being a valid application, an administrative fee will be charged as set out in PART B Planning and Planning Policy Discretionary Charges - the "Invalid Planning Application and Pre Application Advice Charges" Section. Should an application be withdrawn after confirmation is provided of it being valid, there is no refund of the application fee.

Fees for Planning Applications

Planning Fees in England are set nationally by the Government and are detailed in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site visits) (England) Regulations 2012, as amended.

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 introduced an automatic, annual increase. This will increase planning fees annually, on 1 April each year, starting on 1 April 2025. All planning fees will be increased by the rate of inflation, as measured by the Consumer Prices Index from the preceding September. The increase will be capped at 10%, even if the inflation rate is higher. The fees will not be changed if there is negative inflation (deflation). The government will publish the schedule of new fees on the following website in advance of April each year (website: <https://www.gov.uk/guidance/fees-for-planning-applications#fee-category-or-categories>).

In addition to the annual increase, fees may also be changed through amendments to the 2012 Fees Regulations.

Website - <https://www.gov.uk/guidance/fees-for-planning-applications#fee-category-or-categories>.

The fee should be paid at the time the application is submitted. If you chose to submit an application via the Planning Portal, please refer to their website for further details and fees. Should you pay direct to the Local Authority, details are available on our website at <https://www.newark-sherwooddc.gov.uk/paymentstothecouncil/>

Please note, we no longer accept payments by cheque.

PART B - PLANNING AND PLANNING POLICY DISCRETIONARY CHARGES

Planning

Newark and Sherwood's Planning Development and Planning Policy business units produce a variety of documents, many of which can be obtained free of charge, however on occasion we may need to charge for our documents and discretionary services on a cost-recovery basis to enable them to continue to be provided.

Pre Application Advice

Details of each category of service and what is included can be found on our website (including a summary relating to those where a bespoke fee is charged) - <https://www.newark-sherwooddc.gov.uk/pre-applicationadvice/>

Previous 2024/25 £	Current 2025/26 £		Net £	Proposed 2026/27 Vat £	Gross £	VAT Code
1,730.00	1,780.00	Category A - Pre-Application Advice On A Development Proposal	1,520.83	304.17	1,825.00	A
2,160.00	2,225.00	Category B – Large Scale Major Development	1,900.00	380.00	2,280.00	A
1,635.00	1,685.00	Category C – Major Development	1,437.50	287.50	1,725.00	A
1,100.00	1,130.00	Category D – Small Scale Major Development	966.67	193.33	1,160.00	A
650.00	670.00	Category E – Small Scale Other Development	575.00	115.00	690.00	A
230.00	235.00	Category F – All Other Development And Consents Not Within Categories A To C But Excluding Householder Development	200.00	40.00	240.00	A
1,440.00	1,485.00	Category G – Wind Turbines	1,270.83	254.17	1,525.00	A
74.00	76.00	Category H – Householder Applications	65.00	13.00	78.00	A
		Category I – Advice Which Is Not Covered By Any Of The Above Categories Or Requires A Fee To Be Agreed With The Business Manager - Planning Development				A
	Bespoke fee	Category K - Follow-Up Advice - Half Of The Above Fees For Categories A To H. Category Will Be Calculated On A Bespoke Basis.		Bespoke fee		A
5,000.00	5,150.00	Category L - Annual Fee For Pre-Application Advice For Major Landowners	4,400.00	880.00	5,280.00	A
560.00	575.00	Category M - Pre-Application Proposals Presented By The Applicant/Developer Prior To Submission	491.67	98.33	590.00	A
0.00	0.00	Category N - Empty Properties (Dwellinghouses)		No charge		
115.00	118.50	Category O - Variations Or Modifications To A Section 106 Planning Obligation	101.25	20.25	121.50	A
	Bespoke fee	Category P – Listed Buildings And Conservation Areas		Bespoke fee		A
		Based on the equivalent hourly rate (or part thereof) of the relevant officer dealing with the enquiry.				A
		Category Q – Advice regarding Conditions on Applications Requiring Approval		Based on the equivalent hourly rate (or part thereof) of the relevant officer dealing with the enquiry.		A

Where a fee has been submitted for advice without all other necessary information and the additional information is not received within 4 weeks of the original submission, the fee will be returned, less 5% or £5 administration cost, whichever is the greater.

VAT Code Key:

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Previous 2024/25 £	Current 2025/26 £		Net £	Vat £	Gross £	VAT Code
Additional services						
45.00	46.50	Confirmation that Permitted Development rights have not been removed.	39.58	7.92	47.50	A
131.00	135.00	Confirmation that a planning Enforcement Notice has been complied with (including Listed Building, Breach of Condition etc.)	115.00	23.00	138.00	A
21.00	21.50	Storage of Advertisements removed from Land following failure to comply with the Advertisement Regulations.	18.33	3.67	22.00	A

Invalid Planning Application Charges

Following the first validation check, should an applicant or agent withdraw or fail to provide missing information within the relevant timescales as set out in the invalid letter, the service will mark the submission as closed and return any fees, less the cost shown below: (process cost-recovery):

10% of the fee, subject to a minimum of £220 for Major Developments*;

10% of the fee, subject to a minimum of £54 for Minor Developments*;

10% of the fee, subject to a minimum of £27 (for Other Developments (includes Householders and those applications which do not fall within the major, minor or other categories)*.

**Applications submitted as a variation of condition will be subject to 10% of the fee*

The major, minor and other categories of developments are those as set out within the Government's classification of development types. What constitutes a major development is set out within the Town and Country Planning (Development Management Procedure) (England) Order 2015 - <https://www.legislation.gov.uk/uksi/2015/595>

** Note, where the bespoke fees are based on hourly rate below is those hourly rate by role that will form the basis of the bespoke fee charged*

Role and hourly rate by Role			
137.00	141.00	Business Manager	140.00
65.00	67.00	Senior Planner / Planning Technical Support Manager/Ecologist Lead	100.00
87.00	90.00	Tree/Landscape Officer	90.00
95.00	98.00	Conservation/Planning Officer/Ecologist	80.00
78.00	80.00	Infrastructure & Section 106 Officer	80.00
68.00	70.00	Trainee Planning Officer	75.00
45.00	46.00	Technical Support Officer	60.00

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code

Fees for Monitoring of Planning Obligations

We carefully monitor all Legal Agreements in a transparent manner to ensure that contributions are spent on their intended purpose and that the associated development contributes to the sustainability of the area.

Where schemes have been closely monitored the community contributions expected from the development have been secured. Additionally the transaction stages become easier when confirmation has been sought that compliance has been made with the obligations.

The fees for monitoring of planning obligations are:

Obligations and criteria

390.00	400.00	Financial Obligations - per obligation	410.00	0.00	410.00	N
575.00	595.00	Physical Obligation - per obligation	610.00	0.00	610.00	N

Monitoring Onsite Biodiversity Net Gain

New Fee	Tier 1 - Development Sites < 1 ha. and where the entire onsite element of BNG is formed by habitats that have either a pre-set habitat condition within the Statutory Biodiversity Metric, or where the target habitat condition is poor.	980.00	0.00	980.00	N
New Fee	Tier 2 - Development Sites < 1 ha that do not meet the Tier 1 criteria.	1,660.00	0.00	1,660.00	N
New Fee	Tier 3 - Development Sites ≥ 1 ha and < 5 ha.	4,680.00	0.00	4,680.00	N
New Fee	Tier 4 - Development Sites ≥ 5 ha and < 10 ha.	6,290.00	0.00	6,290.00	N
New Fee	Tier 5 - Development Sites ≥ 10 ha and < 40 ha.	7,900.00	0.00	7,900.00	N
New Fee	Tier 6 - Development Sites ≥ 40 ha.	Bespoke Fee to be agreed with the Business Manager - Planning Development			N

Legal Agreements / S106 Planning Obligations

80.00	82.50	Request for confirmation of compliance with a legal agreement associated with a planning permission in relation to the sale of a property.	84.00	0.00	84.00	N
80.00	82.50	Request for confirmation of compliance with a legal agreement associated with a planning permission in relation to the sale of a property where confirmation requires background request.	Bespoke Fee - (£84.00 + £84.00 per hour for every additional hour spent on the research).			N
105.00	108.00	Request for confirmation of compliance with a legal agreement associated with a planning permission through submission of details to demonstrate compliance where this is not specified in the legal agreement.	110.50	0.00	110.50	N
150.00	162.00	Request for confirmation of compliance with S106 Agreements through submission of details to comply or for subsequent requests to confirm requirements have been met.	166.00	0.00	166.00	N

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code

Biodiversity Net Gain

Where development requires biodiversity net gain to be provided, the Council is able to provide advice to developers as part of pre-application engagement. Additionally, landowners looking to advance their land for off-site biodiversity units may wish to seek advice from the Council. The following charges will apply to such requests.

Services Provided:

2,000.00	2,075.00	Sites greater than 20 hectares	1,775.00	355.00	2,130.00	A
1,700.00	1,750.00	Sites more than 10 and up to 20 ha	1,500.00	300.00	1,800.00	A
1,450.00	1,490.00	Sites more than 5 and up to 10 ha	1,275.00	255.00	1,530.00	A
1,150.00	1,200.00	Sites less than 5ha	1,025.00	205.00	1,230.00	A

Habitat banks (providers of off-site biodiversity units)

2000.00	2,075.00	Sites greater than 20 ha	1,775.00	355.00	2,130.00	A
1700.00	1,750.00	Sites more than 10 and up to 20 ha	1,500.00	300.00	1,800.00	A
1450.00	1,490.00	Sites more than 5 and up to 10 ha	1,275.00	255.00	1,530.00	A
1150.00	1,200.00	Site less than 5 ha	1,025.00	205.00	1,230.00	A

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PART C - LAND CHARGES DISCRETIONARY CHARGES

Planning

Please note - The Local Authority joined the digital Local Land Charges service managed by HM Land Registry (HMLR) and that service now provides LLC1 search responses. You can access HMLR new digital service through your portal account, Business Gateway or on GOV.UK.

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
127.00	131.00	CON29 Residential Searches - Local Land Charges Act 1975	111.25	22.25	133.50	A
164.00	169.00	CON29 Commercial Searches - Local Land charges Act 1975	143.75	28.75	172.50	A
60.00	63.00	Form CON290 Enquiry 22 Common Lands & Village Greens Q22 (Q22.1 to Q22.3) - includes NSDC fee plus NCC recharge	53.75	10.75	64.50	A
15.00	15.50	Form CON290 cost for each question (Enquiries Q4 to Q21). There is no charge for answering Q21 as we simply advise of the organisation/s you should contact for further details.	13.75	2.75	16.50	A
26.50	27.50	Solicitor's Individual Questions Local Land Charges Act 1975	23.50	4.70	28.20	A
14.00	14.50	Additional Parcels - CON29 - Local Land Charges Act 1975 (additional cost to CON29 Commercial and Residential Search)	15.00	3.00	18.00	A
100.00	103.00	Registration of a charge in Part 11 of the register (Light Obstruction Notice)	88.00	17.60	105.60	A
80.00	81.00	Charge for withdrawn Con29 search (residential or commercial) - applicable when answering requests have been dispatched to external answering organisations excluding Q22 (Q22.1 to Q22.3).	68.50	13.70	82.20	A
140.00	144.00	Charge for withdrawn Con29 search (residential or commercial) - applicable when answering requests have been dispatched to external answering organisations including Q22 (Q22.1 to Q22.3)	121.00	24.20	145.20	A
8.00	12.50	Charge for withdrawn request for Q22 (Q22.1 to Q22.3) only - if not issued to external answering organisations.	10.75	2.15	12.90	A

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
CON29 Individual Request Charges - Residential						
21.00	21.50	1.1 a-i	18.50	3.70	22.20	A
14.50	15.00	1.1 j-l	12.75	2.55	15.30	A
10.00	10.30	1.2	8.75	1.75	10.50	A
3.50	3.50	3.1	3.00	0.60	3.60	A
4.50	4.50	3.3	3.75	0.75	4.50	A
4.50	4.50	3.7	3.75	0.75	4.50	A
3.50	3.50	3.8	3.00	0.60	3.60	A
3.50	3.50	3.9	3.00	0.60	3.60	A
13.00	13.50	3.10	11.50	2.30	13.80	A
3.50	3.50	3.11	3.00	0.60	3.60	A
6.50	6.50	3.12	5.50	1.10	6.60	A
4.50	4.50	3.13	3.75	0.75	4.50	A
4.50	4.50	3.14	3.75	0.75	4.50	A
7.50	7.50	3.15	6.50	1.30	7.80	A
CON29 Individual Request Charges - Commercial						
35.00	36.00	1.1 a-i	30.75	6.15	36.90	A
23.00	23.50	1.1 j-l	20.00	4.00	24.00	A
10.00	10.30	1.2	8.75	1.75	10.50	A
3.50	3.50	3.1	3.00	0.60	3.60	A
6.50	6.50	3.3	5.50	1.10	6.60	A
6.50	6.50	3.7	5.50	1.10	6.60	A
3.50	3.50	3.8	3.00	0.60	3.60	A
3.50	3.50	3.9	3.00	0.60	3.60	A
13.00	13.50	3.10	11.50	2.30	13.80	A
3.50	3.50	3.11	3.00	0.60	3.60	A
9.50	9.50	3.12	8.15	1.63	9.78	A
6.50	6.50	3.13	5.50	1.10	6.60	A
6.50	6.50	3.14	5.50	1.10	6.60	A
9.00	9.50	3.15	8.15	1.63	9.78	A

Notes:

- 1 - The service is unable to provide a refund if a request for Q22 (Q22.1 to Q22.3)) only has been issued to external answering organisations to complete.
- 2 - Copy of documents - please refer to 'PART E - DEPARTMENTAL SERVICE CHARGES'.
- 3 - Should the search extent area exceed 2 square km, additional charges may be incurred. The service will inform customers at the time of receipt and no further works will be undertaken until confirmation of additional charge agreed.
- 4 - Additional charges may be incurred for every group of parcels of land (e.g.: additional costs from external answering organisations).
- 5 - The local authority will, when assessing if there are any additional parcels, will refer to their latest dataset from Ordnance Survey data when viewed at a scale of 1:2500. The service will provide a summary of the number of parcels and, if applicable, additional costs prior to progressing a search.
- 6 - Expedited search service - Service no longer provided as external answering organisations unable to provide turnaround times for such requests.
- 7 - Results of searches where a fee is payable will not be delivered in any form until full payment has been received (unless the requestor has an account with the service).

VAT Code Key:

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PART D - STREET NAMING AND NUMBERING DISCRETIONARY CHARGES

Planning

The following fee schedule is relevant to developers, and people requesting the following, to cover amendments to approve street naming schemes and the notification of changes for:

- Amendments to any approved naming schemes that must be altered due to the developer making amendments. The charge is issued to developers and is applied for alterations received after the approved scheme has been issued.
- House owners that wish to name, or alter the name, of their house; and
- Renaming and/or renumbering of an existing street

With regard to a Service below requiring a Bespoke Fee charge, please refer to our website for further details:

<https://www.newark-sherwooddc.gov.uk/streetname/>

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27				
			Net £	Vat £	Gross £	VAT Code	
Charges are not subject to VAT							
		Service					
34.50	36.00	Adding or amending a name or re-numbering an existing individual property, including notification to external organisations.	37.00	0.00	37.00	N	
137.00	£107 admin fee plus £37 per plot* requiring renumbering/naming	Amendment to approved/existing naming and numbering scheme due to change in plot numbers, or plot positions, including notification.	Bespoke fee - Based on £110 admin fee plus £38 per plot requiring renumbering/naming.				N
137.00	£107 admin fee plus £37 per property for up to 10 properties £18 for every additional property thereafter	Amendment to approved naming and numbering scheme due to change in approved street name (after consultation).	Bespoke fee - Based on £110 admin fee plus £38 per property for up to 10 properties, then £18.50 for every additional property thereafter.				N
137.00	£107 admin fee plus £37 per property for up to 10 properties affected by change £18 for every additional property thereafter affected by change	Rename or numbering of street including notification.	Bespoke fee - £110 admin fee plus £38 per property for up to 10 properties affected by change, then £18.50 for every additional property thereafter affected by change.				N
	No Charge	Resubmission of renaming or numbering of street including notification following objection.	No charge				N
28.50	30.00	Providing written confirmation of a single postal address.	31.00	0.00	31.00	N	

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Terms and Conditions:

1. All requests must be completed on the appropriate form which is available on our website.
2. All fees must be paid prior to our notification and/or written confirmation being issued.
3. Should the requestor only wish to be issued with new street names and numbers (not amendments to an approved scheme), this service is provided free of charge.
4. The District Council is not responsible for issuing post codes, this remains the responsibility of Royal Mail.
5. Newark and Sherwood District Council can only issue street naming and numbering schemes contained within the district boundary.
6. All street naming and numbering schemes will be issued in accordance with Newark and Sherwood District Council's 'Street Naming and Numbering Guidance and Policy' (and subsequent updates).
7. Any queries or complaints should be directed through the corporate 'Customer complaints and feedback' procedure.

* Includes naming of a building and all affected properties (e.g., block of flats).

PART E - DEPARTMENTAL SERVICE CHARGES (DISCRETIONARY CHARGES)

Planning

The charges listed below are based on cost recovery only. Therefore, if a matter subsequently transpires to be particularly complex and time consuming, the Council reserves the right to request additional payment based on an hourly charge as set out in Part B - Discretionary Charges. The charge will be dependent on the qualification of the officer undertaking the task. We recommend, where possible, that we provide these documents electronically rather than hard copy. Electronic copies will be available free of charge via our website.

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
COPYING CHARGES						
11.00	13.50	Copy of a Planning Decision notice 2003 onwards*	Service no longer provided as documents available online.			
26.00	32.00	Copy of a Planning Decision notice prior to 2003	33.00	0.00	33.00	Z
11.00	13.50	Copies of TPOs (confirmed), Enforcement Notices and Legal Agreements*	Service no longer provided as documents available online.			
		<u>*available on our website - https://publicaccess.newark-sherwooddc.gov.uk/online-applications/</u>				
COPIES OF ANY OTHER DOCUMENTS						
(All are with a minimum charge of £5)						
0.15	0.25	Black and white copy (A4)	0.25	0.00	0.25	Z
0.25	0.35	Black and white copy (A3)	0.35	0.00	0.35	Z
1.10	1.50	Black and white copy (A2)	1.50	0.00	1.50	Z
2.25	3.00	Black and white copy (A1)	3.00	0.00	3.00	Z
4.25	5.50	Black and white copy (A0)	5.50	0.00	5.50	Z
0.25	0.35	Colour copying (A4)	0.35	0.00	0.35	Z
0.50	0.65	Colour copying (A3)	0.65	0.00	0.65	Z
		Colour copying (A2 and larger) - no facility to provide colour copies at A2 or larger				

We aim to provide a response within 10 working days unless a large number of documents are requested or require extracting. In these cases, where the information is likely to take over one hour to provide, the Council will only provide the information by post. The information will be sent within 20 working days of a request. Post and packaging will be charged at cost. The requestor will be informed of a charge before an officer undertakes any of the above and payment must be received before the information can be provided to them.

We will also work with you to look at other ways of providing the information so that the request falls below the appropriate limit (and can therefore be provided free of charge) and where possible, in the case of publications, many are published on our website for you to download or available in a format to email. This approach means that we can be transparent and as consistent as possible in the way we handle requests for information and subsequent copying and how and when we charge.

The service still holds planning application information on microfiche and should you require copies of information, we will aim to scan the contents and subsequently provide access via our planning application website. Unfortunately we are unable to scan (in house) from microfiche, therefore it is necessary for us to outsource this area of work. To allow preparation, scanning and redaction we aim to provide access within 10 working days.

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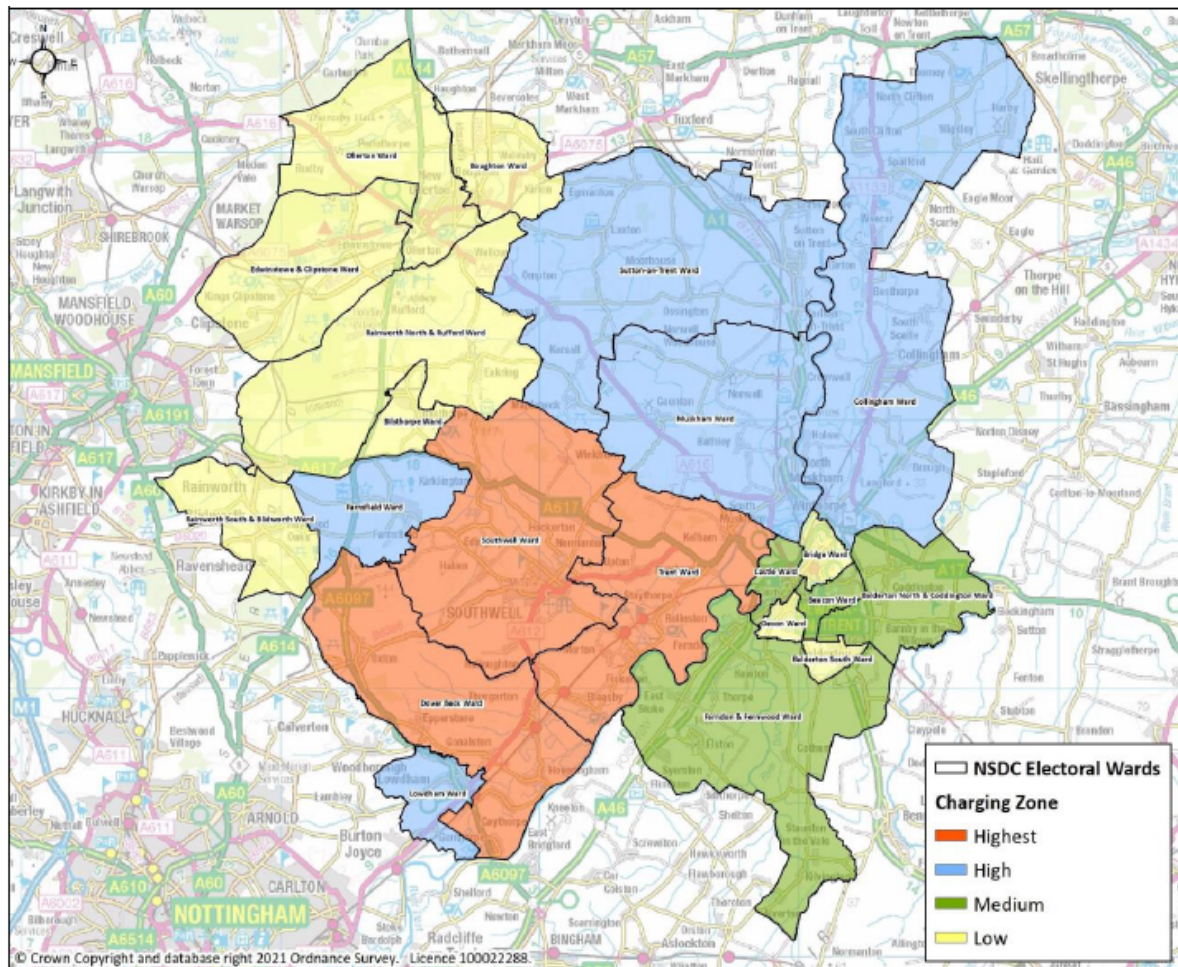
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PART F - PLANNING POLICY DISCRETIONARY CHARGES

Planning Policy, including CIL

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27 Net £	Vat £	Gross £	VAT Code
Community Infrastructure Levy (CIL)						
Commercial						
0.00	0.00	Non- residential uses (except retail)	0.00	0.00	0.00	
100.00	100.00	Retail (A1-A5)	100.00	0.00	100.00	N
Residential						
0.00	0.00	Apartments (All Zones)	0.00	0.00	0.00	N
0.00	0.00	Housing Low Zone 1	0.00	0.00	0.00	N
45.00	45.00	Housing Medium Zone 2	45.00	0.00	45.00	N
70.00	70.00	Housing High Zone 3	70.00	0.00	70.00	N
100.00	100.00	Housing Very High Zone 4	100.00	0.00	100.00	N

Community Infrastructure Levy Zones - Residential**Policy Documents**

Electronic pdf based documents can normally be obtained free from our website

Document name

15.00	15.00	Amended Core Strategy (Adopted March 2019)	15.00	0.00	15.00	Z
15.00	15.00	Allocations & Development Management DPD	15.00	0.00	15.00	Z
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22.00	22.00	Policies Map (also known as the Proposals Map)	22.00	0.00	22.00	Z
No Charge	No Charge	Supplementary Planning Documents and Statement of Community Involvement		No Charge		

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PORTFOLIO: HERITAGE, CULTURE AND THE ARTS

Heritage & Culture

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		PALACE THEATRE HIRE				
		Full Theatre: 602 seats (With Stage & Dressing Rooms as Equipped)				
		COMMERCIAL USE				
1,908.00	2,034.00	Per day with one performance - week days	1,745.83	349.17	2,095.00	A
2,544.00	2,754.00	Per day with one performance - weekends	2,362.50	472.50	2,835.00	A
3,498.00	3,594.00	Per day with two performances - weekdays	3,083.33	616.67	3,700.00	A
4,140.00	4,380.00	Per day with two performances - weekends	3,750.00	750.00	4,500.00	A
11,772.00	12,300.00	Week Hire: Monday-Saturday	1,054.17	210.83	1,265.00	A
		NON-PROFIT MAKING/CHARITY/LOCAL				
1,284.00	1,284.00	Per day with one performance - week days	1,104.17	220.83	1,325.00	A
1,896.00	1,896.00	Per day with one performance - weekends	1,629.17	325.83	1,955.00	A
1,956.00	1,956.00	Per day with two performances - weekdays	1,679.17	335.83	2,015.00	A
2,568.00	2,568.00	Per day with two performances - weekends	2,204.17	440.83	2,645.00	A
2,568.00	3,240.00	Conference: Full Theatre	2,779.17	555.83	3,335.00	A
		THEATRE HIRE Supplementry Charges; Per Hour (Not including staffing)				
97.80	97.80	Technical/Dress; Commercial Hires	85.42	17.08	102.50	A
82.80	80.40	Technical/Dress; Non Profit /Charity	70.42	14.08	84.50	A
82.80	82.80	General Rehearsals (No lights); Commercial Hires	72.50	14.50	87.00	A
67.80	67.80	General Rehearsals (No lights); Non Profit/Charity	59.17	11.83	71.00	A
28.20	28.20	Get In/Fit Up/Get Out; Commercial Hires	24.58	4.92	29.50	A
24.00	24.00	Get In/Fit Up/Get Out; Non Profit/Charity	20.83	4.17	25.00	A
		STAFFING RECHARGES; Per hour				
42.00	45.60	Technical Manager - Weekdays*	39.17	7.83	47.00	A
48.00	51.60	Technical Manager - Weekends**	45.00	9.00	54.00	A
32.40	36.00	Technical Officer - Weekdays*	31.67	6.33	38.00	A
27.20	40.80	Technical Officer - Weekends**	35.83	7.17	43.00	A
22.80	26.40	Technical Assistant - Weekdays*	22.92	4.58	27.50	A
27.60	31.20	Technical Assistant - Weekends**	27.50	5.50	33.00	A
		* Plus 20% on all rates for hours worked between 23:30 and 06:00 hours				
		** Plus 20% on all rates for hours worked between 23:30 and 06:00 hours and plus 100% for all Bank Holiday working and 120% on all rates for hours worked on Bank Holidays between 23:30 and 06:00 hours				
		TICKET HANDLING FEE				
2.00	2.00	Per Ticket - applicable to all professional productions	1.67	0.33	2.00	A
0.50-1.50	2.00	Per Ticket - applicable to all amateur productions, dependent on overall ticket price	1.67	0.33	2.00	A
		PALACE MEMBERSHIP SCHEME				
11.00	12.00	Single membership	10.00	2.00	12.00	A
18.50	19.00	Couple’s membership	16.67	3.33	20.00	A
8.00	8.00	Junior membership	6.67	1.33	8.00	A

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Previous 2024/25 £	Current 2025/26 £	Proposed 2026/27			
		Net £	Vat £	Gross £	VAT Code
NATIONAL CIVIL WAR CENTRE- NEWARK MUSEUM					
DAY TICKETS					
8.00	8.50 Adult	7.08	1.42	8.50	A
7.00	7.50 Concession	6.25	1.25	7.50	A
FREE	FREE Children under 5		FREE		
FREE	FREE NEW: Young Person (age 5-24)		FREE		
FREE	FREE Newark and Sherwood Resident		FREE		
15.95	15.95 Annual Pass - Adult	13.29	2.66	15.95	A
13.95	13.95 Annual Pass - Concession	11.63	2.33	13.95	A
	Ability to offer promotional discounts and flexible pricing to target specific audiences, promote specific events or encourage and increase local footfall and site awareness				
GROUPS					
ENQUIRE	Group Visit (10 or more paying)		ENQUIRE		A
FREE	FREE Mini Museum		FREE		
15.00	20.00 After-hours Evening Guided Visit:	16.67	3.33	20.00	A
5.00	6.00 Object Handling Session (on top of day group rate)	5.00	1.00	6.00	A
	This is for groups who are looking for a hands-on experience.				
	6.00 Volunteer-led Town/Civil War Tour. Price per head.	5.00	1.00	6.00	A
6.00	6.00 Commercial: Town Tour	5.00	1.00	6.00	A
6.00	6.00 Commercial: Castle Tour	5.00	1.00	6.00	A
MISCELLANEOUS CHARGES					
198.00	240.00 After Dinner Speaking	200.00	40.00	240.00	A
ROOM HIRE					
Byron Room/Community/Learning (Per Hour)*					
FREE	FREE Free Hire for Community/Partnership working (Limited Hours)		FREE		A
N/A	N/A Basic set up (No chairs and tables, only available Office Hours)	30.00	6.00	36.00	A
N/A	N/A Full set up (Chairs and tables) Office Hours	45.00	9.00	54.00	A
N/A	N/A Full set up (Chairs and tables)After Hours	60.00	12.00	72.00	A
ENQUIRE	Workshops - to be paid in advance when booking. Price by request		ENQUIRE		A
	Charge based on self-serviced hire. The price will increase by 20% to cover VAT applicable to hire where services are required.				
N/A	18.00 Price from £18/hr inc VAT	15.00	3.00	18.00	A
Tudor Hall					
FREE	FREE Free Hire for Community/Partnership working (Limited Hours)		FREE		
N/A	N/A Hourly rate (max 3 hours) Basic set up (No chairs and tables, only available Office Hours)	60.00	12.00	72.00	A
N/A	N/A Day rate (3-7 hours) - basic set up (No chairs and tables, only available Office Hours)	350.00	70.00	420.00	A
N/A	N/A Hourly rate (max 3 hours) Full set up (Chairs and tables, only available Office Hours)	90.00	18.00	108.00	A
N/A	N/A Day Rate (3-7 hours) - Full set up (Chairs and tables) Office Hours	700.00	140.00	840.00	A
N/A	N/A Day Rate (3-7 hours) - Full set up (Chairs and tables) After Hours	1000.00	200.00	1,200.00	A
N/A	N/A Wedding Rate	2400.00	480.00	2,880.00	A
20.00	30.00 Microfiche Copies	25.00	5.00	30.00	A
10.00	10.00 Own Camera; Time processing charges	8.33	1.67	10.00	A
	It is possible for researchers to use their own camera to take photos of documents and objects. Copyright limitations apply.				
16.00	16.00 Digital Reprographics	13.33	2.67	16.00	A
	Museum staff can take photos of documents or objects for visitors. Please note this service may not be available same day – orders will be processed ASAP. Copyright limitations apply.				

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		Publication (Per image)				
150.00	150.00	Commercial Organisations	125.00	25.00	150.00	A
25.00	25.00	Local Authority, Voluntary or Charitable Organisations	20.83	4.17	25.00	A
150.00	150.00	Corporate Products (Annual reports, TV)	125.00	25.00	150.00	A
150.00	150.00	Commercial Products (Cards, Calendars etc)	125.00	25.00	150.00	A
250.00	325.00	Long Term Archaeological Storage at Museum Resource Centre; per box	270.83	54.17	325.00	A
N/A	25.00	Issuing of Accession Number	20.83	4.17	25.00	A
16.50	16.50	Loans Box Fines (Late return)	13.75	2.75	16.50	A
		Other Income				
ENQUIRE		Out of District Schools Travel Expenses*		ENQUIRE		
		*Price by request - We will consider outreach for schools on a case by case basis and price accordingly.				
25.00	25.00	Discovery Box; Cost per hire for 2 week period	20.83	4.17	25.00	A
		Education programme at NCWC				
		KS1-KS3 Students				
4.50	4.50	Two facilitated activities - Half day visit (2-2.5hrs); per person	4.50	0.00	4.50	E
7.00	7.00	Three facilitated activities - Full day visit; per person	7.00	0.00	7.00	E
8.00	8.00	Four facilitated activities - Full day visit; per person	8.00	0.00	8.00	E
		KS5, FE & HE Students				
8.00	7.00	Full day visit; Price (from) per head	7.00	0.00	7.00	E

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Previous 2024/25 £	Current 2025/26 £	Proposed 2026/27				
		Net £	Vat £	Gross £	VAT Code	
NEWARK CASTLE						
Admission						
6.00	8.00	Adult	7.50	1.50	9.00	A
N/A	4.00	Residents of Newark & Sherwood District	3.75	0.75	4.50	A
3.00	FREE	Children & Students up to 25 years		FREE		
N/A	4.00	Guided Tours (upto 25 years - FREE)	4.17	0.83	5.00	A
N/A	N/A	Joint Ticket with NCWC for non-residents	10.00	2.00	12.00	A
Hire of Gardens						
250.00	240.00	Charity (Plus staffing, security & other anciliary charges)	291.67	58.33	350.00	A
850.00	850.00	Commercial (per day)	750.00	150.00	900.00	A
Hire of Castle						
N/A	80.00	For Events. Price (from) per hour plus staffing, security and other aciliary charges (dependant on number of spaces required)	83.33	16.67	100.00	A
Hire of Gardens for Weddings						
Bandstand October-March						
550.00	550.00	Monday-Thursday	500.00	100.00	600.00	A
600.00	600.00	Fridays & Sundays	541.67	108.33	650.00	A
650.00	650.00	Saturdays	583.33	116.67	700.00	A
Bandstand April-September						
600.00	600.00	Monday-Thursday	541.67	108.33	650.00	A
650.00	650.00	Fridays & Sundays	583.33	116.67	700.00	A
750.00	750.00	Saturdays	666.67	133.33	800.00	A
Undercroft/Garden Room October-March						
700.00	700.00	Monday-Thursday	625.00	125.00	750.00	A
758.00	758.00	Fridays & Sundays	666.67	133.33	800.00	A
815.00	815.00	Saturdays	708.33	141.67	850.00	A
Undercroft/Garden Room April-September						
758.00	758.00	Monday-Thursday	666.67	133.33	800.00	A
815.00	815.00	Fridays & Sundays	708.33	141.67	850.00	A
875.00	875.00	Saturdays	750.00	150.00	900.00	A
Education Programme						
N/A	3.25	Two facilitated activities - Half day visit (2-2.5hrs); per person	4.50	0.00	4.50	E
N/A	4.50	Three facilitated activities - Full day visit; per person	7.00	0.00	7.00	E
N/A	N/A	Four facilitated activities - Full day visit; per person	8.00	0.00	8.00	E
N/A	200.00	Use of Castle for commercial photography/filming	166.67	33.33	200.00	A
N/A	100.00	Use of Castle Gardens for wedding photographs - professional photographers only	83.33	16.67	100.00	A

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PORTFOLIO: PUBLIC PROTECTION AND COMMUNITY RELATIONS

Communities & Environment : Public Protection

Previous 2024/25	Current 2025/26	Proposed 2026/27			
£	£	Net £	Vat £	Gross £	VAT Code
GAMBLING ACT 2005 (STATUTORY)					
Family Entertainment Centre					
100.00	100.00 Transitional	100.00	0.00	100.00	N
300.00	300.00 New	300.00	0.00	300.00	N
300.00	300.00 Renewal	300.00	0.00	300.00	N
25.00	25.00 Change of name	25.00	0.00	25.00	N
15.00	15.00 Copy permit	15.00	0.00	15.00	N
Prize Gaming Permits					
100.00	100.00 Transitional	100.00	0.00	100.00	N
300.00	300.00 New	300.00	0.00	300.00	N
300.00	300.00 Renewal	300.00	0.00	300.00	N
25.00	25.00 Change of name	25.00	0.00	25.00	N
15.00	15.00 Copy permit	15.00	0.00	15.00	N
Gaming Machines in Alcohol Licenced Premises					
50.00	50.00 Gaming Machine Notification - up to 2 machines	50.00	0.00	50.00	N
150.00	150.00 Gaming Machine Permit (New Operator) - 2+ machines	150.00	0.00	150.00	N
100.00	100.00 Gaming Machine Permits - Variation	100.00	0.00	100.00	N
50.00	50.00 Gaming Machine Permits - Annual Fee	50.00	0.00	50.00	N
Club Gaming and Club Machine Permits					
100.00	100.00 Club Gaming & Machine Permits - Fast Track	100.00	0.00	100.00	N
200.00	200.00 Club Gaming & Machine Permits - New Application	200.00	0.00	200.00	N
200.00	200.00 Club Gaming & Machine Permits - Renewal	200.00	0.00	200.00	N
100.00	100.00 Club Gaming & Machine Permits - Variation	100.00	0.00	100.00	N
50.00	50.00 Annual Fee	50.00	0.00	50.00	N
N/A	15.00 Copy of Permit	15.00	0.00	15.00	N
N/A	100.00 Temporary use Notice	100.00	0.00	100.00	N
Small society Lottery					
40.00	40.00 Exempt Lotteries – Registration Fee	40.00	0.00	40.00	N
20.00	20.00 Exempt Lotteries – Annual Fee	20.00	0.00	20.00	N

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PORTFOLIO: PUBLIC PROTECTION AND COMMUNITY RELATIONS

Communities & Environment : Public Protection

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
GAMBLING ACT 2005 (DISCRETIONARY)						
BINGO						
1,260.00	1,260.00	New application	1,260.00	0.00	1,260.00	N
880.00	880.00	Application for reinstatement of licence	880.00	0.00	880.00	N
1,320.00	1,320.00	Application for provisional statement	1,200.00	0.00	1,200.00	N
710.00	710.00	Application to convert provisional statement	710.00	0.00	710.00	N
1,100.00	1,100.00	Application to Vary licence	1,100.00	0.00	1,100.00	N
170.00	170.00	Application to transfer licence	170.00	0.00	170.00	N
50.00	50.00	Notification of Change	50.00	0.00	50.00	N
30.00	30.00	Copy of Licence	25.00	0.00	25.00	N
570.00	570.00	Annual Fee	570.00	0.00	570.00	N
ADULT GAMING CENTRE						
1,000.00	1,000.00	New application	1,000.00	0.00	1,000.00	N
880.00	880.00	Application for reinstatement of licence	880.00	0.00	880.00	N
1,260.00	1,260.00	Application for provisional statement	1,200.00	0.00	1,200.00	N
710.00	710.00	Application to convert provisional statement	710.00	0.00	710.00	N
1,000.00	1,000.00	Application to Vary licence	1,000.00	0.00	1,000.00	N
170.00	170.00	Application to transfer licence	170.00	0.00	170.00	N
50.00	50.00	Notification of Change	50.00	0.00	50.00	N
30.00	30.00	Copy of Licence	25.00	0.00	25.00	N
570.00	570.00	Annual Fee	570.00	0.00	570.00	N
FAMILY ENTERTAINMENT CENTRE						
1,000.00	1,000.00	New application	1,000.00	0.00	1,000.00	N
530.00	570.00	Application for reinstatement of licence	570.00	0.00	570.00	N
1,260.00	1,260.00	Application for provisional statement	950.00	0.00	950.00	N
680.00	680.00	Application to convert provisional statement	680.00	0.00	680.00	N
870.00	870.00	Application to Vary licence	870.00	0.00	870.00	N
110.00	110.00	Application to transfer licence	110.00	0.00	110.00	N
50.00	50.00	Notification of Change	50.00	0.00	50.00	N
30.00	30.00	Copy of Licence	25.00	0.00	25.00	N
570.00	570.00	Annual Fee	570.00	0.00	570.00	N
BETTING PREMISES (excl. tracks)						
1,000.00	1,050.00	New application	1,050.00	0.00	1,050.00	N
530.00	840.00	Application for reinstatement of licence	840.00	0.00	840.00	N
1,260.00	1,260.00	Application for provisional statement	1,200.00	0.00	1,200.00	N
680.00	680.00	Application to convert provisional statement	680.00	0.00	680.00	N
870.00	1,000.00	Application to Vary licence	1,000.00	0.00	1,000.00	N
110.00	160.00	Application to transfer licence	160.00	0.00	160.00	N
50.00	50.00	Notification of Change	50.00	0.00	50.00	N
30.00	30.00	Copy of Licence	25.00	0.00	25.00	N
570.00	570.00	Annual Fee	570.00	0.00	570.00	N
BETTING ON TRACK						
1,050.00	1,050.00	New application	1,050.00	0.00	1,050.00	N
840.00	840.00	Application for reinstatement of licence	840.00	0.00	840.00	N
1,260.00	1,260.00	Application for provisional statement	950.00	0.00	950.00	N
680.00	680.00	Application to convert provisional statement	680.00	0.00	680.00	N
1,160.00	1,160.00	Application to Vary licence	1,160.00	0.00	1,160.00	N
160.00	160.00	Application to transfer licence	160.00	0.00	160.00	N

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50.00	50.00 Notification of Change	50.00	0.00	50.00	N
30.00	30.00 Copy of Licence	25.00	0.00	25.00	N
570.00	570.00 Annual Fee	570.00	0.00	570.00	N

These fees are set at the discretion of the local Authority within a framework on minimum and maximums set in statutory regulations

PORTFOLIO: PUBLIC PROTECTION AND COMMUNITY RELATIONS

Communities & Environment : Public Protection

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		LICENSING				
90.00	90.00	Hypnotism - Grant. Occasional for specific dates	90.00	0.00	90.00	N
3,780.00	3,780.00	Sex Establishment - Grant/Renewal (up to 1 year)	3,780.00	0.00	3,780.00	N
		Vehicle Licences				
250.00	250.00	Vehicle Application Hackney Carriage Licence Annual Fee	250.00	0.00	250.00	N
190.00	190.00	Vehicle Application Private Hire Licence Annual Fee	190.00	0.00	190.00	N
130.00	130.00	Vehicle Application Ambulance Licence Annual Fee	130.00	0.00	130.00	N
160.00	160.00	Hackney Carriage/Taxi Driver (up to 3 years)	160.00	0.00	160.00	N
240.00	240.00	Hackney Carriage/Taxi Driver New applicants	240.00	0.00	240.00	N
60.00	60.00	Hackney Carriage/Taxi Driver Licence persons over 65/Annual	60.00	0.00	60.00	N
130.00	130.00	Ambulance Driver (3 Years)	130.00	0.00	130.00	N
40.00	40.00	Ambulance Driver persons over 65/Annual	40.00	0.00	40.00	N
130.00	110.00	Ambulance Driver New applicants	130.00	0.00	130.00	N
		Private Hire Operators (5 years)				
380.00	380.00	Private Hire Operator (5 years) Licence Fee	380.00	0.00	380.00	N
40.00	40.00	Private Hire Operator Licence per vehicle	40.00	0.00	40.00	N
		Ambulance Operators (5 years)				
380.00	380.00	Ambulance Operator (5 years) New/Renewal	380.00	0.00	380.00	N
40.00	40.00	Ambulance Operator Licence per Vehicle	40.00	0.00	40.00	N
45.00	45.00	Knowledge Test (one off)	45.00	0.00	45.00	N
50.00	30.00	Replacement Driver Badge	50.00	0.00	50.00	N
60.00	50.00	Replacement Plate Hackney Carriage	60.00	0.00	60.00	N
	50.00	Replacement Plate Private Hire	50.00	0.00	50.00	N
90.00	60.00	Transfer of Plate Hackney Carriage (No replacement plate to be issued)	90.00	0.00	90.00	N
N/A	60.00	Transfer of Plate Private Hire (No replacement plate to be issued)	60.00	0.00	60.00	N
80.00	90.00	Temporary Plate/Transfer of Plate Hackney Carriage (including Plates and magnetic roundals)	80.00	0.00	80.00	N
15.00	90.00	Temporary Plate/Transfer of Plate Private Hire (including Plates and magnetic roundals)	15.00	0.00	15.00	N
N/A	80.00	Temporary Plate/Transfer of Plate Hackney Carriage (including Plates and stick on roundals)	80.00	0.00	80.00	N
N/A	80.00	Temporary Plate/Transfer of Plate Private Hire (including Plates and stick on roundals)	80.00	0.00	80.00	N
N/A	20.00	Temporary & Permanent magnetic roundals	20.00	0.00	20.00	N
10.00	10.00	Additional stick on Roundels	10.00	0.00	10.00	N
		VEHICLE TEST - TAXI INSPECTION (Bi-annual, once every 6 months)				
52.50	52.50	Without MOT	55.00	0.00	55.00	N
63.00	63.00	With MOT	65.00	0.00	65.00	N

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PORTFOLIO: PUBLIC PROTECTION AND COMMUNITY RELATIONS

Communities & Environment : Public Protection

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
LICENSING ACT 2003 (STATUTORY)						
ENQUIRE		Premises licence - Application		ENQUIRE		N
ENQUIRE		Premises Licence – Annual Fee		ENQUIRE		N
ENQUIRE		Premises Licence - additional fee for large event		ENQUIRE		N
ENQUIRE		Premises Licence - Full Variation		ENQUIRE		N
The above fee's payable depend on the rateable value of the premises which are prescribed / set nationally.						
90.00	89.00	Premises Licence - Minor Variation	89.00	0.00	89.00	N
40.00	37.00	Personal Licence	37.00	0.00	37.00	N
20.00	21.00	Temporary event Notice	21.00	0.00	21.00	N
PAVEMENT LICENCE						
New Fee		Pavement Licence - New 1 Yr	100.00	0.00	100.00	N
New Fee		Pavement Licence - New 2 Yr	150.00	0.00	150.00	N
New Fee		Pavement Licence - Renewal 1 Yr	75.00	0.00	75.00	N
New Fee		Pavement Licence - Renewal 2 Yr	125.00	0.00	125.00	N

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PORTFOLIO: PUBLIC PROTECTION AND COMMUNITY RELATIONS

Communities & Environment: Public Protection

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
ENVIRONMENTAL HEALTH						
		Animal Boarding Establishments				
260.00	419.00	New/Renewal (annual)	430.00	0.00	430.00	N
	New Fee	If a Cattery/Kennel on own	348.00	0.00	348.00	N
		Home Boarding				
200.00	281.00	New/Renewal (annual)	325.00	0.00	325.00	N
		Dog Day Care				
180.00	327.00	New/Renewal (annual)	348.00	0.00	348.00	N
		Dangerous Wild Animals				
260.00	120.00	Dangerous Wild Animals (plus Vet fees)	255.00	0.00	255.00	N
		Performing Animals				
N/A	281.00	Performing Animals - 3 yearly licence	301.00	0.00	301.00	N
		Dog Breeding; Annual Licence				
230.00	419.00	New/Renewal - Includes Compliance & Inspection Fee	419.00	0.00	419.00	N
		Riding Establishments; Annual Licence				
230.00	419.00	New/Renewal - Includes Compliance & Inspection Fee	433.00	0.00	433.00	N
		Ear-Piercing, Tattooing, Acupuncture, Electrolysis, Skin piercing and semi- permanent tattooing				
140.00	150.00	Annual Licence; Per person	160.00	0.00	160.00	N
130.00	150.00	Annual Licence; Premises*	160.00	0.00	160.00	N
		Where the premises already hold a licence the charge is £125 per additional treatment				
N/A	150.00	Tattoo Hygiene Rating scheme	155.00	0.00	155.00	N
N/A	106.00	Revisit Tattoo Hygiene Rating Scheme	108.00	0.00	108.00	N
		Massage & Special Treatment; Annual Licence				
210.00	199.00	New/Renewal (annual)	199.00	0.00	199.00	N
		Sun beds				
N/A	222.00	New/Renewal (annual)	215.00	0.00	215.00	N
		Lasers; Annual Licence				
570.00	512.00	New	542.00	0.00	542.00	N
210.00	300.00	Renewal	308.00	0.00	308.00	N
260.00	282.00	Transfer	292.00	0.00	292.00	N
		Zoo's; First Licence valid for 4 years; Renewal valid for 6 years				
590.00	566.00	Initial Inspection	622.00	0.00	622.00	N
440.00	497.37	Periodic 3 year inspection	529.00	0.00	529.00	N

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		Pet Shop				
210.00	442.75	New/Renewal - Includes Compliance & Inspection Fee	449.00	0.00	449.00	N
200.00	285.50	Re-rating of Animal licence establishment	302.00	0.00	302.00	N
200.00	285.50	Transfer of Animal licence establishment	278.00	0.00	278.00	N
80.00	28.00	Variation of Animal licence establishment	30.00	0.00	30.00	N
		High Hedges ; One off				
260.00	260.00	1st stage	260.00	0.00	260.00	N
440.00	440.00	2nd stage	440.00	0.00	440.00	N
		HMO Licence Application for House in Multiple Occupation; One off				
790.00	790.00	Single application	790.00	0.00	790.00	N
600.00	600.00	Multiple applications at same time	600.00	0.00	600.00	N
60.00	60.00	Variation of licence	60.00	0.00	60.00	N
		Scrap Metal Dealer; Licence valid for 3 years				
410.00	410.00	Site Licence	410.00	0.00	410.00	N
170.00	170.00	Collectors Licence	170.00	0.00	170.00	N
		Mobile Homes Act 2014				
420.00	420.00	Application fee	420.00	0.00	420.00	N
10.00	10.00	Plus, per additional unit (Depends on total number of pits)	10.00	0.00	10.00	N
10.00	10.00	Annual Fee (Per Pitch)	10.00	0.00	10.00	N
190.00	190.00	Transfer/amendment of licence	190.00	0.00	190.00	N
160.00	160.00	Depositing Site rules	160.00	0.00	160.00	N
320.00	320.00	Fit and Proper person application fee	320.00	0.00	320.00	N
		Certificates, Authorisation & Register Copies				
N/A	176.00	Food Hygiene Rating Scheme (FHRS) Re-inspection	180.00	0.00	180.00	N
40.00	40.00	Export Health Certificate	40.00	0.00	40.00	N
290.00	290.00	Condemnation Certificate	290.00	0.00	290.00	N
		Environmental Site Reports				
150.00	150.00	Environmental Site Reports Home Buyer Version	150.00	0.00	150.00	N
420.00	420.00	Environmental Site Reports Detailed version	430.00	0.00	430.00	N
160.00	160.00	Housing immigration check	160.00	0.00	160.00	N
		Private Water Supplies				
30.00	60.00	Risk Assessment (Hourly rate x time spent)	60.00	0.00	60.00	N
30.00	60.00	Domestic Supplies (Reg 10)	60.00	0.00	60.00	N
50.00	60.00	Check Monitoring (Commercial supplies); Plus Analysis Cost	60.00	0.00	60.00	N
50.00	60.00	Audit Monitoring (Commercial supplies); Plus Analysis Cost	60.00	0.00	60.00	N
		Dog Control - Stray Dog Charges				
		This includes Government fee, Local Authority charge, and Kennelling costs including Food				
		Duration				
83.00	83.00	1 Day	98.00	0.00	98.00	N
91.00	91.00	2 Days	113.00	0.00	113.00	N
99.00	99.00	3 Days	128.00	0.00	128.00	N
107.00	107.00	4 days	143.00	0.00	143.00	N
115.00	115.00	5 Days	158.00	0.00	158.00	N

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123.00	123.00 6 Days	173.00	0.00	173.00	N
131.00	131.00 7 Days	188.00	0.00	188.00	N

PORTFOLIO:CLIMATE AND THE ENVIRONMENT

Communities & Environment; Enviromental Services

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		WASTE & RECYCLING				
		Trade Waste, Recycling & Garden Bins				
		Disposal costs are provided by Nottinghamshire County Council (disposal authority) and will be added to NSDCs Fee				
		REFUSE & RECYCLING (Including Glass)				
		Collection Charge based on Bin Size				
2.65	2.80	140L	2.90	0.00	2.90	N
3.30	3.50	240L	3.60	0.00	3.60	N
4.15	4.40	360L	4.50	0.00	4.50	N
6.20	6.50	660L	6.70	0.00	6.70	N
9.25	9.70	1100L	10.50	0.00	10.50	N
2.10	2.20	Pre-Paid Sacks	2.30	0.00	2.30	N
2.65	2.80	Clinical	2.90	0.00	2.90	N
		FOOD RECYCLING				
		Collection Charge based on Bin Size				
N/A	N/A	140L	4.30	0.00	4.30	N
N/A	N/A	240L	5.40	0.00	5.40	N
N/A	N/A	360L	6.80	0.00	6.80	N
N/A	N/A	660L	10.00	0.00	10.00	N
N/A	N/A	1100L	14.90	0.00	14.90	N
		SIMPLER RECYCLING				
		Collection Charge on Bin Size				
N/A	4.20	140L	4.30	0.00	4.30	N
N/A	5.25	240L	5.40	0.00	5.40	N
N/A	6.60	360L	6.80	0.00	6.80	N
N/A	9.75	660L	10.00	0.00	10.00	N
N/A	14.55	1100L	14.90	0.00	14.90	N
		Disposal Charge				
		SET BY NCC				
		Trade Waste contract charges				
46.00	46.00	Alteration Fee	50.00	10.00	60.00	A
		Access Fee (Maximum) 5 – 10% of total cost dependent on site	ENQUIRE			
		Domestic Garden Bins				
37.00	38.00	Price per bin	40.00	0.00	40.00	N
		Cost of bin for new properties based on Bin Size				
36.00	43.00	140L	44.10	0.00	44.10	N
36.00	43.00	240L	44.10	0.00	44.10	N
52.50	63.00	360L	64.60	0.00	64.60	N
325.50	375.40	660L	384.80	0.00	384.80	N
346.50	416.00	1100L	426.40	0.00	426.40	N
73.50	88.00	Developers delivery charge (per load)	90.20	0.00	90.20	N
		Bulky Waste Charges				
		Domestic Bulky Waste				
14.00	14.00	First Item	14.00	0.00	14.00	N
7.50	7.50	Subsequent item	7.50	0.00	7.50	N

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
		Electrical Items				
14.00	14.00	First Item	14.00	0.00	14.00	N
7.50	7.50	Subsequent item	7.50	0.00	7.50	N
74.00	74.00	Large Items which are not covered by the above charges, per hour	75.00	0.00	75.00	N
		Commercial Fridges				
110.25	112.00	Per Unit	150.00	0.00	150.00	N
113.40	116.00	Collection and Transport	150.00	0.00	150.00	N
		Cleansing Services Hours				
73.50	75.00	1 hour	75.00	15.00	90.00	A
110.00	112.00	1.5 hours	112.50	22.50	135.00	A
147.00	150.00	2 hours	150.00	30.00	180.00	A
220.50	225.00	3 hours	225.00	45.00	270.00	A
294.00	300.00	4 hours	300.00	60.00	360.00	A
367.50	375.00	5 hours	375.00	75.00	450.00	A
		Emptying bins (cost per empty of bin)				
1.20	1.20	Litter bins	1.30	0.00	1.30	N
2.30	2.30	Dog Bins	2.40	0.00	2.40	N
		Vehicle Workshop Services				
45.00	45.00	MOT's	45.00	0.00	45.00	N
65.00	65.00	Air Conditioning re-gas	65.00	13.00	78.00	A
45.00	45.00	External Servicing of vehicles, per hour	50.00	10.00	60.00	A

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PORTFOLIO: HEALTH, WELLBEING AND LEISURE

Communities & Environment; Enviromental Services

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27 Net £	Vat £	Gross £	VAT Code
PARKS & AMENITIES						
Forest School Sessions						
10.50	10.00	Ranger-led, per session	10.00	0.00	10.00	E
3.00	3.00	Self-led, per person	3.00	0.00	3.00	E
School sessions						
105.00	105.00	Ranger-led: annual	105.00	0.00	105.00	E
26.25	26.25	Ranger-led: one-off	26.25	0.00	26.25	E
42.00	42.00	Schools-led: annual	42.00	0.00	42.00	E
10.50	10.00	Schools-led: one-off	10.00	0.00	10.00	E
200.00	200.00	Memorial Rose and Plaque	300.00	0.00	300.00	N
Parks Events						
100.00	100.00	Ticketed + 15% of Ticket Sales	200.00	0.00	200.00	N
0.00	0.00	Charity (Stall Only)		FREE		N
100.00	100.00	Charity Event	100.00	0.00	100.00	N
400.00	400.00	Non-ticketed	300.00	0.00	300.00	N

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PORTFOLIO: STRATEGY, PERFORMANCE AND FINANCE

Resources & Deputy Chief Executive

Previous 2024/25	Current 2025/26		Proposed 2026/27			
			Net	Vat	Gross	VAT
£	£		£	£	£	Code
PUBLIC CONVENIENCES						
0.20	0.20	Gilstap Centre	0.20	0.00	0.20	N

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PORTFOLIO: STRATEGY, PERFORMANCE AND FINANCE

Resources & Deputy Chief Executive

Previous 2024/25	Current 2025/26	Proposed 2026/27			
£	£	Net £	Vat £	Gross £	VAT Code
NEWARK CAR PARKS					
INNER TOWN					
London Road, Baldertongate, Town Wharf, Appletongate					
Duration					
0.50	0.50 30 minutes		FREE		
1.00	1.00 1 hour	0.83	0.17	1.00	A
1.50	1.50 2 hours	1.42	0.28	1.70	A
2.50	2.50 2-3 hours	2.25	0.45	2.70	A
4.50	4.50 3-4 hours	3.92	0.78	4.70	A
7.50	7.50 Over 4 hours	6.67	1.33	8.00	A
1.00	1.00 After 6pm (Evening Charge)	0.83	0.17	1.00	A
Riverside (former Tolney Lane), Riverside Arena					
Duration					
1.00	1.00 1 hour	0.83	0.17	1.00	A
1.50	1.50 2 hours	1.42	0.28	1.70	A
2.00	2.00 2-4 hours	1.83	0.37	2.20	A
3.00	3.00 4-5 hours	2.67	0.53	3.20	A
3.50	3.50 5 hours and above	3.08	0.62	3.70	A
Riverside (former Tolney Lane), Riverside Arena, Premium parking					
Duration					
NA	New Fee 0-2 hours	2.50	0.50	3.00	A
NA	New Fee 2-4 hours	3.33	0.67	4.00	A
NA	New Fee 4-5 hours	4.17	0.83	5.00	A
NA	New Fee 5 hours and above (on day of issue)	5.00	1.00	6.00	A
Castle House					
Duration					
0.50	0.50 30 minutes	0.42	0.08	0.50	A
1.00	1.00 1 hour	0.83	0.17	1.00	A
1.50	1.50 2 hours	1.42	0.28	1.70	A
2.00	2.00 2-4 hours	1.83	0.37	2.20	A
3.00	3.00 4-5 hours	2.67	0.53	3.20	A
3.50	3.50 5 hours and above	3.08	0.62	3.70	A
Dedicated Motorcycle Bays Newark					
Motorcycles parked in the dedicated motorcycle bay or area will be able to park free but use of these dedicated bays and areas is limited to 8 hours in any 24hr period.					
SEASON TICKETS INNER TOWN					
Duration					
90.00	90.00 Per month	79.17	15.83	95.00	A
200.00	200.00 Per quarter	185.42	37.08	222.50	A
740.00	740.00 Per year (7 days per week)	650.00	130.00	780.00	A
SEASON TICKETS OUTER TOWN					
Duration					
60.00	60.00 Per month	51.67	10.33	62.00	A
130.00	130.00 Per quarter	112.50	22.50	135.00	A
370.00	370.00 Per year (Monday - Friday only)	333.33	66.67	400.00	A
470.00	470.00 Per year (7 days per week)	412.50	82.50	495.00	A

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Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
CONTRACT CAR PARK RATES						
Barnby Gate						
220.00	220.00	Per Quarter	195.83	39.17	235.00	A
840.00	840.00	Per Annum	758.33	151.67	910.00	A
The Palace						
680.00	680.00	Per annum	616.67	123.33	740.00	A
Pelham Street						
580.00	580.00	Per Annum	508.33	101.67	610.00	A
River Side View (Residents/Season Tickets)						
	200.00	Per Annum	166.67	33.33	200.00	A
Navigation Yard (Residents / Contract)						
220.00	220.00	Per Quarter	200.00	40.00	240.00	A
800.00	800.00	Per Annum	725.00	145.00	870.00	A
Cashless parking is available at all Newark Car Parks with transaction costs to be paid to the transaction provider by customer.						
LORRY PARKING						
20.50	22.00	Lorry Parking - Fixed Charge	19.17	3.83	23.00	A
23.50	25.00	Lorry Parking (with meal voucher)	23.33	4.67	28.00	A
5.00	5.00	Coaches - (with meal voucher)	6.67	1.33	8.00	A

VAT Code Key:

A - Standard Rated

E - Exempt

N - Non Business / Outside the Scope

Z - Zero Rated

PORTFOLIO: STRATEGY, PERFORMANCE AND FINANCE

Resources & Deputy Chief Executive

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27 Net £	Vat £	Gross £	VAT Code
CASTLE HOUSE - CIVIC SUITE HIRE & PARTNERS' DESK USAGE						
ROOM HOURLY CHARGE- No Webcasting						
16.00	16.00	G2 Hourly rate	44.00	8.80	52.80	A
NA	NA	G2 Half Day rate	154.00	30.80	184.80	A
NA	NA	G2 Full Day rate	264.00	52.80	316.80	A
16.00	16.00	G3 Hourly rate	44.00	8.80	52.80	A
NA	NA	G3 Half Day rate	154.00	30.80	184.80	A
NA	NA	G3 Full Day rate	264.00	52.80	316.80	A
26.00	26.00	Civic 1 Hourly rate	66.00	13.20	79.20	A
NA	NA	Civic 1 Half Day rate	231.00	46.20	277.20	A
NA	NA	Civic 1 Full Day rate	396.00	79.20	475.20	A
26.00	26.00	Civic 2 Hourly rate	66.00	13.20	79.20	A
NA	NA	Civic 2 Half Day rate	231.00	46.20	277.20	A
NA	NA	Civic 2 Full Day rate	396.00	79.20	475.20	A
16.00	16.00	Civic 3 Hourly rate	44.00	8.80	52.80	A
NA	NA	Civic 3 Half Day rate	154.00	30.80	184.80	A
NA	NA	Civic 3 Full Day rate	264.00	52.80	316.80	A
16.00	16.00	Civic 4 Hourly rate	44.00	8.80	52.80	A
NA	NA	Civic 4 Half Day rate	154.00	30.80	184.80	A
NA	NA	Civic 4 Full Day rate	264.00	52.80	316.80	A
42.00	42.00	Civic 1 + 2 Hourly rate	66.00	13.20	79.20	A
NA	NA	Civic 1 + 2 Half Day rate	231.00	46.20	277.20	A
NA	NA	Civic 1 + 2 Full Day rate	396.00	79.20	475.20	A
26.00	26.00	Civic 3 + 4 Hourly rate	44.00	8.80	52.80	A
NA	NA	Civic 3 + 4 Half Day rate	154.00	30.80	184.80	A
NA	NA	Civic 3 + 4 Full Day rate	264.00	52.80	316.80	A
42.00	42.00	Civic 2+3+4 Hourly rate	66.00	13.20	79.20	A
NA	NA	Civic 2+3+4 Half Day rate	231.00	46.20	277.20	A
NA	NA	Civic 2+3+4 Full Day rate	396.00	79.20	475.20	A
68.00	68.00	Civic 1+2+3+4 Hourly rate	88.00	17.60	105.60	A
NA	NA	Civic 1+2+3+4 Half Day rate	308.00	61.60	369.60	A
NA	NA	Civic 1+2+3+4 Full Day rate	528.00	105.60	633.60	A

VAT Code Key:

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E - Exempt

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Z - Zero Rated

PORTFOLIO: STRATEGY, PERFORMANCE AND FINANCE

Resources & Deputy Chief Executive

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code
NEWARK BEACON						
Cafferata Suite; Maximum Capacity 70 (theatre style)						
264.00	264.00	Full day	225.00	45.00	270.00	A
164.40	164.40	Half Day	140.00	28.00	168.00	A
44.40	44.40	Hourly Rate	38.00	7.60	45.60	A
Gresham; Maximum Capacity 20						
139.20	139.20	Full day	130.00	26.00	156.00	A
87.60	87.60	Half Day	79.00	15.80	94.80	A
25.20	25.20	Hourly Rate	25.00	5.00	30.00	A
Friary; Maximum Capacity 16						
139.20	139.20	Full day	116.00	23.20	139.20	A
87.60	87.60	Half Day	73.00	14.60	87.60	A
25.20	25.20	Hourly Rate	21.00	4.20	25.20	A
11C (or other office depending on occupancy) Maximum Capacity 4						
87.60	87.60	Full day	73.00	14.60	87.60	A
32.40	32.40	Half Day	30.00	6.00	36.00	A
13.20	13.20	Hourly Rate	11.00	2.20	13.20	A

Discounts may be applied to approved charitable organisations or where a package of bookings are made together at the discretion of the Senior Leadership Team, with final approval by the Section 151 Officer.

VAT Code Key:

A - Standard Rated

E - Exempt

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Z - Zero Rated

PORTFOLIO: STRATEGY, PERFORMANCE AND FINANCE

Resources & Deputy Chief Executive

Previous 2024/25 £	Current 2025/26 £		Proposed 2026/27			
			Net £	Vat £	Gross £	VAT Code

NON PAYMENT OF COUNCIL TAX/NNDR**Council Tax
Summons**

80.00	80.00	Liability Order (with summons)	80.00	0.00	80.00	N
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**NNDR
Summons**

100.00	100.00	Liability Order (with summons)	100.00	0.00	100.00	N
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The level of costs have to be justified to the court and there is case law against raising to a level that is deemed excessive.

General Fund Revenue Reserves	Actual Balance at 31st March 2025	Estimated Balance at 31st March 2026	Estimated Balance at 31st March 2027	Estimated Balance at 31st March 2028	Estimated Balance at 31st March 2029	Estimated Balance at 31st March 2030
Council Funds						
MTFP Reserve	(9,011,918)	(8,924,549)	(8,924,549)	(8,924,549)	(8,924,549)	(6,218,549)
Total Budget Funding Reserves	(9,011,918)	(8,924,549)	(8,924,549)	(8,924,549)	(8,924,549)	(6,218,549)
Election Expenses Fund	(155,947)	(167,437)	(100,000)	(0)	(0)	(0)
Insurance Fund Excesses & Self Insured	(124,089)	(124,089)	(124,089)	(124,089)	(124,089)	(124,089)
ICT & Digital Services	(268,901)	(110,325)	(110,325)	(110,325)	(110,325)	(110,325)
Repairs And Renewals Fund	(2,386,808)	(1,492,464)	(792,464)	(92,464)	0	0
Domestic Homicide Review	(60,820)	0	0	0	0	0
Training Provision	(393,325)	0	0	0	0	0
Planning Costs Fund	(191,265)	(139,940)	(139,940)	(139,940)	(139,940)	(139,940)
Emergency Planning/Flooding Reserve	(33,871)	0	0	0	0	0
CSG/Enforcement Reserve	(105,199)	0	0	0	0	0
Management Carry Forwards	(965,046)	0	0	0	0	0
Flood Defence Reserve	(220,000)	0	0	0	0	0
Community Initiative Fund	(100,888)	0	0	0	0	0
Capital Project Feasibility Fund	(277,719)	0	0	0	0	0
Theatre Centenary Legacy	(18,696)	(16,446)	(16,446)	(16,446)	(16,446)	(16,446)
Local Government Reorganisation	0	(500,000)	(250,000)	0	0	0
Residential Food Waste	(260,040)	(776,006)	(776,291)	(1,491,622)	(1,491,622)	(1,491,622)
Commercial Plan Invest to Save	(200,000)	0	0	0	0	0
Energy Efficiency East Midlands	(98,555)	(93,555)	(93,555)	(93,555)	(93,555)	(93,555)
Capital Financing Provison	(3,292,416)	(2,070,750)	(1,248,510)	(604,680)	(544,680)	(499,680)
Total Earmarked for Known Pressures	(9,153,586)	(5,491,013)	(3,651,620)	(2,673,121)	(2,520,657)	(2,475,657)
Building Control Surplus	(82,542)	(82,542)	(82,542)	(82,542)	(82,542)	(82,542)
Museum Purchases Fund	(60,734)	(60,734)	(60,734)	(60,734)	(60,734)	(60,734)
Community Safety Fund	(134,008)	(129,008)	(129,008)	(129,008)	(129,008)	(129,008)
Homelessness Fund	(671,482)	(833,332)	(1,060,332)	(1,358,332)	(1,688,332)	(2,018,332)
Asylum Seekers Reserve	0	(110,500)	(110,500)	(110,500)	(110,500)	(110,500)
Revenue Grants Unapplied	(685,552)	(99,552)	(99,552)	(99,552)	(99,552)	(99,552)
Community Lottery Fund	(21,223)	(15,223)	(15,223)	(15,223)	(15,223)	(15,223)
Homes for Ukraine Fund	(348,256)	0	0	0	0	0
Mansfield Crematorium	(159,328)	(159,328)	(159,328)	(159,328)	(159,328)	(159,328)
Total Ring Fenced Reserves	(2,163,126)	(1,490,219)	(1,717,219)	(2,015,219)	(2,345,219)	(2,675,219)
Change Management/Capital Fund	(13,786,934)	(13,236,618)	(2,083,703)	(858,703)	(0)	(0)
General Fund Working Balance	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)
Total Un-ringfenced Reserves	(15,286,934)	(14,736,618)	(3,583,703)	(2,358,703)	(1,500,000)	(1,500,000)
Total General Fund Revenue Reserves	(35,615,564)	(30,642,399)	(17,877,092)	(15,971,593)	(15,290,426)	(12,869,426)
General Fund Capital Receipts	(1,201,192)	(750,090)	(2,492,941)	(2,411,807)	(1,500,001)	(1)
GF Grants & Contributions Unapplied	(13,386,806)	(13,386,806)	(12,193,756)	(11,893,756)	(9,449,171)	(9,449,171)
Total Capital Reserves	(14,587,997)	(14,136,895)	(14,686,697)	(14,305,563)	(10,949,172)	(9,449,172)
Total General Fund Revenue and Capital Reserve	(50,203,561)	(44,779,294)	(32,563,788)	(30,277,156)	(26,239,598)	(22,318,598)



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Sanjiv Kohli, Director – Resources and Deputy Chief Executive

Lead Officer: Jenna Norton, Senior Accountant – Financial Services, Extension 5327

Report Summary	
Type of Report	<p>Open Report / Key Decision</p> <p><i>There is an exempt version of this report which contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 under which the Cabinet has the power to exclude the press and public if it so wishes.</i></p> <p><i>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains commercially sensitive information. This information has been redacted in this open report.</i></p>
Report Title	Capital Programme Budget 2026/27 to 2029/30
Purpose of Report	In accordance with the Financial Regulations 6.2.3, Cabinet is required to consider the Capital Programme and recommend to the Full Council the final Programme for approval. This report details the proposed capital schemes over the medium term, together with the available resources to finance this.
Recommendations	That Cabinet recommend to Full Council on 5 March 2026 the General Fund schemes set out at Appendix A to the report as committed expenditure in the Capital Programme for 2026/27 to 2029/30.
Alternative Options Considered	If the Council did not have a Capital Programme, this would result in not being able to deliver the schemes and not achieve the objectives in the Community Plan.
Reason for Recommendations	To enable the Capital Programme to be considered by Cabinet in accordance with Financial Regulation 6.2.3 prior to its submission to Full Council.

1.0 Background

- 1.1 The Capital Strategy was approved by Council on 6 March 2025. It contains the Capital Appraisal form template and the prioritisation criteria, which is in two stages. The schemes need to meet the criteria in stage 1, to progress to stage 2.
- 1.2 Capital Appraisal forms were issued to all Business Managers during summer 2025 to support the submission of bids for new capital schemes. Once completed, the forms were evaluated using the agreed prioritisation criteria. Senior Leadership Team reviewed the outcomes, and the proposed Capital Programme included in this report reflects the schemes they determined to be the most appropriate to progress.

2.0 Capital Expenditure – General Fund

- 2.1 The Council intends to spend [REDACTED] in general fund capital expenditure from 2026/27 to 2029/30.
- 2.2 The major schemes in this programme are:

Scheme Name	Summary of Proposed Financing
Vehicle & Plant Replacement	Reserves and Capital Receipts
Yorke Drive Community Facilities	Reserves
Provision of 3G Pitches	Borrowing and Capital Receipts
Castle Gatehouse	Grant Funding and Borrowing
Private Sector Disabled Facility Grants	Grant Funding
Bilsthorpe Hub	Reserves and S106
Clipstone Holding Centre	Borrowing and Reserves
Information Technology Investment	Capital Receipts and Reserves
Ollerton Town Centre Regeneration	LUF 3, Capital Receipts, Reserves, and Borrowing
32 Stodman Street	Grant Funding, Reserves and Borrowing
Pride in Place Programme (Regeneration, Upper Floor Town Centre Resident and Neighbourhood Community Grant)	Grant Funding
Newark Market Place	Grant Funding

- 2.3 The new schemes that have been added to the Capital Programme as part of the budget process are listed below. The total over the period of 2026/27 to 2029/30 of £7.981m in General Fund. Details of which can be found labelled 'new' at Appendix A and are summarised below:

Scheme Name	Summary of Proposed Financing
Civil War Museum Doors / Security	Capital Receipts
Palace Theatre LED Lighting Upgrade	Capital Receipts
Buttermarket Roof and improved drainage	Capital Receipts

Newark Sports and Fitness Centre LED Lighting to Gym	Capital Receipts
Fire Door Upgrades to latest standards across the corporate estate - replacement	Capital Receipts
Solar Panels and Battery storage to Castle House	Capital Receipts
Palace Theatre New Stage Safety Curtain	Capital Receipts
Upgrade Box Tops and Catwalk	Capital Receipts
Bryon Room Refit	Capital Receipts
PIPP Upper Floor Town Centre Residential Grant	Grant Funding
PIPP Neighbourhood Comm Grant Scheme	Grant Funding
PIPP Regeneration Plan	Grant Funding
Bilsthorpe Hub	Reserves and S106

2.4 In addition to the schemes currently in the Capital Programme, the Council is currently working on feasibility for a number of schemes that will be brought to a future Cabinet Meeting for consideration:

- Clipstone Phase 2 and 3
- South Forest Leisure Centre

2.5 The impacts of all borrowing have been included in the Treasury Management Strategy and the Medium-Term Financial Plan. Details of individual schemes are shown in **Appendix A**.

3.0 **Resources Available**

3.1 External Grants and Contributions can provide additional resources to the Capital Programme. Grant funding is subject to a detailed bidding process. Officers continue to liaise with external parties to secure the maximum available inward investment in order to contribute towards the delivery of the capital programme.

3.2 The most significant grants currently forecast over the medium term are from the final parts of the Towns Fund, the new Pride in Place Grant and the Better Care Fund (BCF) for Disabled Facilities Grants (DFG's). In addition to this, grants held from previous years for specific purposes are due to be utilised for example previously received Towns Fund Grant.

3.3 Capital Receipts

Source – GF Capital Receipts	2026/27 £'m	2027/28 £'m	2028/29 £'m	2029/30 £'m
Opening Balance	0.750	2.493	2.412	1.500
Anticipated Receipts in Year	3.456	2.490	0.050	0.000
Utilised for Financing	1.803	2.571	0.962	1.500
Closing Balance	2.493	2.412	1.500	0.000

3.4 The total general fund capital estimated receipts over the four-year period is £6.086m and are made up of the sale of the residential properties on Stodman Street and land at Lowfield Lane, for which the sale has completed but is deferred along with a nominal amount each year for sale of vehicles that are due for replacement.

- 3.5 Where appropriate, the use of existing capital resources is prioritised. Borrowing is utilised for assets with longer asset lives, where the impact of interest and Minimum Revenue Provision (MRP) can be spread over the useful economic life of the asset, whilst minimising the impact on the General Fund.

4.0 Financing

- 4.1 Subject to the approval of the proposals outlined in section 3.0 above, the current plan for financing the capital programme are shown in the exempt report
- 4.2 At the end of the financial year, once all capital expenditure has been finalised (including accrued expenditure) the financing of the Capital Programme as a whole is arranged by the Section 151 Officer, in line with the Council's Constitution.

5.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	NA	Equality & Diversity	NA
Human Resources	NA	Human Rights	NA
Legal	NA	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	NA	Tenant Consultation	NA

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

GENERAL FUND CAPITAL PROGRAMME 2026/27 - 2029/30

APPENDIX A

CODE	SCHEME	EXTERNAL FUNDING	NSDC COSTS	TOTAL SCHEME COST	BEFORE 2026/27 INC FORECAST FOR 2025/26	2026/27	2027/28	2028/29	2029/30
TF3227	Lowdham Flood Alleviation	140,000	160,000	300,000	200,000	100,000			
TB2258	Vicar Water Improvements (SANGS)	35,556	-	35,556	-	35,556			
TB2253	Vehicles & Plant	-	15,970,998	15,970,998	6,859,528	3,385,480	1,567,817	1,006,842	3,151,331
new 6	Solar Panels and Battery storage to Castle House	-	158,695	158,695	-	158,695			
new 4	NSFC LED Lighting Gym	-	140,000	140,000	-	140,000			
Climate and the Environment Total		175,556	16,429,693	16,605,249	7,059,528	3,819,731	1,567,817	1,006,842	3,151,331
TA3097	Yorke Drive Regeneration and Community Facilities	100,000	3,358,000	3,458,000	119,297	2,480,000	-	858,703	
TA1224	Provision of 3G Pitches	-	2,000,000	2,000,000	-	1,200,000	800,000		
Health, Wellbeing and Leisure Total		100,000	5,358,000	5,458,000	119,297	3,680,000	800,000	858,703	0
TB3154	Castle Gatehouse Project	4,488,766	2,076,094	6,564,860	3,087,375	3,477,485			
TA3066	Essential works at the Palace Theatre	-	220,831	220,831	159,831	61,000			
new 9	Byron Room Re-fit	-	28,500	28,500				28,500	
new 8	Upgrade Box Tops and Catwalk	-	31,490	31,490	-	31,490			
new 7	Palace Theatre Stage Safety Curtain	-	110,000	110,000	-	110,000			
new 2	Palace Theatre LED Lighting Upgrade	-	350,000	350,000	-	350,000			
new 1	Civil War Museum Doors / Security	-	130,000	130,000	-	130,000			
Heritage, Culture & Arts Total		4,488,766	2,946,915	7,435,681	3,247,206	4,159,975	0	28,500	0
TF6807	Warm Homes on Prescription	572,203	-	572,202	292,202	70,000	70,000	70,000	70,000
TF6012	Discretionary DFG	1,160,837	-	1,160,837	800,837	90,000	90,000	90,000	90,000
TF6011	Private Sector Disabled Facilities Grants	5,216,737	-	5,216,737	2,416,737	700,000	700,000	700,000	700,000
Housing Total		6,949,776	0	6,949,776	3,509,776	860,000	860,000	860,000	860,000
TF2000	CCTV Replacement Programme	-	367,581	367,581	187,581	45,000	45,000	45,000	45,000
new 13	Bilthorpe Hub	299,097	1,000,000	1,299,097	-	1,299,097			
Public Protection and Community Relations Total		299,097	1,367,581	1,666,678	187,581	1,344,097	45,000	45,000	45,000
TG1003	Housing Regeneration Loan Facility	-	25,000,000	25,000,000	25,000,000				
TC2007	Clipstone Holding Centre Purchase & Works	-	9,613,250	9,613,250	1,436,713	8,176,537			
TA3286	Information Technology Investment	-	2,012,127	2,012,127	595,843	348,247	507,130	560,907	-
new 5	Upgrade Fire Doors to Corporate Estate	-	207,150	207,150	-	123,000	84,150		
new 3	Buttermarket Roof and improved drainage	-	220,000	220,000	-		220,000		
Strategy, Performance and Finance Total		0	37,052,527	37,052,527	27,032,556	8,647,784	811,280	560,907	0

GENERAL FUND CAPITAL PROGRAMME 2026/27 - 2029/30

APPENDIX A

CODE	SCHEME	EXTERNAL FUNDING	NSDC COSTS	TOTAL SCHEME COST	BEFORE 2026/27 INC FORECAST FOR 2025/26	2026/27	2027/28	2028/29	2029/30
TT1006	Towns Fund - Cultural Heart of Newark	3,610,000	-	3,610,000	-	1,000,000	2,610,000		
TT1000	Towns Fund - 32 Stodman Street Regeneration	4,480,000	8,800,000	13,280,000	11,090,000	2,190,000			
TE3268	Southern Link Road Contribution	29,865,956	5,153,259	35,019,215	33,789,668	1,229,547			
TC2009	Former Belvoir Iron Works	-	1,750,000	1,750,000	4,624	1,745,376			
TC2011	Ollerton Regeneration								
TC2012	Ollerton Regeneration Donated Asset								
new 12	PiPP Regeneration Plan	3,646,000	-	3,646,000	-		836,000	1,405,000	1,405,000
new 11	PiPP Neighbourhood Comm Grant Scheme	860,000	-	860,000	-	210,000	250,000	200,000	200,000
new 10	PiPP Upper Floor Town Centre Residential Grant	800,000	-	800,000	-	150,000	650,000		
Sustainable Economic Development Total								1,605,000	1,605,000
TOTAL GENERAL FUND								4,964,952	5,661,331



Report to: Cabinet Meeting - 24 February 2026
Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance
Director Lead: Sanjiv Kohli, Deputy Chief Executive, Director - Resources & Section 151
Lead Officer: Nick Wilson, Business Manager Financial Services, Ext. 5317

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	2026/27 to 2029/30 Medium Term Financial Plan
Purpose of Report	To present the Council's Medium Term Financial Plan (MTFP) for the four financial years between 1 April 2026 and 31 March 2030 (2026/27 to 2029/30).
Recommendations	That the Committee recommends the 2026/27 to 2029/30 Medium Term Financial Plan (MTFP) for approval by the Full Council at their meeting to be held on 5 March 2026.
Alternative Options Considered	Not applicable, the Cabinet is required to make recommendations on the budget to the Full Council.
Reason for Recommendations	To provide a framework to support the Council's future spending plans.

1.0 2026/27 to 2029/30 Medium Term Financial Plan (MTFP)

- 1.1 The Council's Medium Term Financial Plan (MTFP) for the four financial years between 1 April 2025 and 31 March 2029 (2025/26 to 2028/29) was approved by Full Council on 6 March 2025.
- 1.2 This document seeks to update the MTFP's assumptions on expenditure, income and financing for the four years between 2026/27 and 2029/30.
- 1.3 The main aims of the MTFP are to:
 - a) deliver the Council's Community Plan objectives over the life of the relevant Community Plan;
 - b) clearly present the Council's current predictions of its financial position between 2026/27 and 2029/30; and
 - c) enable Members to make decisions which ensure the Council's future financial sustainability.

1.4 The MTFP tries to do this by:

- a) bringing together in one place all known factors which will affect the Council's financial position; and
- b) matching how the Council plans to spend to deliver its Community Plan objectives with the expected resources available to fund that spend.

Financial Projections

1.5 The table below shows high level budget projections for the next four years, using the assumptions made within the Budget Strategy approved at Cabinet during July 2025.

Table 1

	2026/27 (£m)	2027/28 (£m)	2028/29 (£m)	2029/30 (£m)
Net Service Expenditure (less capital charges)	20.628	20.503	20.551	21.530
Total Other Expenditure	0.072	(0.146)	(0.982)	0.160
Total Expenditure	20.700	20.357	19.570	21.690
Business Rates: receivable annually	(5.313)	(5.407)	(5.487)	(5.487)
Business Rates: other adjustments	0.295	0	0	0
Council Tax: receivable annually	(8.594)	(8.673)	(9.015)	(9.369)
Council Tax: other adjustments	0	0	0	0
Other Grants	(7.827)	(5.984)	(5.382)	(4.458)
Contribution (to) or from Reserves	0.739	(0.293)	0.315	0.330
Transfer to MTFP Reserve	0	0	0	0
Funding Shortfall prior to Mitigations	0	0	0	2.706

Local Government Provisional Finance Settlement 2026/27 to 2028/29

1.6 On 17 December 2025, the Government published the Provisional Local Government Finance Settlement for 2026/27, accompanied by indicative figures for 2027/28 and 2028/29. This marks the most significant redistribution of funding within the sector for at least 25 years, following the implementation of the Fair Funding Review 2.0 and a full reset of the Business Rates Retention System. The key headlines being:

- Fair Funding Review 2.0: Major changes to the funding formula now place greater weight on deprivation and population, with less emphasis on remoteness.
- Grant Simplification: Multiple grants have been consolidated into four main streams, aiming to simplify funding.
- Business Rates Reset: All accumulated business rates growth has been reset, redistributing resources based on the new formula.
- Council Tax: The settlement assumes councils will apply the maximum permitted increases, making council tax a larger share of local funding.

- Transitional Protection: New funding floors and phased arrangements will cushion the impact of changes.
- Recovery Grant: The Recovery Grant continues for three years.

- 1.7 The 2026/27 settlement provides a three-year funding framework, but only the first year is statutory, with subsequent years remaining indicative and subject to change. This means that while there is some increased certainty for medium-term planning, authorities must remain cautious, as future allocations could still be revised.
- 1.8 There is significant redistribution between authorities as a result of the new funding formula and business rates reset. More deprived and urban areas generally see larger increases in funding, while many shire districts and rural councils face below-average increases or even reductions in cash terms. This shift reflects the government's intention to target resources towards areas of greatest need, but it also creates challenges for councils that may experience a relative loss of funding.
- 1.9 The table below shows the Core Spending Power over the next three years. This does include the Government's assumption on Council Tax, which anticipates an increase in Council Tax equivalent to the maximum allowable together with an assumption of tax base growth.

	2025/26 Post Funding reform CSP	2026/27 Core Spending Power	2027/28 Core Spending Power	2028/29 Core Spending Power
Baseline funding level (Business Rates)	£9.308m	£3.873m	£3.961m	£4.042m
Revenue Support Grant	£1.663m	£6.533m	£5.505m	£4.432m
Council Tax	£8.484m	£8.883m	£9.301m	£9.739m
Recovery Grant	£0.321m	£0.321m	£0.321m	£0.321m
Consolidated grants	£0.228m	£0m	£0m	£0m
Adjustment support grant	£0m	£0.814m	£0m	£0m
95% income protection floor	£0m	£0m	£0m	£0.471m
Total	£20.004m	£20.424m	£19.088m	£19.005m

- 1.10 As can be seen from the table in year 2028/29 funding amounts to 95% of the post reform CSP when the 95% income protection floor is applied.
- 1.11 The tax base for 2025/26 is currently 42,720.66 with a band D charge of £198.60. The Government's assumption of £8.883m with a band D charge of £204.54 means that their expectation of tax base would be 43,431.21. This is 158.76 equivalent band D properties more than the Council's forecast.
- 1.12 Due to the above, the following years in 2027/28 and 2028/29 will also be overstated in terms of the forecast for Council Tax, as the actual tax base in 2026/27 is lower. Similarly, the band D charge for 2026/27 is anticipated to be £198.60, this will further increase the variance between the Government assumption and the anticipated actual for this Council for the amount of Council Tax generatable.

- 1.13 Baseline funding levels are guaranteed in year one as the Government have agreed a safety net of 100% should Business Rates funding reduce below the £3.873m. This safety net reduces to 97% in 2027/28 and 92.5% in 2028/29. Hence only £3.843m is guaranteed of the 2027/28 allocation £3.739m of the 2028/29 allocation.

Council Tax

- 1.14 Chapter IVA (Limitation of Council Tax and Precepts) of the *Local Government Finance Act 1992* requires billing authorities to hold referenda if their relevant basic amount of council tax for a financial year is in excess of a set of principles determined by the Secretary of State.
- 1.15 An authority's relevant basic amount of council tax is its average band D council tax excluding local precepts. The relevant basic amount of council tax for Newark & Sherwood District Council includes the levy that Internal Drainage Boards charge the Council. These are the Upper Witham Internal Drainage Board and the Trent Valley Internal Drainage Board.
- 1.16 Since 2016/17, shire district councils have been able to increase council tax by the greater of the core principle or £5.00 without holding referenda. For 2018/19 and 2019/20, the core principle was 3%; and for all other years, the core principle was 2%.
- 1.17 The proposed core principle for 2026/27 is 3%. The Government's proposed council tax referendum principle for shire district councils therefore permits increases in the Council's 2025/26 relevant basic amount of council tax of up to (and including) the greater of 2.99% or £5.00 without holding a referendum.
- 1.18 The Council calculates how much annual council tax income it can receive by multiplying the Council tax base (CTB) by the average band D council tax rate. The Council tax base is the total number of properties equivalent to band D which are liable for council tax after discounts, exemptions and premia.
- 1.19 The Council's MTFP assumes that the 2026/27 CTB will be 1.3% higher than the 2025/26 CTB, and that there will be an increase of 400 band D equivalents in CTB for 2027/28 and subsequent years.

Income from Fees and Charges

- 1.20 The Council's income from fees and charges for statutory and discretionary services is an essential part of the Council's General Fund revenue budget. Section 93 (Power to charge for discretionary services) of the *Local Government Act 2003* requires charges to be set such that taking one financial year with another, the income from charges for a service does not exceed its costs of provision.
- 1.21 Discretionary services are those for which the Council has the power, but not duty, to provide; though also include additions or enhancements to statutory services that the Council provides above standards legislated for.
- 1.22 The Action Plan to the Commercial Strategy approved at Policy and Finance Committee on 27 January 2022 set the expectation that new areas for charging and understanding price elasticity of demand on existing charges would be reviewed to ensure that discretionary

charges are set at the right levels and for the right activities. The Council should ensure that fees and charges for discretionary services are set which:

- ensure the maximum revenues possible;
- are allowed by the Council's Corporate Fees and Charges Policy; and
- are socially and politically acceptable.

Reserves and Balances

- 1.23 Section 25 (Budget calculations: report on robustness of estimates etc) of the *Local Government Act 2003* requires local authority chief finance officers (Section 151 officers) to report on the adequacy of financial reserves in the Council's proposed budget and robustness of estimates made.
- 1.24 The Council has reviewed the adequacy of its useable financial reserves to ensure that these are neither too low (imprudent) or too high (over prudent) based on their purpose and likely use.
- 1.25 Councils generally hold useable reserves for three purposes:
- as a working balance, to mitigate the impact of uneven cash flows;
 - as a contingency, to mitigate the impact of unexpected events or emergencies; and
 - as earmarked reserves, to pay for known or predicted future requirements.
- 1.26 The Council's £1.500m General Fund balance has been set aside to pay for exceptional items. Officers consistently review the appropriateness (prudence) of this amount considering internal and external risks identified. For the Council to maintain this balance, it is intended that it will only be used to fund expenditure once other appropriate reserves have been fully utilised.
- 1.27 **Appendix A** shows the balances which comprised the Council's total reserves at the end of 2024/25. It also shows the balances expected to comprise the Council's total reserves at the end of 2025/26 to 2029/30.
- 1.28 Over the years, the Council's reserves have been used for reasons such as to: cover the cost of one-off events not budgeted for; and support and improve service delivery. Whilst this principle still exists, the Council has a Medium-Term Financial Plan (MTFP) Reserve, in order to mitigate future pressures based on the uncertainty over local government funding. Some of this reserve will be released during 2029/30 to smooth the impact of anticipated funding reductions post the current three year LGFS.
- 1.29 Members and officers are required to ensure the Council operates as a going concern: that the Council will continue to fulfil its functions for the foreseeable future. If this were not the case, for example, because of an imprudent use of council reserves, the Council's external auditors would be required to express a going concern opinion (GCO). A GCO would be the external auditor's way of expressing significant doubt on the Council's ability to operate longer-term.

Robustness of Estimates and Adequacy of Reserves

- 1.30 The *Local Government Act 2003* requires the Council's Chief Financial Officer (Section 151 Officer) to comment on the robustness of the estimates and also on the adequacy of the proposed reserves.
- 1.31 The Council's total forecast General Fund revenue and capital reserves balance to 31 March 2026 is £44,779,294.
- 1.32 The budget has been prepared in accordance with the budget strategy approved by Cabinet on 8 July 2025. The same strategy has been adopted for the period of the MTFP.

Assumptions made within the MTFP

- 1.33 Finance officers and budget holders have developed detailed budgets for 2026/27 and future years. Officers have used the information available to them (past, present and future), and have made appropriate assumptions where the relevant information has been unavailable to them.
- 1.34 A 3.5% increase in basic pay has been assumed for 2026/27 and 3.5% for each subsequent year of the Council's MTFP.
- 1.35 If the 2026/27 pay award is agreed at a higher rate than the 3.5% increase in basic pay assumed, and if reductions in employee costs elsewhere cannot offset the increase in pay award costs, the additional costs unbudgeted for will need to be funded from council reserves. Section 1.11 examines this in more detail.
- 1.36 Most non-pay expenditure budgets have been uplifted by 2.5% in each year of the Council's MTFP. Some costs, such as insurance and utilities, are expected to increase by more than 5%; and others, such as fixed-price goods and services, have been increased in line with contractual obligations.
- 1.37 The Council's General Fund revenue budget is charged for the purchase or creation of fixed assets where capital resources are unavailable at the time. These charges will be in line with the Council's Minimum Revenue Provision (MRP) policy for 2026/27, which is recommended by the Audit and Governance Committee on 4 March 2026 for approval by Full Council on 5 March 2026.

Proposed strategy for bridging the funding gap

- 1.38 The table below shows the funding gap and mitigations that were approved as part of the 2025/26 Medium Term Financial Plan:

Table 4

	2025/26 (£m)	2026/27 (£m)	2027/28 (£m)	2028/29 (£m)
Funding Shortfall prior to Mitigations	0.000	2.371	2.429	2.778
Previous Year Mitigation			(0.763)	(1.026)
Dividends from Arkwood Developments Ltd	-	-	(0.250)	-
Target saving for borrowing costs and MRP	-	(0.300)	-	-
Savings from Leisure Management review	-	(0.142)	(0.013)	(0.005)
Savings from service reviews	-	(0.098)	-	-
Savings/efficiencies from making business processes more efficient	-	(0.130)	-	-
Increased income from the Council becoming more commercial	-	(0.093)	-	-
Use of MTFP reserve to offset contributions from reserves in future years	-	(1.608)	(1.403)	(1.747)
Proposed General Fund Funding Gap	0.000	0.000	0.000	0.000

1.39 Since that point, officers have been working towards meeting the targets as described in the table, as part of building the 2026/27 budget.

1.40 The table below shows the Council's progress towards meeting those targets. All of items below have been built into the base budget for 2026/27 and beyond:

Commercial Strategy and MTFP Changes	
Savings from Leisure Management Review:	
Active 4 Today Management Fee removed following review of the management agreement.	(142,760)
Savings/efficiencies from making business processes more efficient:	
Savings relating to the new cleaning contract	(14,520)
Saving made due to no longer using the Concerto system for managing corporate estate	(45,000)
Increased income from the Council becoming more commercial:	
The Beacon has projected to reach 97% occupancy by Q3 of 2025–26.	(84,620)
Increase income to reflect recent trends at the palace theatre	(98,470)
Trade Refuse Income increase due to simpler recycling legislation requiring additional bins / collections	(64,290)
Expecting an increase in the price of Glass Recycling	(64,360)
Private Sector Speech Call expenditure is recharged from HRA to reflect the costs for the private customers. This has not increased as much as previously anticipated therefore reduce.	(64,320)
Total	(578,340)

1.41 Based on table 1 at paragraph 1.5 which includes the table above, in order to bridge the funding gap over the next 4 years, the Council proposes the below:

Table 5

	2026/27 (£m)	2027/28 (£m)	2028/29 (£m)	2029/30 (£m)
Funding Shortfall prior to Mitigations	0	0	0	2.706
Use of MTFP reserve to offset contributions from reserves in future years	0.000	0.000	0.000	(2.706)
Proposed General Fund Funding Gap	0.000	0.000	0.000	0.000

- 1.42 As can be seen from the table, the Council has sufficient funding over the next three years to fund service provision, whilst in the fourth year it is expecting to need to take £2.706m out of reserves to balance the budget. Should funding not change for 2029/30 prior to that year, the newly created unitary authority will have the autonomy to be able to make decisions to reduce the gap based on policy decisions or to utilise reserves to fund.
- 1.43 As per **Appendix A** the MTFP reserve is expected to have a closing balance at the end of March 2026 of £8.925m. As per table 5 above the proposed utilisation of balances from the MTFP reserve during 2026/27 to 2029/30 will leave a balance of £6.219m at the end of March 2030.
- 1.44 As the new unitary authority is expected to be operational by 1 April 2028, the above gives the new authority a fully funded first year of operation with sufficient funds to be able to operate based upon this Council's part of the new authority in the second year. Where it wants to take any decision on service provision that would increase/reduce the £2.706m gap. Similarly, once the LGFS for the 2029/30 year, this could also change the funding profile.
- 1.45 As can be seen from table 4 above, the previous years MTFP had a mitigation target of £0.300m within financial year 2026/27 for savings from MRP, for which we have actually generated £0.268m savings.
- 1.46 The Council's wholly owned development company – Arkwood Developments Ltd are expected to make a financial contribution of at least £1.100m from 2026/27 to 2029/30.
- 1.47 Each update to this MTFP will therefore report on progress against each of the headings in the table above, to ensure that each year's budget is balanced.
- 1.48 Since 2010, the Council has made significant savings in line with government grant reductions. Though further savings may become harder to identify and deliver, particularly from spend not on employees (as mentioned in section 6 below), it is essential that the Council continues to identify areas where spend can be reduced and/or income increased. This is so that the Council can continue to operate sustainably over the longer-term and into any newly created authority.
- 1.49 The Council's Commercial Strategy and Action Plan, approved by Policy and Finance Committee on 27 January 2022, aims to make Newark and Sherwood an *"innovative and entrepreneurial Council that continually achieves positive annual financial contributions; by generating new revenue and delivering cost reductions, through trading and business*

improvements". The Council has begun to benefit from the projects which have been completed to date since the Commercial Plan 2017-18 to 2020-21 was approved in October 2017 and expects to increasingly benefit in future years from the implementation of the current strategy, however the task of identifying and implementing new streams of income generation is challenging. The Council's work across the district (externally) and with services council-wide (internally) will be crucial to enabling the Council's future sustainability and growth. This is particularly as changes to the local government finance system increase the rewards for councils able to facilitate local economic growth.

1.50 The table below updates progress against those major projects identified within the Commercial Strategy:

Table 6

Project/Activity	Business Unit Lead	Detail	Expected income/savings (£)	January 2025 Update
Development of Clipstone Holdings Centre	Corporate Property	The tender process is currently underway for the procurement of a main contractor for the build. It is anticipated for a start on site in q4 of 2025/26.	£0.075m	Moved from 26/27 to 2027/28 and included in MTFP at £0.150m from 28/29 onwards
Investigate options for increasing revenue through Business advertising on car parks and the lorry park	Corporate Property	New platform reviewed by officers, now being trialled promoting internal services. Should the trial be successful, seek to roll out further	£0.030m	Not reflected within the MTFP
Review charges for business engagement through the licensing service	Public Protection	There are a number of areas of work that the Council could charge for in relation to pre-application advice/compliance checks/health and safety advisory checks all within the licensing team	£0.010m	Not reflected within the MTFP
Amalgamation of Building cleaning contracts	Corporate Property	The tenders have been completed and a new operator is now in place.	£0.015m	Included in all years in the MTFP
Implementation of Income Management System	Financial Services	The implementation of a new Income Management System was completed during 2024 which has improved efficiency and effectiveness of the function. This has also resulted in cost due to a member of staff looking to reduce	£0.021m	Included in all years in the MTFP

		their houses could be accommodated		
Careline marketing plan	Communications and Marketing	A marketing budget was allocated of £14,000 for 2025/26 which allowed the team to extend the marketing of the function which has generated additional take up of the service.	£0.064m	Included in all years in the MTFP

1.51 The table below shows which areas have the biggest increases in expenditure budgets in each of the last three years of the Council's MTFP, compared to the equivalent budget in the year before:

Pressures	Increase in 2027/28 budget, compared to 2026/27 budget (£m)	Increase in 2028/29 budget, compared to 2027/28 budget (£m)	Increase in 2029/30 budget, compared to 2028/29 budget (£m)
Employees	1.488	0.893	0.915
Electricity and gas costs	0.137	0.035	0.037

Risks Associated with the Budget Process

1.52 Budgets are only as accurate as the data available at the time they are developed. There are therefore risks that the proposed budgets in the Council's MTFP will differ significantly from reality (actual expenditure and income). Some of the factors which could cause adverse variances are:

- higher than expected inflation and/or interest rates;
- the Council receiving lower than expected amounts of grant funding and/or other income;
- the future differing significantly from the initial budgets proposed at the time of developing the MTFP;
- volatility of certain budget lines between years;
- underachievement of expected savings and/or efficiencies;
- unforeseen events and emergencies;
- unforeseen insurance costs or legal claims;
- lower than expected business rates growth.

1.53 Section 25 (Budget calculations: report on robustness of estimates etc) of the *Local Government Act 2003* requires local authority chief finance officers (Section 151 officers) to report on the adequacy of financial reserves in the Council's proposed budget and robustness of estimates made. This section fulfils that requirement.

1.54 In considering the Council's proposed budget for 2026/27 and the sensitivity of expenditure and income to changes, it should be noted that:

- a) a 1% increase in Council Tax is equivalent to £85,939 of net expenditure; and
- b) a £1 increase in Council Tax is equivalent to £43,272 of net expenditure.

1.55 Various assumptions were required to be made when preparing the proposed MTFP budgets. The two areas where it seems that variations between the proposed budget and

reality could be greatest are employee pay and income receivable. Further details on each of these are below.

Employee Costs

- 1.56 Employee costs form a significant proportion of all district council budgets. Employee costs comprise 54% of the Council's proposed controllable service expenditure budget for 2026/27 (total spend, excluding spend on capital costs, internal recharges and Housing Benefit payments).
- 1.57 This makes it less likely to achieve savings solely by reducing non-employee spend. It also means that the Council would need to use a greater proportion of its reserves if the costs of future years' pay awards exceed the 3.5% pay award currently budgeted for 2026/27 and/or the 3.5% pay awards currently budgeted for subsequent years.
- 1.58 A vacancy provision of 7.5% of the total salary budget for 2026/27 will be made to allow for natural savings being made from posts remaining vacant before being filled. With the challenges in recruiting that have been seen over the last two financial years, this appears to be a reasonable approach. The actual outturn of savings from vacancies amounted to 8.32% for 2024/25. As it is not possible to predict precisely which business units will experience vacancies in the year, an overall saving will be set aside but this will be apportioned into services based upon the percentage of their salary costs over the whole Council.

Income

- 1.59 A significant part of the Council's annual net budget is dependent on income from rents; sales, fees and charges; and other receipts. Officers have reviewed the income that services have achieved against the current and previous years' budgets and have considered factors expected to affect future income levels, to ensure the 2026/27 income budgets for services have been set at levels considered achievable. Officers will monitor this closely over the coming year and revised forecasts over the medium term will be updated for the MTFP to be developed for the 2026/27 - 2029/30 years.
- 1.60 Significant underperformance against budgeted income would increase the Council's annual net expenditure, and thus place unbudgeted demand on council reserves. A 1% reduction in council income from fees and charges would cost around £58,000 in 2026/27.

Interest rates

- 1.61 The proposed MTFP budgets include amounts for interest payable and interest receivable. This is because the Council expects that it will both borrow money and invest money throughout the four years of the MTFP.
- 1.62 The Council anticipates that it will use fixed interest rate loans when borrowing. This is so that the Council knows exactly how much its loans will cost over their durations, and this mitigates against the risk of interest rates changes and thus costs rising significantly over the loan period. As borrowing would be for longer than four years, the risk of the Council being unable to borrow to repay existing debt (refinancing risk) does not apply.

- 1.63 The budgeted amounts have accounted for factors such as the amount of council funds expected to be available and the time during the year for which cash is needed. The actual amounts of interest payable and receivable for 2026/27 will likely differ from those budgeted due to actual income and expenditure occurring at different time periods to that forecast.
- 1.64 The impact of a 1% change in interest rate would be insignificant on the Council's overall budget.

Inflation

- 1.65 Most income budgets and non-pay expenditure budgets have been uplifted by 2.5%. Some costs, such as insurance and utilities, are expected to increase by more than 5%; and others, such as fixed-price goods and services, have been increased in line with contractual obligations.
- 1.66 The most recent month for which inflation data was available at the time of writing, December 2025, had a 2.7% increase in inflation (Consumer Prices Index (CPI)) from December 2024.
- 1.67 The small differences anticipated between actual inflation rates and the 2.5% budgeted for are expected to have insignificant impact on the Council's budget.

Capital Programme and Funding

- 1.68 The overall proposed General Fund Capital Programme for the period from 2026/27 and 2029/30 totals £48.093m. £14.925m is financed by external grant funding for Towns Fund Project, Pride in Place Programme and Disabled Facilities Grant (DFG's).
- 1.69 Council internal capital resources employed amount to £13.123m, which relates to the Council's contribution to the former Belvoir Iron Works, the redevelopment of Clipstone Holding Centre, Yorke Drive Pavilion, Castle Gatehouse, Bilsthorpe Hub, Southern Link Road and replacing parts of the Council's refuse fleet and other equipment.
- 1.70 Borrowing is the balancing figure for the capital expenditure at £12.784m. This type of financing attracts a charge to revenue called the Minimum Revenue Provision (MRP) calculated using the asset life method as approved by Council within the Treasury Management Strategy each year. The current method approved is the asset life method. This apportions notional borrowing incurred over the life of the asset, which is in line with the timeline for receiving economic benefits generated by the asset.

2.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	NA	Equality & Diversity	NA
Human Resources	NA	Human Rights	NA
Legal	NA	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	NA	Tenant Consultation	NA

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

General Fund Revenue Reserves	Actual Balance at 31st March 2025	Estimated Balance at 31st March 2026	Estimated Balance at 31st March 2027	Estimated Balance at 31st March 2028	Estimated Balance at 31st March 2029	Estimated Balance at 31st March 2030
Council Funds						
MTFP Reserve	(9,011,918)	(8,924,549)	(8,924,549)	(8,924,549)	(8,924,549)	(6,218,549)
Total Budget Funding Reserves	(9,011,918)	(8,924,549)	(8,924,549)	(8,924,549)	(8,924,549)	(6,218,549)
Election Expenses Fund	(155,947)	(167,437)	(100,000)	(0)	(0)	(0)
Insurance Fund Excesses & Self Insured	(124,089)	(124,089)	(124,089)	(124,089)	(124,089)	(124,089)
ICT & Digital Services	(268,901)	(110,325)	(110,325)	(110,325)	(110,325)	(110,325)
Repairs And Renewals Fund	(2,386,808)	(1,492,464)	(792,464)	(92,464)	0	0
Domestic Homicide Review	(60,820)	0	0	0	0	0
Training Provision	(393,325)	0	0	0	0	0
Planning Costs Fund	(191,265)	(139,940)	(139,940)	(139,940)	(139,940)	(139,940)
Emergency Planning/Flooding Reserve	(33,871)	0	0	0	0	0
CSG/Enforcement Reserve	(105,199)	0	0	0	0	0
Management Carry Forwards	(965,046)	0	0	0	0	0
Flood Defence Reserve	(220,000)	0	0	0	0	0
Community Initiative Fund	(100,888)	0	0	0	0	0
Capital Project Feasibility Fund	(277,719)	0	0	0	0	0
Theatre Centenary Legacy	(18,696)	(16,446)	(16,446)	(16,446)	(16,446)	(16,446)
Local Government Reorganisation	0	(500,000)	(250,000)	0	0	0
Residential Food Waste	(260,040)	(776,006)	(776,291)	(1,491,622)	(1,491,622)	(1,491,622)
Commercial Plan Invest to Save	(200,000)	0	0	0	0	0
Energy Efficiency East Midlands	(98,555)	(93,555)	(93,555)	(93,555)	(93,555)	(93,555)
Capital Financing Provison	(3,292,416)	(2,070,750)	(1,248,510)	(604,680)	(544,680)	(499,680)
Total Earmarked for Known Pressures	(9,153,586)	(5,491,013)	(3,651,620)	(2,673,121)	(2,520,657)	(2,475,657)
Building Control Surplus	(82,542)	(82,542)	(82,542)	(82,542)	(82,542)	(82,542)
Museum Purchases Fund	(60,734)	(60,734)	(60,734)	(60,734)	(60,734)	(60,734)
Community Safety Fund	(134,008)	(129,008)	(129,008)	(129,008)	(129,008)	(129,008)
Homelessness Fund	(671,482)	(833,332)	(1,060,332)	(1,358,332)	(1,688,332)	(2,018,332)
Asylum Seekers Reserve	0	(110,500)	(110,500)	(110,500)	(110,500)	(110,500)
Revenue Grants Unapplied	(685,552)	(99,552)	(99,552)	(99,552)	(99,552)	(99,552)
Community Lottery Fund	(21,223)	(15,223)	(15,223)	(15,223)	(15,223)	(15,223)
Homes for Ukraine Fund	(348,256)	0	0	0	0	0
Mansfield Crematorium	(159,328)	(159,328)	(159,328)	(159,328)	(159,328)	(159,328)
Total Ring Fenced Reserves	(2,163,126)	(1,490,219)	(1,717,219)	(2,015,219)	(2,345,219)	(2,675,219)
Change Management/Capital Fund	(13,786,934)	(13,236,618)	(2,083,703)	(858,703)	(0)	(0)
General Fund Working Balance	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)
Total Un-ringfenced Reserves	(15,286,934)	(14,736,618)	(3,583,703)	(2,358,703)	(1,500,000)	(1,500,000)
Total General Fund Revenue Reserves	(35,615,564)	(30,642,399)	(17,877,092)	(15,971,593)	(15,290,426)	(12,869,426)
General Fund Capital Receipts	(1,201,192)	(750,090)	(2,492,941)	(2,411,807)	(1,500,001)	(1)
GF Grants & Contributions Unapplied	(13,386,806)	(13,386,806)	(12,193,756)	(11,893,756)	(9,449,171)	(9,449,171)
Total Capital Reserves	(14,587,997)	(14,136,895)	(14,686,697)	(14,305,563)	(10,949,172)	(9,449,172)
Total General Fund Revenue and Capital Reserve	(50,203,561)	(44,779,294)	(32,563,788)	(30,277,156)	(26,239,598)	(22,318,598)



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Deb Johnson, Director - Customer Services & Organisational Development

Lead Officer: Sarah Lawrie, Business Manager - HR & Training, Ext 5447

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Pay Policy Statement 2026/27
Purpose of Report	To approve the proposed Pay Policy Statement for 2026/27 to be presented to Full Council. We are required to publish this annually in accordance with Section 38 (1) of the Localism Act 2011.
Recommendations	That Cabinet recommend the Pay Policy Statement for 2026/27 to Full Council for approval.
Alternative Options Considered	Not applicable, the publication of the Pay Policy Statement is required by the Localism Act 2011.
Reason for Recommendations	To ensure compliance with Section 38 (1) of the Localism Act 2011.

1.0 Background

- 1.1 In accordance with Section 38 (1) of the Localism Act 2011, Newark and Sherwood District Council along with all other English and Welsh local authorities were required to produce a Pay Policy Statement each financial year commencing April 2012. In complying with the duties in respect of pay accountability the Council must have regard to any guidance issued or approved by the Secretary of State in summary.
- 1.2 The pay award for 2026/27 has not yet been finalised, therefore the existing pay rates for 2025/26 have been included in the statement. Once agreed the pay rates will be updated.

A pay claim has been submitted by the Trades Unions for a one-year deal as follows:

- An increase of at least £3,000 or 10% (whichever is greater) across all NJC spinal column points
- A minimum pay rate of £15 an hour for the NJC pay spine
- A two-hour reduction in the working week
- An increase of one day annual leave

A multiple year deal has also been set out and further details can be found here: [NJC-Pay-Claim-2026 27.pdf](#)

- 1.3 The LGA are currently consulting with employers before meeting in February to work on the pay offer. A further meeting is to be held in March following which a formal pay offer is expected.
- 1.4 In line with the 2025/26 Pay Award, from 01/04/2026 scp2 will be deleted from the pay spine. Currently grade NS2 is paid at scp2, with grade NS3 being paid at scp3-4. The Council will retain the NS2 grade and postholders graded at NS2 will be moved from scp2 to scp3 automatically on 01/04/26.
- 1.5 The Red Book Pay Offer for 2025/26 has not yet been agreed, GMB have accepted the offer but Unite wish to ballot their members, however, as far as we are aware a ballot has not been issued. We await further instructions; however, we are strongly advised not to implement the pay offer prior to agreement for legal reasons.

2.0 Proposal/Options Considered

- 2.1 A copy of the full Pay Policy Statement for 2026/27 is attached as Appendix A to the report for review. Please note that where the Statement includes links to other policies these will be set up once the document is published on the Council's website.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	Yes
Human Resources	NA	Human Rights	NA
Legal	NA	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	NA	Tenant Consultation	NA

3.1 Financial Implications

Increases in employment costs have been accounted for in the 2026/27 budget at 3.5%.

3.2 **Equality Implications**

Due regard has been given to equality in relation to this document.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

NEWARK & SHERWOOD DISTRICT COUNCIL**Pay Policy Statement 2026/27****1. Introduction**

- 1.1 This document sets out a Statement of Pay Policy for Newark & Sherwood District Council (the Council) for 2026/27 as required under Section 38 (1) of the Localism Act 2011.
- 1.2 The Pay Policy Statement includes details about the remuneration of Chief Officers at the time of recruitment as well as arrangements relating to increases and additions to remuneration, the level and elements of remuneration including salary, bonuses and benefits in kind, the use of performance related pay and bonuses as well as the approach to the payment of Chief Officers on ceasing to hold office.
- 1.3 The Statement also considers the lowest pay and median pay levels in the organisation. Pay details within this Statement are shown at rates as of 1 April 2025. A pay claim has been received from the Trades Unions for 2026/26 [NJC-Pay-Claim-2026_27.pdf](#) which at the time of writing was at the consultation stage with the LGA and Employers. Once the 2025/26 pay award has been finalised this Statement will be revised to reflect the new rates.

2. Objectives of the Policy

- 2.1 The objectives of the policy are to ensure:
- transparency in respect of the arrangements for rewarding staff in the organisation and fairness in respect of the reward relationship between the highest and lowest paid; and
 - that all decisions on pay and reward for Chief Officers comply with the parameters defined within this Pay Policy Statement.

3. Policy Statement

- 3.1 The Council recognises the importance of administering pay in a way that:
- attracts, motivates and retains appropriately talented people needed to maintain and improve the Council's performance and meet future challenges;
 - reflects the market for comparable jobs, with skills and competencies required to meet agreed delivery and performance outcomes;
 - operates within the provisions of Chief Officers pay and conditions as set out in the Joint Negotiating Committee for Chief Executives and Chief Officers of Local Authorities;
 - operates within the provisions of the national agreement on pay and conditions of service as set out in the National Joint Council for Local Government Services; and
 - is affordable and transparent.

4. Scope of the Policy**4.1 Individuals Affected**

This policy covers all employees within the organisation including those defined as Chief Officers within Section 2 of the Local Government and Housing Act 1989.

4.2 Council Policies

4.2.1 This statement sets out the Council's policy with regards to:

- the remuneration of the authority's lowest-paid employees (together with a definition of "lowest-paid employees") and the reasons for adopting that definition;
- the relationship between remuneration of Chief Officers and that of other officers (pay multiples); and
- the remuneration of Chief Officers.

4.2.2 The statement also sets out the Council's policy on:

- a) the levels and elements of remuneration for each Chief Officer;
- b) remuneration of Chief Officers on recruitment;
- c) increases and additions to remuneration for each Chief Officer;
- d) the use of performance related pay for each Chief Officer;
- e) the use of bonuses for each Chief Officer;
- f) the approach to the payment of Chief Officers on their ceasing to hold office or being employed by the authority, and
- g) the publication of and access to information relating to remuneration of Chief Officers.

4.3 Pay Bargaining - the National Context

4.3.1 The Council is a member of the Local Government Employers Association for national collective bargaining purposes in respect of Chief Executives, Chief Officers, and other employees of the Council. Separate negotiations and agreements are in place for each of these groups. Changes arising from national negotiations linked to remuneration generally take effect from 1 April each year and on occasions when negotiations conclude after this day any amendments to pay become retrospective to 1 April.

4.3.2 In accordance with the terms and conditions of employment for Council employees it is the Council's policy to implement national agreements regarding pay. In circumstances where nil pay is awarded as part of the collective bargaining process the Council will apply the same principle.

4.4 Remuneration of the Council's Lowest Paid Employees

4.4.1 All posts with the exception of Chief Officers engaged on JNC terms are evaluated using the Greater London Provincial Council (GLPC) Job Evaluation Scheme. This scheme was introduced during 2005 following the conclusion of single status negotiations. At the same time the Council also introduced a new grading structure to establish the link between evaluated posts and the Council's pay scales.

4.4.2 For the purpose of this policy the Council's "lowest paid employees" are defined as those employees on the lowest pay point available for use by the Council for substantive roles as determined through use of the approved job evaluation scheme and grading structure. This does not include grades or pay points set aside as trainee or development scales but relates to the minimum point for a competent employee appointed into a defined role.

4.4.3 In accordance with the current pay scales the lowest substantive point at which a Council officer can be paid is £24,413 (scp2) for a full-time post. This is in accordance with the nationally approved pay scales which are subject to change in line with the national collective bargaining arrangements as detailed above.

- 4.4.4 In line with the 2025/26 Pay Award, from 01/04/2026 scp2 will be deleted from the pay spine. Currently grade NS2 is paid at scp2, with grade NS3 being paid at scp3-4. The Council will retain the NS2 grade and postholders graded at NS2 will be moved from scp2 to scp3.

4.6 Pay Multiples

- 4.6.1 The Council does not explicitly set the remuneration of any individual or group of posts by reference to a simple multiple of another post or group of posts. The use of multiples cannot capture the complexities of a dynamic and highly varied workforce in terms of job content and skills required. Nor can it ensure that employees are treated fairly and equitably in respect of the value and level of a role that they undertake.

- 4.6.2 In terms of overall remuneration packages the Council's policy is to differentiate by setting different levels of basic pay to reflect the level of responsibility in line with the approved job evaluation scheme or as determined locally for Chief Officers engaged on JNC terms.

- 4.6.3 In determining pay for Chief Officers engaged on JNC terms, the Council would not expect remuneration of its highest paid employee to exceed **10** times that of the lowest group of employees, nor would the Council expect the remuneration of the highest paid employee to exceed **7** times that of the median¹ average earnings across the Council.

4.6.4 **Actual Pay Multiples as at 09/01/26**

Highest Paid Employee = £144,657

The multiples included within the policy are based on the lowest paid employee and median pay for employees in the Council (see below).

Lowest Paid Employee = £24,413

The policy states that the highest paid earner will not earn more than 10 times that of the lowest paid employee in the Council i.e. £244,130 (maximum available under the policy).

Median Pay for an Employee = £30,024

The policy states that the highest paid earner will not earn more than 7 times that of the median pay for employees in the Council i.e. £210,168 (maximum available under the policy).

5. Remuneration of Chief Officers

- 5.1 For the purpose of this policy Chief Officer includes Chief and Deputy Chief Officers as defined by Section 2 of the Local Government and Housing Act 1989, some of whom may not be employed on Chief Officers' terms and conditions of service. For ease of reference a list of posts to which this policy applies along with the relevant sub sections of the Local Government and Housing Act 1989 has been set out below:

- Chief Executive/Head of Paid Service (Section 2 (6) of the Act);
- Deputy Chief Executive (Section 2 (6) and (7) of the Act);
- Directors (Section 2 (7) of the Act);
- Assistant Directors (Section 2 (7) of the Act);

¹ Within the Hutton Review it was suggested that the most appropriate pay multiple to track is that of top executive earnings to the median earnings of each organisation's workforce. Refer to para 2 Hutton Review of Fair Pay in the Public Sector: Final report (March 2011).

- Statutory Officers (Section 2 (6) of the Act);
- Business Managers (Section 2 (8) of the Act).

5.2 For the purpose of this policy the term remuneration includes:

- a) the salaries or the amounts payable to Chief Officers engaged by the authority under contracts of employment and / or contracts for services;
- b) payments made by the authority to the Chief Officers for those services;
- c) any bonuses payable by the authority to Chief Officers;
- d) any charges, fees or allowances payable by the authority to Chief Officers;
- e) any benefits in kind to which the Chief Officers are entitled as a result of their office or employment;
- f) any increase in or enhancement of pension entitlement where the increase or enhancement is as a result of a resolution of the Authority, and
- g) any amounts payable by the authority to a Chief Officer on ceasing to hold office under or be employed by the authority, other than Amounts that may be payable by virtue of any enactment.

5.3 Chief Executive/Head of Paid Service

5.3.1 Terms and Conditions of Service

The Chief Executive is engaged on Local Authority Chief Executives' conditions of service, negotiated by the Joint Negotiating Committee (JNC). The Chief Executive also assumes the role of Head of Paid Service on behalf of the Council.

[Terms and Conditions for Chief Executive](#)

5.3.2 Remuneration

In line with the nationally agreed terms the salary paid to a Chief Executive is determined locally by the employing authority. The salary scale for the post of Chief Executive was approved by the Chief Officers Appointments Panel. Details of the salary scale are included below:

Chief	Scale Point	Salary
	1	£121,753
	2	£126,357
	3	£130,962
	4	£135,567
	5	£140,172

Note: The role of Head of Paid Service forms an integral part of the Chief Executive's role and is rewarded as part of the substantive role.

5.3.3 Remuneration on Recruitment

When determining the most appropriate scale point at which to offer the post, consideration is given to the individual's qualifications, experience, and current level of remuneration (where appropriate). Having considered all these factors the Chief Officers Appointment Panel will then determine the most appropriate scale point at which to make an offer to the

successful candidate so as to ensure that the offer is attractive and one which is likely to be accepted.

If the post of Chief Executive became vacant a report including recommendations relating to the salary scale to be applied would be submitted to the Chief Officers Appointments Panel for their consideration before the post was advertised.

5.3.4 Increases and Additions to Remuneration

- **Incremental Progression**
Progression through the incremental scale will be subject to performance appraisal by nominated members to be assessed against agreed annual objectives.
- **Pay Awards**
Any pay awards are negotiated as part of the collective bargaining arrangements as detailed earlier within the policy.
- **Expenses**
In accordance with nationally agreed terms the Council shall pay reasonable out-of-pocket expenses actually incurred.

5.3.5 Arrangements for the Post of Returning Officer

In accordance with the agreement the Chief Executive's salary is deemed to be inclusive of all other fees and emoluments except for Returning Officer duties where separate policy arrangements apply. Details of the policy relating to the appointment and remuneration of Returning Officer are set out below.

The Chief Executive has been formally appointed to act as the Council's Returning Officer. This extends to the role of Deputy Acting Returning Officer for UK Parliamentary Elections, Local Returning Officer for the East Midlands Combined Authority Mayor and Nottinghamshire Police and Crime Commissioner Elections (if any) and Counting Officer for any national referendums. The fees associated with these elections/referendums are determined nationally by the Cabinet Office and where appropriate the Combined Authority.

The Chief Executive also acts as Deputy Returning Officer for Nottinghamshire County Council elections, fees for which are determined by Nottinghamshire County Council. These appointments are independent of the Council.

For any other local government elections and referendums, the Returning Officer can claim specific fees which are determined on a county wide basis across Nottinghamshire having regard to the pay bands set for national elections. These are subject to annual review in line with staff annual pay review process.

5.3.6 General Terms and Conditions

In accordance with the national agreement the Chief Executive enjoys terms and conditions in all other respects no less favourable than those accorded to other officers employed by the Council.

5.4 Deputy Chief Executive/Directors/Business Managers graded at NS17 on JNC terms

5.4.1 Terms and Conditions of Service

The Deputy Chief Executive, Directors and Business Managers graded at NS17 and above are all engaged on the Conditions of Service for Chief Officers of Local Authorities negotiated by the Joint Negotiating Committee (JNC). In addition to the above some of the post holders assume statutory roles which are recompensed in accordance with the Statutory Officers' Honorarium Scheme.

[Terms and Conditions for Chief Officers
Statutory Officers Honorarium Scheme](#)

5.4.2 Remuneration

In line with the nationally agreed terms the salary paid to a Deputy Chief Executive or Director is determined locally by the employing authority.

The current salary scale for Chief Officers engaged on Chief Officer's terms is set out below.

5.4.3 Pay Scale for Deputy Chief Executives

Deputy	Scale Point	Salary
	1	£103,784
	2	£108,643
	3	£111,880
	4	£115,580

Note: The role of Deputy Head of Paid Service forms an integral part of the Deputy Chief Executive's role and is rewarded as part of the substantive role. The Council's Deputy Chief Executive also holds the title of Director of Resources. No additional remuneration is payable beyond the salary scale as detailed above.

A list of posts included for the purpose of this policy has been set out below:

- Deputy Chief Executive and Director of Resources

5.4.4 Pay Scale for Directors

Director	Scale Point	Salary
	1	£82,588
	2	£85,879
	3	£88,575
	4	£91,868
	5	£94,563

A list of posts included for the purpose of this policy has been set out below:

- Director – Customer Services and Organisational Development
- Director – Planning and Growth
- Director – Communities and Environment
- Director – Housing, Health and Wellbeing

5.4.5 Pay Scale for Assistant Director

91%		
Director	Scale Point	Salary
	1	£77,750
	2	£80,843
	3	£83,374

A list of posts included for the purpose of this policy has been set out below:

- None at present

5.4.6 Pay Scale for Business Managers (NS17) engaged on JNC terms

Zone	Scale Point	Salary
Zone 1	101	£57,728
	102	£58,964
	103	£60,200
	104	£61,434
Zone 2	201	£62,675
	202	£63,908
	203	£65,143
	204	£66,380
Zone 3	301	£67,618
	302	£68,851
	303	£70,091
	304	£71,327
Zone 4	401	£72,564
	402	£73,801
	403	£75,039
	404	£76,277

The arrangements for assigning officers to Zones are included in the [Pay and Grading Arrangements document for Officers engaged on JNC Chief Officer Terms and Conditions of Service](#).

A list of post holders engaged under JNC terms has been included below:

- Business Manager – Financial Services
- Business Manager – Revenues and Benefits
- Business Manager – ICT and Digital Services
- Business Manager – Major Projects Delivery, Repairs & Compliance
- Business Manager – Assets Estates & Facilities Management
- Business Manager – Environmental Services
- Business Manager – Public Protection
- Business Manager – Heritage and Culture
- Business Manager – Housing Services
- Business Manager – Healthy Places
- Business Manager – Building Safety and Asset Investment
- Business Manager – Housing Repairs and Empty Homes
- Business Manager – Housing Income and Leaseholder Management

- Business Manager – Elections and Democratic Services
- Business Manager – Customer Services
- Business Manager – HR & Training
- Business Manager – Economic Growth and Visitor Economy
- Business Manager – Planning Policy and Infrastructure
- Business Manager – Planning Development

5.4.7 Remuneration on Recruitment/Appointment

When determining the most appropriate scale point at which to offer a post consideration is given to the individual's qualifications, experience, and current levels of remuneration (where appropriate). Having considered all these factors the panel will then determine the most appropriate scale point at which to make an offer to the successful candidate to ensure that the offer is attractive and one which is likely to be accepted.

In circumstances where Business Managers are offered revised terms of employment on JNC conditions of service they will be aligned to the nearest pay point on the pay scale.

5.4.8 Increases and additions to Remuneration

- Incremental Progression

Incremental progression for Directors and Assistant Directors is by annual increment until the top point of the grade is reached.

Full details of the [Pay and Grading Arrangements for Officers engaged on JNC Chief officer Terms and Conditions of Service](#) can be accessed on our website.

- Pay Awards

Pay awards are negotiated as part of the collective bargaining arrangements as detailed earlier within the policy.

- Honoraria and Ex-gratia Payments

The Council currently operates an honorarium scheme for officers undertaking statutory officer roles. There are three statutory officer roles within the Council, details of which are set out below:

- Head of Paid Service *
- Monitoring Officer *
- Chief Finance Officer* (commonly referred to as the s151 Officer)

**No Honorarium is paid for carrying out these duties at the substantive level where these are reflected in the terms and conditions of service, but a payment is made to those deputising at this level.*

In addition to the above the scheme also outlines the arrangements for recompensing officers who assume the role of Deputy Monitoring Officer and Deputy Section 151 Officer.

Details of the scheme including information relating to the post holders that are currently in receipt of such payments [Statutory Officers Honorarium Scheme](#)

- Expenses
In accordance with the national agreement the Council pays reasonable out-of-pocket expenses actually incurred.

5.4.9 Arrangements for Election Duties

In accordance with the national agreement Officers are entitled to receive and retain the personal fees arising from carrying out the duties of Deputy Returning Officer and/or Deputy Acting Returning Officer (where applicable) and Deputy Counting Officer.

5.4.10 General Terms and Conditions

In accordance with the national agreement except whether other terms and conditions are referred to in the agreement the Deputy Chief Executive and Directors shall enjoy terms and conditions not less favourable than those accorded to other officers employed by the Council.

5.4.11 Appointment of Officers to JNC Terms and Conditions of Appointment

In circumstances where a Business Manager post is evaluated under the Council's approved Job Evaluation Scheme and receives a score of 739, they will be offered a revised contract of employment on JNC terms. If they accept the offer, they will be subject to the Pay and Grading Arrangements for Officers engaged on JNC Chief Officer Terms and Conditions of Service.

5.5 Business Managers

5.5.1 Terms and Conditions of Service

One Business Manager is engaged on the National Agreement on Pay and Conditions of Service negotiated by the National Joint Council for local government services commonly referred to as NJC or Green Book terms.

The post holder engaged under NJC terms has been included below.

- Business Manager – Administrative Services

Terms and conditions relating to Business Managers is available within the [National Agreement on Pay and Conditions of Service document](#).

5.5.2 Remuneration

In line with the nationally agreed terms the Council have adopted the Greater London Provincial Council (GLPC) Job Evaluation Scheme. The scheme became effective on the 1 October 2005 following completion of the negotiations relating to single status.

The Council also has a pay policy outlining arrangements in respect of:

- Protection of Earnings
- Standby Payments
- Call-out Payments
- Weekend Working
- Night Working
- Shift Allowances
- Overtime Rates
- Bank Holiday Working

[Protection Of Earnings Policy](#)

[Market Supplement \(which includes arrangements for officers engaged on NJC terms\)](#)

The current salary scale for the Business Manager engaged on NJC terms is set out below.

Scale/Band	Min SCP/Salary	Medium SCP/Salary	Maximum SCP/Salary
NS13	£45,091	£46,142	£47,181

Note: Changes to grade may occur in year because of revisions to job descriptions requiring re-evaluation of the posts under the terms of the current job evaluation scheme.

5.5.3 Remuneration on Recruitment

When determining the most appropriate scale point at which to offer a post consideration is given to the individuals qualifications, experience, and current levels of remuneration (where appropriate). Having considered all these factors the panel comprising of a Deputy Chief Officer or above will then determine the most appropriate scale point at which to make an offer to the successful candidate to ensure that the offer is attractive and one which is likely to be accepted.

5.5.4 Increases and Additions to Remuneration

- **Incremental Progression**
Once an officer has been appointed, they will receive annual increments until such time that they reach the top of the salary scale.
- **Pay Awards**
Any pay awards are negotiated as part of the collective bargaining arrangements as detailed earlier within the policy.
- **Other**
Officers engaged on NJC conditions of service may in some circumstances receive honoraria/ex gratia payments because of undertaking duties in part or full at a higher level. The amount payable will differ according to each individual set of circumstances to be determined by the respective Director in conjunction with the Business Manager - HR & Training. Further details relating to the terms outlined within the NJC conditions of service can be accessed [the NJC conditions of service can be accessed here](#)
- **Market Supplements**
The Council recognises that financial pressures and pay restraints have impacted on the ability of public sector employers to compete in the labour market for some posts. Where the Council finds it difficult to recruit to specific posts and / or retain employees in those posts, the payment of a Market Supplement to base salary may be necessary as set out within the single status agreement. Typically, a Market Supplement is paid where the 'going rate' for a specific job or specialism is higher than that offered by the Council. In circumstances where this does occur the Council will follow the approved policy. [Market Supplements Policy](#)
- **Expenses**
In accordance with the agreement the Council pays reasonable out-of-pocket expenses actually incurred.

- Meals and Accommodation Charges
Officers may receive subsistence rates based upon the approved rates. Further details in relation to current rates can be found in the [Travel and Subsistence Policy](#).

5.5.5 Arrangements for Election Duties

In accordance with the national agreement Officers are entitled to receive and retain the personal fees arising from carrying out the duties of Deputy Returning Officer and/or Deputy Acting Returning Officer (where applicable).

5.5.6 General Terms and Conditions

Parts 2 and 3 of the green book including local arrangements can be found in the [National Agreement on Pay and Conditions of Service document](#).

5.6 General Policies on Remuneration and Recruitment

These policies apply irrespective of status and/or terms that officers of the Council are engaged on.

5.6.1 Performance Related Pay and Bonuses

The Council does not currently operate any form of performance-related pay or bonus schemes.

5.6.2 Benefits in Kind

As part of the Workforce Development Strategy a review of benefits has been undertaken and to support employees with the Cost of Living from 01/04/24 the Council will provide benefits in kind to employees on a non-contractual basis. These will be reviewed annually.

- Health Cash Plan – benefit value of £66/year per person
- Enhanced Mileage Rate – benefit value of 5p/mile

The Council will make appropriate deductions from salary at source in respect of Tax and NI contributions, avoiding the requirement for P11d.

5.6.3 The Local Government Pension Scheme and Policies with regard to exercise of discretion.

All employees of the Council have the option to join the Local Government Pension Scheme (LGPS). The scheme is a statutory scheme and operates based on employee/employer contributions with employee contribution rates differing according to earnings. Details of the scheme including current contribution rates can be accessed by following the attached link. <http://www.lgpsregs.org>

The scheme provides for exercise of discretion to allow for retirement benefits to be enhanced. The Council will consider each case on its own merits in accordance with the parameters defined within the policy. Details can be found in the [Redundancy and Discretionary Compensation Policy](#). This policy applies to all officers of the Council irrespective of their status provided they have at least two years continuous service.

5.6.4 Payment of Chief Officers on their Ceasing to Hold Office or being employed by the Council

Arrangements relating to the provision of termination payments for the loss of office for Chief Officers and all other officers leaving the authority on the grounds of redundancy, efficiency and early retirement are outlined in the Council's policy. Details in relation to any discretion that may be afforded in respect of pension enhancements can be found in the Redundancy and Discretionary Compensation Policy (link above at 5.6.3). This policy applies to all officers of the Council irrespective of their status provided they have at least two years continuous service.

5.6.5 Severance Packages over £75,000

Where a member of staff applies for voluntary redundancy, early retirement, termination on the grounds of efficiency or is made compulsorily redundant the pension and redundancy entitlements are determined by the Chief Executive in consultation with the Discretionary Payments Panel which is made up of the Chief Executive, the Section 151 Officer, and another Chief Officer. Where appropriate the panel may comprise the nominated deputy for the Chief Executive or the Section 151 Officer.

Appeals against the decisions of the Discretionary Payments Panel will normally be determined by an appeal panel comprising either the Chief Executive, their nominated deputy, the Section 151 Officer, their nominated deputy, or another Chief Officer provided they have not been involved in the initial determination. However, in the case of Chief Officers any appeal shall be determined by the Policy & Finance Committee, or a sub-committee appointed on their behalf acting as an appeals panel.

In the case of any voluntary redundancy, compulsory redundancy, efficiency, or early retirement (including health-related which falls short of meeting the ill health early retirement regulations) in respect of a member of staff where the cost to the Council exceeds £75,000, the Chief Executive shall not determine the matter until he has first consulted a Member Panel comprising the Leaders of all political groups of the Council.

In determining the "*cost to the Council*" for the purposes of this policy, the following will be included:

- the cost of early release of pension (pension strain);
- the cost of any pension enhancement;
- the cost of any redundancy payment (statutory and discretionary);
- the cost of any holiday pay, other fees or pay in lieu of notice.

In determining the "*cost to the Council*", pension benefits which have been purchased by the employee will be disregarded.

Note: The Council will have regard to the Statutory Instrument laid before parliament on the 24 January 2017 which brought s41 of the Enterprise Act 2016 into force on 1 February 2017 (this is an enabling provision which allows the cap regulations to be made). Final details regarding the regulations and associated guidance are now awaited from East Midlands Councils and once received the Statement along with any other associated policies/procedures will be updated to reflect legislative requirements.

5.6.6 Settlement Agreements

The Chief Executive has delegated authority to determine the terms of Settlement Agreements relating to any member of staff.

In the case of any proposed Settlement Agreement in respect of a Chief Officer, the Chief Executive shall not determine the terms of the Settlement Agreement until he has first consulted a Member Panel comprising the Leaders of all political groups of the Council.

5.6.7 Recruitment of Officers in receipt of Local Government / Fire Fighters Pension, Severance, or Termination Payments

When considering whether to employ individuals in receipt of local government pension or fire fighter pensions the Council is required to have regard to the policy on Pension Abatement as determined by the relevant Administrative Body for the Pension Scheme. It should be noted that the Administrative Body for the purposes of discretion may differ according to where the individual was previously employed.

The Council's current policy on the appointment of former staff as consultants requires that any ex-employee who has taken voluntary redundancy or early retirement not be engaged as a consultant (including under a contract for services) without a formal committee resolution.

The Council will not refrain from re-employing former employees who have received payments for redundancy, severance or any other reasons defined under the terms of a settlement agreement or those individuals who have received similar payments from organisations listed on the Redundancy Modifications Order if it is satisfied that the individuals are the best candidates for the posts.

Where appropriate the Council will also have regard to the regulations and any associated guidance notes produced concerning Exit Pay Recovery for officers returning to the public sector follow exit.

This policy applies to all posts that are advertised within the Council irrespective of their status and is in-keeping with the Council's policy on Recruitment and Selection in respect of ensuring equality of opportunity.

5.6.8 Use of "Off Payroll" Arrangements

For the purpose of this policy "off payroll" arrangements refer to individuals engaged directly under a contract for services (rather than being employed direct by the Council) operating at the Chief Officer level. The Council will only engage individuals under contracts for services in exceptional circumstances and only for a temporary period.

6. Publication and Access to Information

6.1 A copy of this document will be published on the Council's website along with any supporting documents referenced in it.

6.2 Local authorities must display details of the following data on their websites:

- the number of employees whose remuneration in that year was at least £50,000 in brackets of £5,000;
- the name of each employee and details of their remuneration, for employees whose salary is at least £150,000;
- details of remuneration and job title of certain senior employees whose salary is between £50,000 and £150,000 and a list of responsibilities (for example, the services

and functions they are responsible for, budget held and number of staff) for all employees whose salaries exceeds £50,000.

7. Equality Implications

- 7.1 This policy has been developed with due regard and consideration to Equalities matters and other policies, procedures, and agreements currently in operation within the Council.

8. Approval/Review

- 8.1 Before it takes effect, the Pay Policy Statement must be approved by a resolution of the Council.
- 8.2 In accordance with existing Constitutional arrangements proposed amendments to terms and conditions of employment are referred to Cabinet for consideration and approval, before being referred through to the Joint Consultative Committee (JCC) to allow for consultation and/or negotiation (where appropriate). Approval of Human Resources policies and procedures is delegated to the Head of Paid Service after prior consultation at the JCC.
- 8.3 Given that the Pay Policy Statement relates to terms and conditions of employment as well as referring to Human Resources policies and procedures it is appropriate for it to be considered by Cabinet and any amendments made thereto before it is referred on to Full Council for approval.
- 8.4 Any proposed changes to terms and conditions of employment including salaries arising from collaboration activities (e.g. shared services) will be subject to the prior approval of Cabinet.
- 8.5 A review of the Pay Policy Statement will take place annually. It will be referred to Full Council for approval in advance of the financial year to which it relates. In certain circumstances it may be necessary to review the policy in year because of changes to legislation and/or organisational requirements. In the case of legislative changes where the Council has no discretion the Pay Policy Statement will be automatically amended to reflect the revised legislation. In any case where there is discretion or where it is proposed to make in year changes to reflect organisational requirements such changes may be approved by Cabinet.



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Rowan Cozens, Heritage, Culture and the Arts
Councillor Paul Peacock, Strategy, Performance and Finance

Director Lead: Matthew Finch – Director Communities and Environment

Lead Officer: Carys Coulton-Jones – Business Manager Heritage and Culture, Ext. 1704

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	UK Town of Culture – Newark and Sherwood Applications
Purpose of Report	<p>To update members about the UK Town of Culture competition and to make members aware of two potential bids being prepared by towns in Newark and Sherwood, and the process to be undertaken.</p> <p>To identify the role NSDC can take to support those bids and ensure an equitable approach across the district.</p>
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) note the two bids being developed by towns within the district; b) approve a net expenditure budget of up to £10,000 (up to £5,000 per town) to be added in 2025/26 to support and facilitate towns in Newark and Sherwood in the development of their Expressions of Interest. Allocation of funding to be subject to a lead organisation being formally identified through a partnership and subject to proof of expenditure; c) subject to either or both bids being shortlisted, NSDC to be the accountable body if required as a partner organisation in any bid developed within the district for the 2028 UK Town of Culture; and d) subject to c above, the net Expenditure Budget and Income Budget of up to £120,000 be added in the

	respective Financial Year, should either or both towns from within Newark and Sherwood be shortlisted at the Expression of Interest Stage for the £60,000 grant.
Alternative Options Considered	A 'do nothing' option could be considered in light of the timescale, staff capacity and timing of LGR and this funding. However, given the guidance as described within this report, that would preclude any bids coming from Newark and Sherwood. As such, this option was discounted.
Reason for Recommendations	The funding would represent a step change in our ability to promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit. The recommendation identifies a role for NSDC which is achievable given current workloads, the context of LGR and supports bids from within the district.

1.0 Background

1.1 Newark and Sherwood has a thriving cultural scene, from NSDC's directly managed services including the Palace Theatre Newark, the National Civil War Centre – Newark Museum, Newark Castle and the Arts Council England funded Open Doors programme, to a wide range of external community and professional venues, activities and events, for example Newark Creates, Southwell Minster, Southwell Music Festival, the Robin Hood Festival, Newark Book Festival, and Newark Town Council's programme of events including The Beach, Newark Festival and the Christmas Lights Switch On. The recent 'Alive with Music' project has identified more than 140 groups meeting regularly across the district. Towns Fund and Local Regeneration Fund monies have also positively contributed to a vibrant and dynamic town centre event offer through a variety of interventions and programmes.

1.2 In November 2025, DCMS launched UK City of Culture 2029. Included within the information is a new strand of funding – UK Town of Culture 2028, stating that 'this new competition will see multiple towns competing to win the title and the winning town delivering a cultural programme in 2028. We expect UK Town of Culture to deliver similar impacts to UK City of Culture with the competition helping to remind us of the unique, proud and outstanding contribution made by communities across the UK, shining a spotlight on multiple towns and enabling them to tell their unique story.'

The successful town will receive £3million to deliver a cultural programme during the Summer of 2028, two further finalists will each receive £250,000 to deliver elements of their bid.

1.3 The DCMS guidance was published on 14th January, and the expressions of interest stage was launched on the same day, with a deadline of 31st March. For the EOI stage the application must include:

1. Your Story – the unique story and culture of the town

Key criteria:

- Vision
- Local Need
- Empower

2. Culture for Everyone – how the programme will provide visible, accessible culture and boost the town's profile

Key criteria:

- Quality and Innovation
- Opportunity
- Accessibility
- Communication

3. Making It Happen – how the programme will be delivered

Key criteria:

- Partnerships
- Programme Management
- Financial Management
- Monitoring, Evaluation and Legacy

To be eligible, bidding places must demonstrate their capability to successfully manage, fund, and deliver a programme that clearly meets the established criteria. Bidders will be required to show their confidence in, and readiness for, programme delivery both in the EOI application and, in greater detail, during the full application stage.

Bids must be from a partnership and include the relevant local authorities, along with a range of community and cross-sector partners. Bids will need to specify a single organisation to be 'lead applicant' for information and communication purposes during the competition process. The lead applicant does not need to be a local authority, but the relevant local authority will need to be in a dedicated role in the bid partnership. The lead applicant must be a formally constituted accountable organisation.

If successful, winning places will be required to specify an 'Accountable Body' and 'Delivery Body' for their programme:

Accountable Body: A place's chosen party, who are the recognised Accountable Body in relation to a planned UK Town of Culture programme e.g. the relevant local or regional public authority. If successful, the Accountable Body will have overall responsibility and ownership for the programme. The responsibilities of the Accountable Body may include, but are not limited to:

- Ensuring the safe and successful delivery of a UK Town of Culture programme
- Managing the financial and legal requirements associated with the delivery of a UK Town of Culture programme

- Taking responsibility for any grant funding associated with a UK Town of Culture programme, for which the Accountable Body is the recipient organisation
- Monitoring delivery of a UK Town of Culture programme and undertaking relevant reporting as may be required by DCMS.

Delivery Body: A place's chosen party who will be responsible for the planning, procuring, commissioning and delivery of a planned UK Town of Culture programme.

1.4 The following is the timetable for the application process:

Table 2: Key competition milestones

Milestone	Dates
Expressions of Interest (EOI)	Opens: 14 Jan 2026 Deadline: 31 March 2026
Information event for bidders	21 January 2026
Shortlisted places announced	Spring 2026
Full application period	Spring 2026 – Autumn 2026
Panel visits	Autumn 2026
Finalists and winner announced	Early 2027
Delivery Period	2028

Shortlisted towns will receive £60,000 to progress the full bid. DCMS intend to publish detailed full application guidance in Spring 2026, including expectations for data submission. Applicants will have up to five months to complete the full application.

The full application will ask questions in more depth and will expect a detailed plan for how towns will deliver their vision, including a programme plan and narrative, partnerships and budget. They will require information about local context, priority needs and challenges and how UK Town of Culture will address them.

Applicants may be required to undertake research, present data relating to expected impact, as well as delivery, fundraising and governance plans, as well as considering how they will deliver digital content for wider public engagement through the competition.

2.0 Proposal/Options Considered

2.1 There are several towns in Newark and Sherwood that could consider applying.

A partnership within Newark is being formed to develop a bid. The town can demonstrate its ability to deliver major projects and programmes through strategic partnerships and collaboration and has multiple cultural sites which are already well

established for delivering events, including the market square, St Mary Magdalene Church and the Castle gardens.

However, it should be acknowledged that Newark is already in receipt of significant levels of government funding, including the Towns Fund and Local Regeneration Fund, which may make a bid less attractive.

UK Town of Culture has been designed for towns with populations under 75,000. Other towns within the district could be equally eligible but would need to identify their scope and ability to scale up in terms of infrastructure, partnerships and capacity. Southwell is therefore also well placed, with several key venues and a thriving cultural offer through the Minster, Festivals and links to the National Trust. A Southwell partnership is being formed, consisting of key cultural organisations that could include the National Trust, Southwell Town Council, Southwell Minster and local businesses and traders, to develop a bid.

- 2.2 The guidance is clear that any bid must include the relevant local authority, and it suggests that local authorities should be the accountable body, and it is therefore proposed that NSDC can provide this function for any partnership application that emerges from within the district.

However, with LGR meaning that NSDC will be heavily involved in cross-council workstreams for service consolidation alongside delivery of a number of major capital schemes, there is limited capacity for NSDC to act as the delivery partner. This is further complicated by LGR itself and the creation of the new unitary authority which will be operational as of April 2028. The Expression of Interest requires applicants to consider how the programme will be managed through the year, including leadership structure and delivery model, which NSDC cannot commit to as it will be replaced by the unitary authority mid-programme. It is therefore proposed that NSDC cannot act as the delivery partner, and another organisation will need to be identified to take on that role.

NSDC acknowledges that several bids are being developed within the district and wishes to be equitable in the role it can undertake. The proposal is therefore to support partnerships and offer to be the accountable body for both bids, a function that is transferable to the unitary council. NSDC also acknowledges that, whilst partnership organisations and individuals are working voluntarily at this stage to develop their bids, there are nevertheless some costs involved. This might include the cost of organising and delivering community consultation, promotion and communications or specialist bid-writing support. It is proposed that NSDC allocate a budget of up to £5,000 per town, to be allocated to the lead organisation of established partnerships on proof of expenditure, to facilitate the timely and comprehensive development of their bid.

- 2.3 If shortlisted, a £60,000 grant from DCMS will be made available to develop the full bid. Partners will be expected to ensure that the programme meets the funding criteria and delivers outcomes for the town that might include:

- Economic investment and regeneration

- Community pride and identity building
- Access to arts and culture
- Legacy beyond 2028 through investment in programmes and interventions

The partnership for any shortlisted town, and the delivery partner organisation, will need to clearly identify their approach to developing the full bid.

- 2.4 This proposal links closely to the aims of the Community Plan as a unique opportunity to ‘promote, maximise and celebrate the diversity of Newark and Sherwood’s heritage, culture and community spirit’. Additionally, the cultural programme would support improved health and wellbeing and improve community feelings of safety by animating town centre spaces and improving pride in place.

3.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	Yes	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	Yes	Tenant Consultation	N/A

3.1 **Financial Implications FIN25-26/4480**

A provision of up to £10,000 is required within the 2025/26 revenue budget to support the development of Expressions of Interest from towns across Newark & Sherwood. This funding would be available as up to £5,000 per town, subject to a lead organisation being formally identified through an appropriate partnership arrangement; and evidence of eligible expenditure being submitted prior to the release of funds.

This provision of up to £10,000 would be a contribution from the Council towards this project and it is proposed that this be funded from the anticipated favourable variance within the Communities and Environment Directorate. This will not be recoverable from the expected grant.

If one or both bids from within Newark and Sherwood are successful at the expression of interest stage, an expenditure budget of up to £120,000 is to be created with the intention that this will be used to develop the full application; with an Income Budget of the same to offset, added in the respective year.

The creation of the said budget will have a net nil impact and therefore no change on the Council's General Fund Budget Requirement.

3.2 Local Government Re-organisation

Should a bid from within Newark and Sherwood be successful, the development of the cultural programme by the partnership group will take place during NSDC's service consolidation period in preparation for the new unitary authority, and the function of being the accountable body will need to transfer to the unitary council in April 2028.

3.3 Legal Implications - LEG2526/9850

The Localism Act 2011 under section 1 gives the Council the "power to do anything that individuals generally may do", and may do it "for, or otherwise than for, the benefit of the authority, its area or persons resident or present in its area". These powers give the Council the power to undertake the role of accountable body and facilitate the arrangements proposed within the body of this report.

The accountable body role means that NSDC will be the body required to ensure the financial due diligence and governance underpinning the proposal and as such NSDC would be the body through whom which any 'clawback' or recovery of funds would be sought. Accordingly, the Council should ensure that the Delivery Body – whoever that might be - has the appropriate operational transparency to not only ensure that anything which triggers clawback is avoided, but also to permit robust oversight and management of the proposals outlined within this report so that it can perform its accountable body duties and functions.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Simon Forde, Climate & the Environment
Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Matthew Finch, Director - Communities & Environment
Matt Lamb, Director - Planning & Growth

Lead Officer: Ashley Kitchen, Street Scene Manager, Environmental Services, Ext 5738
Lynsey Preston, Senior Planner, Development Management, Ext 5329

Report Summary	
Type of Report	<p>Open Report / Key Decision with Exempt Appendix</p> <p><i>The appendix to the report contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 under which the Cabinet has the power to exclude the press and public if it so wishes.</i></p> <p><i>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because a formal legal agreement has not been concluded between the two parties.</i></p>
Report Title	Adoption of Public Open Space within the Fernwood North Development.
Purpose of Report	To put forward a proposal for the District Council to adopt Public Open Space (POS), including its ownership and ongoing maintenance, within the Fernwood North development.
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) approve the Council entering into arrangements with Barratt David Wilson Homes (BDW) to purchase (for the consideration of £1) and maintain the POS within the Fernwood North development, subject to the Council securing: i) an appropriate contribution towards ongoing maintenance costs from Barratt David Wilson Homes (BDW), subject to BDW successfully securing and legally executing an agreement with the Council, as the Local Planning Authority, a S106 Deed of Variation as detailed

		<p>at paragraph 2.4 below and within Exempt Appendix A; and</p> <p>ii) completion of satisfactory due diligence by the Director - Communities & Environment, in consultation with the Street Scene Manager and Principal Legal Officer, on the Public Open Space extent, type, and phasing including in relation to the legal title to the land;</p> <p>b) approve the Council covering future maintenance revenue requirements, supplemented by and subject to the required 'appropriate contribution' details at a) i) above, as detailed in the Financial Implications section at Exempt Appendix A; and</p> <p>c) approve that delegated authority be given to the Council's Director - Communities & Environment, in consultation with the Street Scene Manager, to secure the land transfer from Barrat David Wilson Homes, including appropriate phasing and onboarding of the POS.</p>
Alternative Considered	Options	<p>The extant S106 for the Fernwood North development allows Barratt David Wilson Homes (BDW) to set up a Management Company to cover maintenance costs of POS. BDW have honoured a previously verbally and written negotiated position that they would not introduce a Management Company in this instance, an agreement predicated on the land being transferred to the District Council for the consideration of £1. The Council could choose not to purchase the POS for the previously agreed price, in which case BDW would need to find an alternative management route. This would likely mean introducing a management charge on future residents from this point forward, as has been done elsewhere within Fernwood. This would not be appropriate.</p>
Reason Recommendations	for	<p>The recommendations align with the Community Plan objectives in relation to biodiversity, the environment and climate change. As set out in the report, the development has the potential to help the Council secure additionality which is above and beyond simply bringing POS into public ownership.</p>

1.0 Background

1.1 Members will recall the update to the November 2024 Cabinet meeting which set the context of developments taking place in the Greater Fernwood area and specifically negotiations taking place between Officers and Barratt David Wilson Homes (BDW) to secure a previous agreement for them to transfer POS to the District Council rather than implement a Management Company (ManCo), which is the extant lawful position, for the Fernwood North development.

1.2 Since the last update negotiations with BDW have continued, with an agreement being reached on the quantum and types of open space that could be transferred into public ownership, subject to the recommendations detailed above. This Council has also resolved, at Cabinet on 8 July 2025, to have a 'No Man-Co' preferred approach on Strategic Urban Extension sites such as Fernwood.

1.3 The developments which make up 'Greater Fernwood' are detailed below:

- a) Original Fernwood– just over 1000 homes, local centre, open spaces and primary school which are largely on the original footprint of the former Balderton Hospital.
- b) Fernwood North – the site being developed by Barratt David Wilson Homes (BDW) for 1050 new homes, a school expansion and formal and informal Open Space, as defined in the S106 Agreement which accompanies the planning permission
- c) Fernwood Central – the site being developed by Allison Homes (formally Larkfleet Homes) for 350 new homes and open space. It should be noted that NSDC understand that Alison Homes will only complete Phase 1 of this scheme, with a new developer coming in for subsequent phases
- d) Fernwood South – a Persimmon Homes scheme for 1800 new homes, a new school, a new local centre and formal and Open Space
- e) Fernwood West – the site of the Fernwood Business Park (Tawny Owl, Suthers School, etc) and land which runs south to the A1 to accommodate further employment land expansion and an additional c300 new homes.

1.4 **Original Fernwood**

Original Fernwood is largely subject to a ManCo, save for Phase 1. Original Fernwood is within the ownership of the developer, BDW, but the land is long leased to the ManCo. There is no straightforward way to undo the current ManCo. Fernwood Parish Council have previously requested that BDW transfer the freehold of Fernwood Central land as a 'gift', noting that the lease would then continue to run with the ManCo. The Parish Council subsequently elected not to progress this.

1.5 **Fernwood North & Central**

Planning permissions for Fernwood North and Central were granted at a time when the developers were continuing promote a ManCo model, something which remains a legitimate practice but where NSDC now encourage a different approach. This Council has historically worked with Fernwood Parish Council with the aim of avoiding more ManCo's across Fernwood with a view that a single ownership, control, custodianship, management regime, and maintenance schedule is optimum for civic pride and place-making.

1.6 This is challenging given the extant legal position for both BDW and Allison Homes is to have a ManCo. That said, as detailed previously to Cabinet, BDW have previously agreed to sell homes without a ManCo charge being levied, subject to the District Council taking on the land. BDW have done what was agreed and house sales to date do not include a ManCo charge.

- 1.7 At the time of writing, the District Council is yet to purchase the land from BDW for the agreed written consideration of £1. As previously captured (including detail within the Exempt Appendix) it was envisaged that any purchase would sit alongside a back-to-back arrangement with Fernwood Parish Council to pay for the POS for a period of up to 10 years via their CIL receipts, after which time costs would be absorbed within the General Fund. This arrangement was discussed between the previous FPC administration and Senior Officers of the District Council, as captured in 2019,

“Following negotiation (and approval under an urgent item from the Leader, Deputy Leader, and Leader of the Opposition) the Council and BDW have agreed that there will not be a Management Company for this phase of the development. As an alternative BDW has agreed, under terms captured separately as an exempt item, that after each phase of development (subject to an appropriate handover mechanism to ensure the open space is fit for purpose prior to transfer) the open space associated with that development will be transferred to the Council for it to maintain. Fernwood Parish Council have been informed of this agreement, and wholly supportive and welcoming of this solution, which will mean no ManCo for the next phase of development.”

Policy & Finance Committee, November 2019

1.8 **Other Land Parcels**

The Alison Homes site was intended to mirror the approach for the BDW site, with the District Council acting to negotiate a No ManCo approach in favour of public ownership with maintenance costs underwritten by the Parish Council. We have been informed that the POS in Phase 1 of the Alison Homes development is now within a ManCo. This is a legitimate and legally extant position, notwithstanding a desire to avoid this. Officers have asked Alison Homes for the terms of the ManCo in order to understand future options.

- 1.9 It is important to note that Fernwood South was granted planning permission in 2024 and therefore Officers have negotiated and agreed with Persimmon Homes that there will be no ManCo for this phase of Fernwood. This is captured legally in the accompanying Section 106 agreement which includes for a ‘traditional’ commuted payment from the developer to the District Council in accordance with an agreed schedule of costs (plus indexation) for each open space or public realm type (for example arid grassland will be £ Y/per square metre).

2.0 **Proposal/Details of Options Considered**

- 2.1 The BDW Fernwood North development continues its implementation at pace, and a resolution is required to bring the POS into Public Ownership. Initial conversations took place between the District Council, BDW and Fernwood Parish Council. Dialogue included an exchange of details and specifications to enable NSDC and/or FPC to each undertake due diligence to take on POS. FPC resolved on 17 Feb 2025 that “Based upon the information currently available and after careful consideration, the Parish Council has resolved that it is unable to pursue taking ownership of the land in Fernwood North”. We are not aware that any work was independently commissioned to undertake due diligence nor was any additional information or time to come to a view requested. No further communication has been received.

- 2.2 The District Council's Environmental Services team have been working with BDW and have completed due diligence such we are satisfied that a transfer could take place on the first phase of Open Space. Other open space would then follow, following a similar process whereby the Council would inspect and agree the open spaces prior to adoption.
- 2.3 It is clear that if the District Council is to bring the POS into public ownership that there will be a maintenance shortfall, especially given the stated stance of FPC. It is recommended that other Fernwood North S106 contributions be utilised in order to provide a commuted payment towards Public Open Space Maintenance, something BDW are willing to pursue with the Council, as Local Planning Authority.
- 2.4 Members may be aware that any major planning application for housing is expected to mitigate its impacts through the provision of Developer Contributions (often referred to S106 contributions) for a range of different infrastructure types. In cases where there is no ManCo, this often includes a POS maintenance commuted sum to cover a set number of years maintenance. Members will note that after this period expires the costs of maintaining open space are then absorbed into the District Council's General Fund base budget. In the case of Fernwood North, the developers demonstrated that viability was such that not all contributions could be provided. As detailed at Exempt Appendix A, there is now an ability to re-provide monies previously set aside for Community Facilities for POS maintenance. BDW have agreed in principle to this re-provision, accepting that POS maintenance is a legitimate and policy-compliant S106 ask. BDW are willing to submit this proposal as a S106 Deed of Variation to the Council, as Local Planning Authority. To do this, they need the comfort that this Council will cover the ongoing maintenance costs above and beyond the contribution they make to take on the POS on Fernwood North.
- 2.5 It is recommended that the District Council confirms its intentions with respect to securing public ownership of POS on the Fernwood North Development when any finite payments by BDW via a S106 Deed of Variation end.
- 2.6 This will ensure that the bulk of the new Fernwood Development (1050 homes from BDW and 1800 new homes from Persimmon) will be absorbed within a single public ownership and maintenance regime in the form of the District Council.
- 2.7 Members will be aware that this Council has a proud history of delivering, managing and enhancing spaces across the District. This includes planting or gifting in excess of 20,000 trees, invest £350,000 in improving play parks at ten sites across Newark and Sherwood, and working in partnership with Newark Town Council to deliver a £500,000 transformation of Sherwood Avenue Park in Newark. The Council also operates five green flag parks across the district – Sconce and Devon Park, the Castle Gardens and the Queen Elizabeth Memorial Gardens in Newark and Vicar Water at Clipstone and Sherwood Heath in Ollerton. There is no reason Fernwood could not host a sixth.
- 2.8 Taking on the POS at Fernwood would align with the July 2025 resolution on Management of Open Space on Strategic Urban Extension sites and chime with the latest Resident Survey which showed the growing importance our residents were

placing on parks and open spaces. It would also have very practical advantages such as:

- Ownership of play parks to continue our drive to maintain and improve standards and accessibility across the district
- More directly owned open space to deliver or enable tree planting initiatives
- Similarly, the Council would have more available land to deliver other greening initiatives such as wetland, habitat recovery, wildflower meadows, orchards and naturalised rain gardens
- The ability to do more in partnership with others including those within the Council's Biodiversity and Conservation Opportunities Partnership
- Delivering a base similar to the one at the Queen Elizabeth Memorial Garden to provide outreach services from our Park Rangers, including Forest Schools and build a relationship with the primary school in Middlebeck
- Working towards a 'Friends Group' to have residents directly involved in the future development of the site
- New employment opportunities within the district council, including an apprentice.

3.0 Alternative Options Considered

- 3.1 The District Council could choose not to honour an agreement in writing with BDW Homes and allow them to find an alternative management arrangement, most likely leading to a ManCo with remaining residents being subject to a service charge covering the entire site. This is not considered appropriate and would simply repeat unpalatable circumstances of the past within original Fernwood. It is considered that the suggested 'swapping' of S106 contributions would give the Council a sufficient initial committed sum to bring and keep the open space into public ownership.

4.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	Yes	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	N/A	Tenant Consultation	N/A

Financial Implications (FIN25-26/9152)

- 4.1 These are referenced in the exempt appendix.

Legal Implications (LEG2526/9323)

- 4.2 Cabinet is the appropriate body to consider the content of this report insofar as the principle of funding, alongside an appropriate contribution, the ongoing management and maintenance of the POS. As detailed within the report, it will be for the Planning Committee in discharging its functions on behalf of the Council, as Local Planning Authority, to determine the acceptability of a repurposed S106 payment via a formal submission from BDW in the form of a Section 106 Deed of Variation.
- 4.3 Before proceeding to transfer open space land, legal advice will be needed regarding the legal title to the land proposed for transfer, and Legal Services will need to be instructed to negotiate the transfer. In relation to any Section 106 Agreement Deed of Variation required, Legal Services will need to be instructed to draft and negotiate the Deed.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Fernwood Open Space, Cabinet – 4 November 2024

Management of Open Space on Residential Developments – 8 July 2025



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Claire Penny, Sustainable Economic Development

Director Lead: Matt Lamb, Director for Planning and Growth

Lead Officers: Jane Hutchinson, Town Centres and Visitor Economy Manager, Ext. 5854
Matthew Tubb, Senior Planner, Ext. 5850

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Newark Town Centre Masterplan and Design Code Update
Purpose of Report	To update Cabinet on the Newark Town Centre Masterplan, including key principles, consultation process and recommended next steps to ensure implementation. Additionally, to update Cabinet on the Newark Town Centre Design Code, which was developed in line with the Masterplan, including area codes, consultation process and recommended next steps, given significant planning policy changes in 2026.
Recommendations	<p>It is recommended that Cabinet:</p> <ul style="list-style-type: none"> a) note the update provided in relation to the Newark Town Centre Masterplan; b) adopt the Newark Town Centre Masterplan as planning guidance from 1st April 2026; c) allow for a review of not less than 6 months of the implementation of the Town Centre Masterplan, with delegated authority for any necessary amendments being delegated to the Portfolio Holder for Sustainable Economic Development in consultation with the Chair of Planning Committee and Director – Planning & Growth; and d) note the update provided in relation to the Newark Town Centre Design Code and endorse its adoption as guidance as part of an updated Newark Conservation Area Management Plan the publication of which is already delegated to the Council’s Director of Planning & Growth.

<p>Alternative Options Considered</p>	<p>The option to discontinue work and not finalise the Newark Town Centre Masterplan has been ruled out. Establishing a clear, deliverable strategy for the nature of future development and design that will be supported is considered essential. Taking the Design Code forward as a Supplementary Planning Document has been impacted upon by changes to the plan-making system and is therefore discounted. The alternative option of taking the Code forward as part of the Newark Conservation Area Management Plan is a sensible alternative that will ensure that the document has planning weight and can inform decision-making.</p>
<p>Reason for Recommendations</p>	<p>It is important that the Newark Town Centre Masterplan is carried forward in order to provide a clear, framework for shaping growth, investment (by the Council and others), and regeneration in line with community priorities. Adoption ensures that future development can be influenced. This directly supports the ambitions of the Newark & Sherwood Community Plan 2023–2027 by breaking down barriers to opportunity, improving health and wellbeing through active travel and green spaces, reducing crime through better-designed public realm, celebrating culture and heritage, and advancing climate resilience and net-zero objectives.</p> <p>Incorporating relevant elements of the Design Code into an updated Newark Conservation Area Management Plan also provides an effective approach to support its integration into the Development Management process.</p>

1.0 Background

- 1.1 In Autumn 2023, Newark and Sherwood District Council (the Council) commenced working in partnership with Historic England (HE) to deliver a Newark Town Centre Masterplan and Design Code. Allies & Morrison (A&M) urban designers and architects were instructed to deliver this programme, alongside public consultation on both documents. Developing these documents in parallel, with the same team, has ensured consistency and efficiencies throughout the project.
- 1.2 This report will outline the main principles of each document and the recommended next steps.
- 1.3 Newark Town Centre Masterplan
- 1.4 The purpose of the Newark Town Centre Masterplan is to provide a strategic framework to guide development, regeneration, and investment within Newark's Conservation Area and its immediate context. It supports the Amended Core Strategy, Allocations & Development Management DPD, and the Conservation Area Management Plan. The document will inform planning decisions, being a material consideration for planning decision-making. The document should also inform

funding bids, future investment decisions and partnership working within and beyond the Council.

- 1.5 The vision for Newark Town Centre is that it will remain a historic market town while embracing sustainable growth, creativity, and connectivity. The town centre will be compact and walkable, with the Market Place as its vibrant heart. It will be economically resilient, offering a diverse mix of retail, leisure, residential, and cultural uses. The town will be inclusive and accessible, with improved public realm and active travel routes within it, and celebrated for its heritage, green spaces, and riverside assets.
- 1.6 The masterplan is structured around six themes:
1. Revitalising the Market Place as a safe and flexible space.
 2. Supporting a strong economy and town centre living.
 3. Promoting education, skills training, and creative industries.
 4. Enhancing riverside leisure and flood resilience.
 5. Improving walking, cycling, and public transport links.
 6. Celebrating Newark's history and cultural assets through interpretation and events.
- 1.7 The masterplan was shaped by extensive engagement with residents, businesses, and stakeholders, as follows:
- Stage 1 (October 2023): Ideas gathering through an online survey (1,550 responses), website (830 visits), workshops (65 attendees), market stall event (350+ comments), and focus groups with businesses and Newark College students.
 - Stage 2 (Nov 2023–Feb 2024): Draft vision shared for feedback.
 - Stage 3 (Sept–Oct 2025): Exhibition of draft proposals online and in the Buttermarket, supported by staffed market stall drop-ins. Over 80 detailed responses were received and incorporated into the final plan.
- 1.8 Feedback highlighted tackling vacant shops, improving riverside leisure and activities, and better parking provision as top priorities. Other strong themes included more events, an improved night-time economy, safer and greener public spaces, greater town centre living, consolidating retail to the core and better transport links. Students emphasised the need for improved connectivity, creative spaces, apprenticeships, and youth-focused leisure.
- 1.9 Consultation feedback mirrored many challenges that the town centre current faces, including traffic congestion and poor integration of public transport, vacant retail units and a declining evening economy, fragmented public realm and poor maintenance, limited overnight accommodation for visitors, and flood risk along Tolney Lane and riverside areas.
- 1.10 Opportunities include improving station gateways and wayfinding to the town centre, activating vacant shops with art and community uses, expanding residential

provision in the town centre, enhancing green spaces and biodiversity, and developing riverside leisure with continuous walking and cycling routes.

- 1.11 Challenges and opportunities highlighted in the Masterplan will now be incorporated into a Newark Town Centre Action Plan, which will be seeking to address these recommendations insofar as what this Council can directly and what we can do to work with and/or influence others, such as the Highway Authority or landowners for example.
- 1.12 The Masterplan character area framework sets out tailored opportunity projects for nine areas, including the redevelopment of St Mark's Place, improvements to Town Wharf, and transformation of London Road car park. Key opportunity sites include Cow Lane Scrap Yard for riverside development, the former Orchard School for housing, and the Back of Lock Keep for mixed-use development. It also sets a number of general principles new developments should achieve. The town's infrastructure, comprising its historic streets and buildings, is largely fixed in form and, in some areas, creates constraints on transport and movement. The Masterplan identifies opportunities to address these challenges, offering examples of how spaces can be made more accessible, attractive, and better connected. Delivering these improvements will require further consideration and close collaboration with the highway authority, particularly as part of the transition into and beyond Local Government Reorganisation (LGR).
- 1.13 Members will recall that no funding is allocated for any of the major project opportunities or interventions set out in the Masterplan document. Rather, the masterplan serves to identify priority sites where landowners will be supported with guidance, advice, and comfort as to what is likely to be supported. A sites identification may be levered to secure funding from appropriate external sources. Successful delivery will require collaboration between Newark and Sherwood District Council, landowners, developers, and funding bodies. However, it should be noted that viability remains a significant challenge for development of major projects in Newark, and therefore interventions to assist with viability gaps should be considered to unlock larger opportunities. As Members will be aware, and as the Masterplan has identified, the Council has already delivered or commenced a number of projects which can act as a catalyst to raise standards, values and vibrancy. This includes the Council's Offices at Castle House, the Newark Air & Space Institute, the Construction College Centre of Excellence, Newark Buttermarket, the former Robin Hood Hotel, 32 Stodman Street, Newark Castle Gatehouse, Newark Town Centre Events (Newark Creates and Newark Cultural Heart), and Newark Market Place.
- 1.14 The Masterplan will represent a general strategy of the District Council and not hold formal planning status itself. It will however be capable of being a material consideration in planning decisions, and the emerging Amended Allocations & Development Management DPD provides policy support for schemes delivering its objectives.
- 1.15 Newark Town Centre Design Code

- 1.16 The purpose of the Newark Town Centre Design Code is to provide clear, detailed design requirements for development within the town centre, helping to deliver the vision and principles set out in the Masterplan. It will establish consistent standards for architecture, materials, public realm, and sustainability, ensuring that new development respects Newark's historic character while meeting modern requirements for accessibility, climate resilience, and quality of life.
- 1.17 The Design Code is a largely technical document. The production of the Design Code was agreed to follow a 2-stage consultation process given its detail and complexity. Stage 1 consultation has now taken place with key professional stakeholders, including architects, developers, Historic England, and Newark & Sherwood District Council planning officers. This occurred between July and September 2025. This engagement focused on testing the principles, technical guidance, and practical application of the code to ensure it was robust, deliverable, and aligned with heritage and planning requirements.
- 1.18 Feedback shows support for the principle of introducing a Design Code, and the benefits that this could provide, but in some cases concern around the detail has been raised by local professionals active in the Town Centre as well as from internal officers. To address these concerns, there would need to be additional work on the code before a second stage of consultation could be undertaken. This is expected to conclude over the summer.
- 1.19 It had been intended that the Design Code would be taken forward as a Supplementary Planning Document (SPD). Following some changes as part of the national new plan-making system this is no longer possible. Whilst this reduces the 'statutory' status of what may eventually be adopted it does not reduce its ability to inform decision-making. Indeed, it is recommended that the guidance is now adopted as part of the yet-to-be published Newark Conservation Area Review and associated Management Plan. It is this latter document which offers technical information, advice and guidance to inform new development and set expected standards.

2.0 Proposal/Options Considered

2.1 Newark Town Centre Masterplan – Proposed Next Steps

- 2.2 From a regulatory perspective, and subject to Cabinet approval, the next steps are to adopt the Newark Town Centre Masterplan and revised the Design Code as part of the Newark Conservation Area Review and Management Plan. The implementation of documents of this scope and scale with decision-makers and developers will take time, particularly for development proposals which are already well advanced. It is therefore suggested that the guidance is adopted from 1st April 2026 (noting that it will be referenced in negotiation with immediate effect) and is subject to a review after at least 6 months of adoption. This will allow the Planning Development team to ensure the masterplan is influencing outcomes and is received by the development industry.

- 2.3 To ensure the Newark Town Centre Masterplan translates into tangible outcomes, the Council is developing a comprehensive Town Centre Action Plan aligned with the Masterplan's principles and recommendations. This Action Plan will set out clear priorities, delivery mechanisms, and timescales for short-, medium-, and long-term interventions. This will be clear on what the District Council can do directly, what can be done by others (with our support and/or influence), and what may need further future funding decisions. It will include practical steps to revitalise the Market Place, enhance public realm, improve connectivity, and support a balanced mix of uses—such as increasing town centre residential provision while managing a meaningful quantum of retail floorspace in line with changing trends. The Action Plan will also identify quick wins that can be delivered within existing budgets or through external funding, alongside larger strategic projects requiring partnership and investment. By providing a structured framework for implementation, the Action Plan will give confidence to Members, stakeholders, and developers that the Masterplan is not just aspirational but actionable, ensuring Newark's town centre remains vibrant, sustainable, and economically resilient.

2.4 Newark Town Centre Design Code – Proposed Next Steps

- 2.5 The Council's Conservation Team is confident, following the completion of the stage 1 'professional cohort' consultation that a user-friendly and useful Code can now be developed. It is proposed that this be incorporated into the work associated with the consultation and adoption of a revised Newark Conservation Area Character Appraisal and Management Plan. The Director for Planning & Growth has existing delegated authority to progress this. This would be subject to consultation with the Planning Committee and Portfolio Holder for Economic Development.

3.0 Implications

- 3.1 In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.
- 3.2 If the Design Code is not advanced as a Supplementary Planning Document (SPD), and instead relevant elements are incorporated within an updated Newark Conservation Area Management Plan, this would change the statutory status of the Design Code. SPDs are prepared under the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, and while they do not set new planning policy, they support implementation of the Development Plan and can be material considerations within the Development Management process.
- 3.3 Conservation Area Appraisals and Management Plans derive from the Planning (Listed Buildings and Conservation Areas) Act 1990 and fulfil the statutory duty to identify special interest and set out proposals for the preservation and enhancement of Conservation Areas. Although not formal planning documents, they too may be

treated as material considerations and are routinely used to inform advice, negotiate design changes and support decisions in Conservation Areas.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	NA	Equality & Diversity	Yes
Human Resources	NA	Human Rights	NA
Legal	Yes	Data Protection	NA
Digital & Cyber Security	NA	Safeguarding	NA
Sustainability	NA	Crime & Disorder	NA
LGR	NA	Tenant Consultation	NA

3.4 **Financial Implications (FIN25-26/6815)**

There are no financial implications arising from this report.

3.5 **Legal Implications - LEG2526/2392**

Cabinet is the appropriate body to consider the content of this report. The Newark Town Centre Design Code as guidance as part of an updated Newark Conservation Area Management Plan will be subject to the relevant consultation requirements.

3.6 **Equalities Implications**

The Masterplan and Design Code are expected to deliver positive outcomes by improving accessibility, safety and inclusivity across the town centre's public realm, transport routes and facilities. The focus on enhanced walking and cycling connections, high-quality public spaces, and support for diverse community, cultural and educational uses will help meet the needs of all groups, including those with protected characteristics. No adverse equalities impacts are anticipated.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

[Newark Town Centre Masterplan Report Link](#)

[Newark Design Code \(Stage 1 Consultation Document\) Link](#)

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Report to: Cabinet Meeting - 24 February 2026

Portfolio Holders: Councillor Claire Penny, Sustainable Economic Development
Councillor Lee Brazier, Housing

Director Leads: Matt Lamb, Director - Planning and Growth
Suzanne Shead, Director - Housing, Health and Wellbeing

Lead Officers: Neil Cuttall, Business Manager - Economic Growth and Visitor Economy
Cara Clarkson, Business Manager - Healthy Places
Sarah Husselbee, Economic Development Grants and Programmes Manager

Report Summary	
Type of Report	<p>Open Report / Key Decision</p> <p><i>There is an exempt version of this report which contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 under which the Cabinet has the power to exclude the press and public if it so wishes.</i></p> <p><i>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains information which is both commercially sensitive as well as financial or business affairs not yet publicly discussed, relating to the organisations referenced throughout the report. This information has been redacted or excluded in this open report.</i></p>
Report Title	Local Regeneration Fund and Newark Capital Projects Update
Purpose of Report	To provide an update to Cabinet on the delivery of the Local Regeneration Fund and Newark capital projects.
Recommendations	<p>It is recommended that Cabinet:</p> <ul style="list-style-type: none"> a) note the project and funding updates as detailed throughout this report; b) . c) . d) . <p><i>(Recommendations b, c and d are commercially sensitive and appear only in the exempt report)</i></p>

Newark Cultural Heart Market Place (Local Regeneration Fund)

- e) agree to delegate the approval of the Newark Cultural Heart Market Place Improvement Scheme Full Business Case (FBC) to the council's Section 151 Officer, in consultation with Newark Town Council, as noted in 2.9 of this report;
- f) note that the agreed Newark Cultural Heart Market Place Improvement Scheme capital budget of £3.61m will be available upon approval of the FBC and financed in full by UK Government Local Regeneration Fund grant;

20 Minute Cycle Town (Local Regeneration Fund)

- g) note the completion of the 20-minute cycle town project and agree to de-commit remaining Section 106 match contributions, with future reallocation to be dealt with via the council's Developer Contributions Group, as set out in 2.12 of this report;

Ollerton Regeneration Scheme (Local Regeneration Fund)

- h) agree to accelerate £200,000 of capital funding (fully funded by LRF grant monies) within the approved programme and add this to the proposed capital budget for 2026/27, to progress essential works associated with the Ollerton regeneration scheme ahead of completion of legal agreements and confirmation of planning consent, as set out in section 2.15 of this report;
- i) delegate authority to the Council's Section 151 Officer to enter into a Grant Funding Agreement with the East Midlands Combined County Authority (EMCCA), up to the value of £750,000 to unlock additional investment towards the Ollerton project, as noted in 2.16 of this report;
- j) approve the addition of £750,000 within the council's capital programme to facilitate recommendation i) above, fully funded by EMCCA grant monies;

Yorke Drive

- k) delegate authority to the council's Section 151 Officer to enter into a Grant Funding Agreement with the East Midlands Combined County Authority (EMCCA), up to the value of £1,000,000 to unlock additional investment

	<p>towards the Yorke Drive project, as noted in 2.17 of this report;</p> <p>l) approve the addition of £1,000,000 within the council's capital programme to facilitate recommendation k) above, fully funded by EMCCA grant monies; and</p> <p><u>St Marks Place</u></p> <p>m) note the completion of the related feasibility and due diligence work for St Marks Place, acknowledge the options and associated costs and risks as noted in 2.19 of this report and agree to pause any further feasibility activity at this stage, with future progression contingent upon securing external funding or a material change in market conditions.</p> <p><u>Fund Governance</u></p> <p>n) to delegate authority to the Section 151 Officer to approve any future amendments to the Newark Town Board's Local Assurance Framework, as may be required to reflect updated guidance and policy changes set by the Ministry of Housing Communities and Local Government.</p>
Alternative Options Considered	<p>There remains an option not to proceed with the delivery of selected projects within the Local Regeneration Fund or wider capital programme referenced in this report, however it would be considered a missed opportunity to deliver transformational and long-awaited change within Newark and Sherwood. Similarly, with a requirement for Local Regeneration Fund grant to be spent by 31st March 2028, there remains an elevated risk that withdrawal of any project at this stage within the programme, may result in the loss of investment funds.</p>
Reason for Recommendations	<p>Through access to vital grant funding and participation in the Local Regeneration Fund programme, the council is presented the opportunity to deliver a number of the priority projects identified within the Community Plan, supporting transformational change for communities, residents and businesses.</p>

1.0 Background

1.1 Local Regeneration Fund

In September 2025, the UK Government announced the Local Regeneration Fund (LRF), as a single consolidated programme, comprising both the existing Towns Deal and Levelling Up Fund. Locally, the LRF programme includes the £25m awarded to Newark through the Towns Deal in 2021 and a further £20m awarded to Sherwood in 2023 through the Levelling Up Fund, to progress both Ollerton and Clipstone Regeneration projects.

- 1.2 The LRF is intended to support the regeneration of towns and communities by investing in projects that strengthen local economies and enhance places for residents to live, work and study. The LRF introduces revised monitoring, reporting and change-control processes which are intended to create improved flexibilities for local authorities to respond to local challenges and opportunities and drive forward the priority projects identified for the area. The LRF is administered by the Ministry of Housing, Communities and Local Government (MHCLG), with a revised Memorandum of Understanding (MoU) expected to be issued to the council in due course, to be finalised through the Section 151 Officer.
- 1.3 The Newark Town Board's Local Assurance Framework (LAF) clearly sets out the Board's role in oversee the Newark based projects within the LRF portfolio (former Towns Deal), as well as acting as the strategic decision makers for the new Pride in Place Programme (PiPP). It should be noted that the Board's governing role does not apply to the wider LRF portfolio of projects including both the Ollerton and Clipstone regeneration schemes.
- 1.4 To secure the £25 million allocation in 2021, the council worked closely with the Newark Town Board to submit a Town Investment Plan (TIP), based on the strategic case for change and interventions for town investment. The TIP identified the following priority projects for delivery across the town. These have since been approved by the UK Government, allowing capital works to progress through the £25m allocation:
- Newark Construction College (complete)
 - Newark Air and Space Institute (complete)
 - YMCA Activity Village (complete)
 - 20-Minute Cycle Town (complete)
 - Castle Gatehouse (live)
 - 32 Stodman Street (live)
 - Newark Cultural Heart Programme (pending)
- 1.5 As noted above, several of these projects have now successfully completed, with the benefits of investment experienced by local communities, residents and businesses as the programme's intended beneficiaries. Outcomes delivered to date include increased town centre vibrancy, improved offer and footfall driven by an expanded programme of events, and a growing number of people using community facilities such as the YMCA Activity Village, participating in activities that support pride in place and a stronger sense of community belonging. Additional outcomes include an increase in learners enrolling on and completing courses and achieving qualifications or licences that support long-term career progression and economic growth, particularly through the Air and Space Institute and Construction College. The programme has also supported increased active travel participation, demonstrated through the Brompton Bike hire scheme.
- 1.6 The council continues to work with key delivery partners to report the success of completed, live and pending projects to MHCLG and the Newark Town Board. Officers are currently in the process of refreshing all reporting metrics to measure the success

of investment, in accordance with additional guidance pending from MHCLG. The updated monitoring and reporting arrangements follow the scheme re-brand and changes announced by the UK Government in September 2025.

- 1.7 In addition to the projects that have completed within the town, three projects remain live or scheduled within the Newark-based LRF programme: 32 Stodman Street, Castle Gatehouse and the Market Place, Newark Cultural Heart. These projects are expected to complete ahead of the latest LRF expenditure deadline of 31 March 2028.

2.0 Proposals

2.1 Castle Gatehouse (Local Regeneration Fund)

Transformational plans as part of the Castle Gatehouse project are well underway following delays due to archaeology discoveries on site last year. The project is continuing to progress against the updated schedule, with works expected to complete late 2026.

Paragraphs 2.2 and 2.3 contain commercially sensitive information and only appear in the exempt report.

2.4 Stodman Street (Local Regeneration Fund)

Works to create new high quality residential and retail units at 32 Stodman Street are ongoing, with construction expected to complete in Summer 2026. This project will improve town centre vibrancy and offering, helping to diversify uses whilst also encouraging increased visitor spending and improved natural surveillance in the town. Positive interest has been shown to date by potential tenants, with a view that first tenants are likely to be secured over the coming months.

2.5 Newark Cultural Heart Market Place (Local Regeneration Fund)

The Newark Cultural Heart programme comprises both a LRF revenue-funded town centre events programme and capital works to enhance the Market Place. The events programme will conclude on 31 March 2026, following the delivery of all planned events and the defrayal of remaining project funds. Cabinet may re-call that the Newark Town Board has agreed proposals to sustain the programme's legacy through a commitment of future events funding via the PiPP. Learning, evaluation and best practice gathered from the Cultural Heart events programme will inform the development of a focused PiPP events programme, ensuring it delivers the local intended benefits.

- 2.6 To deliver on the local aspirations and interventions set out within the 2020 TIP, Cabinet and the Newark Town Board previously agreed an Outline Business Case for the Market Place improvement scheme as a priority project for the town. The scheme seeks to improve the public realm and highway within the Market Place, creating a high-quality, functional and attractive space that supports the overarching vision for the town centre. Key objectives include increasing footfall, encouraging people to dwell and participate in events, and fostering community pride through an enhanced townscape. The project vision and guiding principles have been shaped through community consultation, with the aim of delivering a flexible and safe Market Place that retains its traditional market identity and supports a range of day-time and

evening uses, including events and alfresco dining. This includes for the Market Place to:

1. Retain its feel and ability to host markets of varying sizes alongside other activities.
2. Be safe and accessible.
3. Contribute to the attractiveness and use of the town at day and night, and throughout seasons.
4. Ensure it is sustainable and can be retained and maintained moving forward.
5. Be embraced and used by residents, workers, families and visitors.
6. Support its conservation status and the qualities of surrounding historic buildings.

- 2.7 The Market Place is owned by Newark and Sherwood District Council and leased long-term to Newark Town Council, which is responsible for the management and operation of the market service. The surrounding highway within the Market Place is owned by Nottinghamshire County Council. In recent months, the District Council, as Project Lead, has worked closely with the Town and County Council, strategic stakeholders and the Board to develop the project proposals and early design work.
- 2.8 Over recent months, the RIBA stage 2 designs for the project were presented and discussed by the Newark Town Board, following agreement of initial designs by Newark Town Council. Early designs have been developed based on the findings of community consultation exercises and the principles outlined above.
- 2.9 The project now progresses to RIBA Stage 3 (design) and approval of the projects Full Business Case (FBC) is required to unlock capital investment and continue driving forwards project delivery. It should be noted that there is a requirement for timely completion of the FBC in order to remain on track to achieve the 31st March 2028 grant funding spend deadline. It is therefore recommended that Cabinet agrees to delegate the approval of the Newark Market Place Improvement Scheme Full Business Case (FBC) to Newark and Sherwood District Council's Section 151 Officer, in consultation with Newark Town Council.
- 2.10 Once the FBC is assured and approved, the project will progress through the remaining RIBA stages in line with the identified capital funding of £3.61m, financed by LRF. Key risks associated with the project and budget include completing an updated lease with Newark Town Council prior to RIBA 4 contract award (June 2026) and delivery within funding timescales, considering potential phasing of construction works.
- 2.11 The Project Team will continue to ensure Cabinet, the Board, the local community and other key stakeholders are updated and engaged throughout the project lifecycle. Over coming months, the council will work closely with Newark Town Council to agree and finalise designs, reflecting their roles as key project delivery partners.
- 2.12 20 Minute Cycle Town (Local Regeneration Fund)

The 20 Minute Cycle Town was identified as a priority project in the TIP to create a visible hub of cycling activity and encouraging participation amongst all of the town's communities. This project is now complete, with bike hire available from each of the hubs across the town and the council will continue to seek reports from Brompton Bike regarding usage. It should be noted that Section 106 contributions were previously committed towards the project as match-funding in addition to the LRF grant, however, are no longer required as the project was delivered within the LRF grant envelope. It is therefore recommended that Cabinet de-commit this budget and the S106 contribution, to be re-allocated as necessary via the council's Developer Contributions Group.

2.13 Ollerton and Clipstone Regeneration Schemes (Local Regeneration Fund)

Plans for both Ollerton and Clipstone regeneration schemes are progressing, aiming to deliver transformational change in Sherwood through the award of £20m LRF grant funding. Key risks for both projects continue to be monitored and managed by the Project Teams, noting the requirement for grant monies to be spent by 31 March 2028.

2.14 The Ollerton project is now within RIBA stage 4 (detailed design stage) following approval of the Full Business Case in October 2025. The planning application for the site was submitted in November 2025, with the outcome of planning anticipated to be issued in Spring 2026.

2.15 As previously agreed by Cabinet, the full capital budget for the Ollerton project will be made available upon completion of legal agreements and confirmation of planning consent. However, to mitigate an emerging risk of delay caused by necessary sub-station diversion works, £200,000 of the approved budget now needs to be brought forward and made available immediately, ahead of planning consent and legal finalisation. This will enable the sub-station works to commence earlier than originally scheduled, ensuring progress remains aligned with the 31 March 2028 spend deadline. This amount is fully accounted for within the existing approved project budget and will be funded entirely by LRF grant monies.

2.16 Over recent months, the East Midlands County Combined Authority (EMCCA), invited the council to submit proposals for additional investment in key capital initiatives that deliver on regional priorities. Locally, this included the Ollerton project noting the alignment of the schemes objectives towards EMCCA's investment programme. EMCCA has since ringfenced an award of £750,000 of capital grant monies towards the project, to provide additionality through the provision of market-stalls and further public realm improvements. As these works are outside of the scope of the current budgeted project, the additional investment from EMCCA provides an opportunity to enhance the offer for the local community. To unlock this funding, it is recommended that delegated authority is granted to the council's Section 151 Officer to enter into a Grant Funding Agreement with EMCCA (up to the value of £750,000), and for the additional budget to be added into the council's capital programme.

2.17 Yorke Drive

EMCCA has also supported a proposal for further investment towards the Yorke Drive project, noting the alignment of the schemes objectives towards EMCCA's investment priorities. A ringfenced award of £1,000,000 of capital grant monies has been made for the project, to provide additionality to the scheme through the provision of PV/battery installations for the 74 affordable homes, with remaining funds contributing to the costs of the sports pavilion and playing pitches. The PV/battery installations will significantly contribute towards tackling fuel poverty within the community and result in tangible reductions in utility bills. To unlock this funding, it is recommended that delegated authority is granted to the council's Section 151 Officer to enter into a Grant Funding Agreement with EMCCA (up to the value of £1,000,000), and for the additional budget to be added into the council's capital programme.

- 2.18 Following planning consent last year, the project team continue to progress with the discharge of conditions. It is anticipated that the last remaining conditions will be discharged over the next few months, enabling a start on site in Spring. In the meantime, existing tenants located within the early phases of the decant programme (phases 1 and 2) which expressed a preference to leave the estate rather than wait for a new home to be built, are being actively moved. It is expected that the remaining tenants in phases 1 and 2 will be moved by this summer. Early moves are to facilitate vacant possession of the land and avoid a compulsory purchase order/legal action being required. A further report will be brought back to Cabinet in spring confirming final costs for the capital programme and the construction timelines.

2.19 St Marks Place

Feasibility and due diligence work for St Marks Place have been undertaken, as previously agreed by Cabinet in 2024. The council has reviewed the options available and the associated costs and risks. This exercise and analysis highlight a significant funding gap and market uncertainty, compounded by factors such as Local Government Reorganisation and grant unavailability. Considering this, it is recommended that Cabinet note the completed work and agree to pause any further feasibility activity associated with St Marks Place at this stage, effectively concluding work at RIBA Stage 1.

- 2.20 This approach prioritises investment to where it can deliver the greatest impact, maintaining flexibility to respond to future opportunities, and ensuring that any progression of the project is contingent upon securing external funding or a material change in market conditions. Should such opportunities arise, renewed feasibility work will be brought back to Cabinet for consideration, ensuring transparency and alignment with the council's long-term vision for vibrant and sustainable town centres.

2.21 Funding Governance

As noted in 1.3, several projects outlined within this report are governed by the Newark Town Board with an award of grant funding through the LRF. This includes 32 Stodman Street, Castle Gatehouse and the Newark Cultural Heart scheme, in addition to all activity to be funded through the Newark Pride in Place Programme (PiPP). The Newark Town Board's Local Assurance Framework (LAF) sets out the

governing role of the Board and ways of working based on guidance set by MHCLG and was formally implemented following Cabinet approval in November 2025. To enable the LAF to be continually reviewed and updated in line with policy changes made by MHCLG in relation to the PiPP/LRF programmes, it is recommended that delegated authority is given the council's Section 151 Officer to approve any necessary amendments to the LAF in accordance with the latest funding prospectus' and UK Government guidance.

3.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	Yes	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	N/A	Tenant Consultation	N/A

3.1 Financial Implications (FIN25-26/8593)

3.2 Newark Town Investment Plan Projects

Stodman Street and Castle Gatehouse are well underway, with a brief description of progress at 2.1 and 2.2. Expenditure continues to be closely monitored by the relevant project teams.

Newark Cultural Heart events programme is nearing completion, with all LRF grant due to be spent, along with UK Shared Prosperity Fund (UKSPF) and PiPP grant as follows:

Cultural Heart Events	£
LRF Grant	600,000
UKSPF	66,112
PiPP	50,000
Total	716,112

Newark Market Place Improvement has total funding for feasibility of £241,737, made up as follows:

Market Place	£
LRF Grant	93,737
Existing revenue budgets	8,000
Reserves	140,000
Total	241,737

The FBC represents the final stage of the feasibility process. A budget of £3,610,000 has been allocated within the 2026/27 Capital Programme, fully funded by grant. This funding will become available once the FBC receives approval.

The Cycle Town scheme was set up as follows:

Cycle Town	£
LRF Grant	200,000
S106 Contribution (Transport)	45,900
Capital Receipts	4,100
Total	250,000

The scheme was successfully delivered with the LRF grant only, therefore the £50,000 is no longer required in the Capital Programme. This means that the £4,100 is decommitted from Capital Receipts for us on other capital expenditure, and the S106 contribution be de-committed allowing the internal Developer Contributions meeting being able to reconsider the use of this Transport receipt which has no time limit restrictions.

3.3 Ollerton Regeneration

An update on progress is shown in paragraph 2.13 to 2.14. This proposes to accelerate £200,000 of capital funding to progress essential works associated with the Ollerton regeneration scheme ahead of completion of legal agreements and confirmation of planning consent as previously reported. This is not additional budget; it's accelerating the spend to ensure the works do not affect the critical path.

This has been included in the proposed 2026/27 Capital Programme budget earlier on this agenda. The total amount of Capital made available is detailed in the exempt item.

As per paragraph 2.16, additional funding has been secured from EMCCA for Ollerton, therefore subject to approval to enter into a grant funding agreement, the budget approved at Cabinet 14 October 2025 will be increased by £750,000.

3.4 Further detail can be found in the exempt report.

3.5 Yorke Drive

The Council had also secured EMCCA grant money for Yorke Drive Regeneration. Subject to approval to enter into the grant agreement, £1,000,000 will need to be added to the Capital Programme

Further detail can be found in the exempt report.

3.6 St Marks Place

A budget of £145,000 was made available from the change management reserve for feasibility and due diligence work in relation to St Marks. £100,000 has been spent and it is now proposed to pause with future progression contingent upon securing external funding or a material change in market conditions as per paragraph 2.19. The remaining £45,000 will be de-committed in the Change Management reserve.

3.7 Legal Implications - LEG2526/6947

3.8 The projects referenced within the report are funded from a number of sources. Compliance with any funding conditions must be ensured. Details of budgetary approvals required are set out within the report.

3.9 Legal support will be provided to facilitate the further drafting of agreements with EMCCA.

3.10 As detailed within the report the appropriate planning and any other regulatory permissions will or have been obtained.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- [Newark Town Investment Plan 2020](#)
- [Local Regeneration Fund Prospectus](#)
- [Newark Pride in Place Regeneration Plan 2026-2036](#)



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Claire Penny, Sustainable Economic Development

Director Lead: Matt Lamb, Director - Planning & Growth

Lead Officer: Matthew Norton, Business Manager – Planning Policy & Infrastructure, Extension 5852

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	New Newark & Sherwood Local Plan
Purpose of Report	<p>To set before Cabinet the proposed regulations and guidance in relation to the new Plan Making System</p> <p>To set out the impact on the production of the New Local Plan timetable and Supplementary Planning Documents</p>
Recommendations	<p>That:</p> <ul style="list-style-type: none"> a) the contents of the report are noted; b) the proposed timetable at paragraph 3.5 to the report is adopted; c) delegated authority be given to the Portfolio Holder for Sustainable Economic Development to amend the adopted timetable to reflect any regulatory requirements which emerge from the publication of plan making regulations; d) in line with the timetable the notice of intention to commence plan making is undertaken in March 2026; and e) Supplementary Planning Documents in relation to Affordable Housing and Developer Contributions & Planning Obligations are prepared before the 30 June 2026.

Alternative Options Considered	None – the Council is required to have a Local Plan timetable and has already agreed to prepare a plan as soon as possible.
Reason for Recommendations	To approve the New Local Plan Timetable and agree the proposal to begin plan making.

1.0 Background

- 1.1 As part of the preparation of the Amended Allocations & Development Management DPD the District Council has agreed to commence the production of a new style Local Plan to ensure the district has an up-to-date plan as soon as possible. A timetable was agreed assuming that the guidance and regulations would be published in summer 2025. This guidance was published at the end of November 2025.

2.0 New Plan Making System

- 2.1 Matthew Pennycook MP Minister for Planning & Housing released a written ministerial statement on the new plan-making system on the 27 November 2025. The text which was repeated in a letter to Council Leaders and Chief Executives is attached at **Appendix A**.

- 2.2 The term ‘new plan-making system’ includes:

- the changes to the primary legislative framework, set out in the Levelling-Up and Regeneration Act (LURA) 2023;
- the detailed procedures for local plans, minerals and waste plans, and supplementary plans set out in secondary legislation;
- the policy changes set out in the revised draft National Planning Policy Framework; and
- the guidance in the ‘create or update a local plan’ using the new system collection.

- 2.3 The Government has issued draft guidance (intended to be updated regularly) which covers the first steps in preparing a plan under the new system, along with other parts of the plan-making process. It will eventually cover the full process of the new plan-making system. It has published the guidance to let Local Planning Authorities (LPAs) to see the upcoming changes to the new plan-making system and help LPAs to begin preparing local plans immediately.

Plan-making regulations guidance

- 2.4 The Local Plan Making Process is illustrated in the diagram overleaf. It sets out the sequence of key local plan-making steps which will be required under Part 2 of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) (amended by Schedule 7 to The Act) and the new regulations:



- 2.5 The Act replaces the existing requirement to adopt a Local Development Scheme with a new requirement to prepare and maintain a local plan timetable. The regulations will require LPAs to prepare their local plan timetable consistently, so that they all report against the same, defined plan-making milestones. These milestones will include when plan-making steps are undertaken; when consultation periods begin and end; and when outputs following gateways or examination are published.
- 2.6 LPAs will be required to maintain their timetable. The regulations will also specify when they must revise their timetable, including (but not limited to):
- when the Gateway 1 self-assessment summary is published
 - when observations and advice by a gateway assessor, or the examiner's report, is published

- if the LPA has to repeat Gateway 3, as soon as is reasonably practicable after seeking further observations and advice (to set out the date on which the authority did this)

LPAs must also revise their timetable to bring it up to date, where necessary, at least every month.

First Steps to Plan Making - Notice of intention to commence local plan preparation

- 2.7 LPAs must publish a document to be known as their notice of intention to commence local plan preparation at least four months before publishing their gateway 1 self-assessment summary. This will give communities and other stakeholders advanced notice of plan-making, so that they can understand when and how they can get involved in the process. The notice must include:

- details of the LPA which has prepared the notice, including the area to which their local plan will apply
- where the local plan timetable is published
- if the local plan is to be a joint plan, which other authorities are participating in its preparation

First Steps to Plan Making - Scoping Consultation

- 2.8 To provide meaningful early engagement in the plan-making process, LPAs must invite representations on matters including what the plan should contain and how future engagement on the plan should be carried out. This must take place after or alongside publishing the notice of intention to commence local plan preparation. Representations must be invited from defined general and specific consultation bodies and can be made by any persons, including local residents. The regulations will not specify a minimum consultation period for this stage, but it must conclude prior to the publication of the Gateway 1 self-assessment summary.

Gateway 1 - self-assessment of readiness for local plan preparation

- 2.9 LPAs will be required to prepare and publish a self-assessment summary which sets out details of their readiness for local plan preparation. This form must provide details of the LPAs readiness in relation to:
- project management and governance arrangements
 - the timetable for the preparation of the plan
 - consultation and engagement
 - anticipated local plan content
 - environmental assessments

The self-assessment summary must be published no earlier than 4 months after the publication of the notice of intention to commence local plan preparation and, in any event, must be after the conclusion of the scoping consultation. It must be made available on the LPAs website in plain English.

- 2.10 Once the self-assessment summary is published the clock starts on the 30-month plan making process of plan preparation, examination and adoption. Officers have considered the various implications of the guidance along with the current workload of the Planning Policy team.

3.0 Proposing a Newark & Sherwood Local Plan timetable

- 3.1 In preparing a timetable it should be noted that a key element of the reforms is the restriction that will be introduced regarding Supplementary Planning Guidance (SPDs). Under the LURA there is no longer provision for SPDs. If LPAs wish to pursue the production of an SPD to support the implementation of existing development plan policies, then they will have to do so by the 30th June 2026. Currently the Council has 9 SPDs and the Amended Core Strategy and (Amended) Allocations & Development Management DPD envisage more SPDs will be produced including in Air Quality, Sustainable Design, and the Newark Design Code.
- 3.2 It has always been planned that post adoption of the Amended Allocations & Development Management DPD a number of SPDs would be updated and the new ones would be gradually produced, fitting around the production of the new Local Plan. Members will recall that we had previously committed to undertaking a review of our Affordable Housing SPD and the Developer Contributions & Planning Obligations SPD, which unfortunately we have had to delay because of the slow progress of the Amended Allocations & Development Management DPD Examination.
- 3.3 If we have such a limited period of time left to complete SPDs the updating of the Developer Contributions & Planning Obligations SPD is the most pressing as this supports the delivery of new infrastructure alongside housing and has not been updated since 2013. It is therefore proposed to prepare an updated SPD for consultation during April and May 2026 with a view to adopting an updated SPD at Cabinet in June before the deadline.
- 3.4 Ideally this would be approach we would take with the Affordable Housing SPD. Consultation was undertaken on this in 2024 but following various changes to the NPPF, and consequently our own proposed Development Plan policy, work was paused on this. The Affordable Housing policies are an outstanding element of the examination of the Amended Allocations & Development Management DPD. Therefore, until we know the outcome of the Inspectors Report we are not going to be able to progress a full SPD based on new policy. Officers are considering a number of potential approaches and the most likely of which is that an interim SPD could be prepared. It is proposed therefore that we will make preparations to consult at the same time as the Developer Contributions & Planning Obligations SPD whilst leaving open exactly what the SPD content will be.
- 3.5 Developing and consulting on the SPDs will obviously take time and therefore this will impact on the capacity of the team prepare the new Local Plan. In order to accommodate both work streams it proposed to take the following approach to the new Local Plan:

Stage	Date
Pre Plan Making Stage	
Publish Local Plan timetable	March 2026
Publish Notice of Plan Making	March 2026
Scoping Consultation	July 2026
GATEWAY 1 Publish Gateway findings	September 2026 September 2026
23 Months Preparation September 2026 to August 2028	
Publish Summary of Scoping consultation	October 2026
8 Week Public Consultation – Consultation on proposed plan content and evidence	June and July 2027
Publish Summary of proposed plan content and evidence consultation	September 2027
GATEWAY 2 Publish Gateway findings	November 2027 December 2027
6 Week Consultation on Proposed Local Plan	March and April 2028
Publish Summary of Proposed Local Plan Consultation	June 2028
GATEWAY 3 Publish Gateway findings	July 2028 August 2028
6 Month Examination Process	
Examination Process - including hearing sessions	September 2028 – March 2029
Adoption	April 2029

- 3.6 This is unfortunately a longer time frame than previously anticipated, given the delay in publishing the guidance and regulations, the need to finalise SPDs the proposal to have a new Local Plan in place by April 2029 represents a realistic timetable in the circumstances. It has been prepared to ensure that at key steps along the way there are opportunities for the new Shadow Authority and then the new Authority to be involved in substantial elements of the programme rather than simply adopting the plan after examination under the previous timetable, because it will be responsible for implementing any plan that is adopted.
- 3.7 The proposed timetable and the approach to SPDs was endorsed by the Planning Policy Board at the 21 January meeting. The Board also endorsed the proposal to commence plan making. Attached at **Appendix B** is a copy of the proposed notice that will be published in March alongside the timetable. The report was written with expectation that the new plan making regulations would have been published at the

end of January. This has not occurred and it maybe that this will not have happened by the time of the meeting. Therefore, it is proposed that delegated authority be given to the Portfolio Holder for Sustainable Economic Development to make adjustments to the timetable to ensure that it meets the regularity requirements as set out in the as yet unpublished regulations.

- 3.8 Seeking to encourage LPAs to commence Plan Making as soon as possible, and acknowledging the significant costs of this the Government invited Council's to bid for additional funding under the MHCLG Local Plan Implementation Funding programme. Officers have submitted an expression of interest and will then hopefully be asked to prepare a brief proposals on how any funds will be spend. At present officials were not able to indicate the levels of funding to be given to each LPA as this will be dependent on the number of successful entries.

4.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	n/a
Human Resources	n/a	Human Rights	n/a
Legal	Yes	Data Protection	n/a
Digital & Cyber Security	n/a	Safeguarding	n/a
Sustainability	n/a	Crime & Disorder	n/a
LGR	Yes	Tenant Consultation	n/a

Financial Implications 25/26/5063

- 3.1 A successful application to the MHCLG Local Plan Implementation Funding programme will bring additional resources to the Planning Policy & Infrastructure Business Unit, helping to deliver the New Local Plan.

Legal Implications - LEG2526/776

- 3.2 The Legal basis for the Local Plan has been set out in the body of this report. The Local Plan timetable will need to be kept under review to ensure that it aligns with secondary legislation when it has been published. The Legal Team are available to provide support and advice to Officers as required.

Local Government Reorganisation Implications

- 3.3 The government have been clear that despite LGR Council's should continue to prepare Local Plans. As part of any order to create the new authority the government will provide the adopted Development Plan (Local Plan) will continue to be the development plan for the part of the area it covers. The order will also set a deadline

for when a new development plan covering the whole area must be in place. This has normally been a five-year target from vesting day.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

[Create or update a local plan using the new system - GOV.UK](#)



Ministry of Housing,
Communities &
Local Government

Matthew Pennycook MP
Minister for Housing and Planning

**Ministry of Housing,
Communities &
Local Government**
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

To: Council Leaders and Metro Mayors in England
Cc: Council Chief Executives in England

27 November 2025

Dear Leader,

Local plan reforms

This government was elected on a manifesto that included a clear commitment to build 1.5 million new homes in this Parliament, and all areas are required to play their part. In order to deliver the homes and growth the country needs, we expect all local planning authorities to make every effort to get up-to-date local plans in place as soon as possible.

The plan-led approach is, and must remain, the cornerstone of our planning system. Local plans are the best way for communities to shape decisions about how to deliver the housing and wider development their areas need. In the absence of an up-to-date plan, there is a high likelihood that development will come forward on a piecemeal and speculative basis, with reduced public engagement and fewer guarantees that it will make the most of an area's potential. It is for these reasons that the level of up-to-date plan coverage we inherited is so problematic.

As a government, we have made a clear commitment to achieving universal local plan coverage. To that end, we have been clear that we intend to drive local plans to adoption as quickly as possible. That is why we introduced transitional arrangements for emerging plans in preparation as part of the changes we made to the National Planning Policy Framework (NPPF) in December last year, and why we have recently awarded over £29 million in funding to 188 local planning authorities to support the rapid preparation of plans that reflect that updated Framework.

However, the current system is optimised neither for speed nor for community participation. We are therefore clear that more fundamental reform is needed to ensure that local plans are faster to prepare and simpler for end users to access and understand. In February, we published the government's response to the previous government's consultation on implementation of plan-making reforms. I am today publishing more detailed information about the design of the legislation required to implement the new system; how we intend to roll it out across the country, and the resources that will be made available to support plan-makers to that end.

New plan-making regulations

We will shortly lay the regulations that will underpin our new approach to plan-making. These will reflect our February 2025 response to the previous government's consultation on the new-plan

making system, and their development will take into account responses to that consultation, as well as feedback provided through extensive engagement with the sector.

The regulations will set out a new process for producing plans with clear steps that a local planning authority will need to take. This should support faster preparation of plans and more frequent updates, in line with our aim of universal coverage of up-to-date plans that reflect local needs.

The government is today publishing a summary of what we intend these regulations to contain. This will provide plan-makers and other key stakeholders with the information they need to familiarise themselves with the new system in advance of it coming into force early next year.

Rolling out the new plan-making system

The government is acutely aware that many local planning authorities are keen to start work on plans in the new system at the earliest opportunity, to give themselves the best possible chance of success and provide much needed certainty for their communities.

Having considered carefully responses to the earlier consultation, I am announcing today that we no longer intend to roll the system out in a series of plan-making 'waves'. Instead, local planning authorities will be encouraged to bring plans forward as soon as possible following the commencement of the regulations early in the New Year.

Whilst authorities will have discretion over how soon they start their plan, regulations will set out final 'backstop' dates for when plan-making must legally have commenced. Local planning authorities covered by the NPPF transitional arrangements will have to commence formal plan making (Gateway 1) by 31 October 2026, while those that have a plan that is already over five years old must commence by 30 April 2027. Further information will be set out in the regulations and in guidance.

We will provide a minimum of £14 million of funding this financial year to support local plan-making. This is to help local planning authorities get ambitious plans in place as soon as possible and to support those starting work on a new plan early in the new plan-making system. Further details will be published shortly.

Guidance and tools to support local authorities

In February 2025, we launched a new home for local plan-making resources on GOV.UK, *Create or Update a Local Plan*. This is already supporting plan-makers. Today, we are going further by publishing, in draft, the first dedicated guidance and tools to support plan-makers bringing forward a local plan in the new system.

For this initial release we have prioritised resources that can best support plan-makers in the earliest stages of plan-making, aiding their understanding of how the new system will work and what they could focus on now to get ready. Additional practical tools and templates have been provided by the Planning Advisory Service, which will further support plan-makers with their preparations. These resources form part of a growing digital offer to support plan makers to deliver local plans faster. It will be followed by the timely release of tools and services both this year and beyond.

Plan-making in the current system

The government has been clear that it wants local planning authorities to continue bringing forward plans as quickly as possible ahead of the new system coming into force. For plans progressing to adoption under the existing plan-making legal framework, we will be setting out in the aforementioned regulations that the final date for submission for examination will be 31 December 2026.

As set out in the revised NPPF published on 12 December 2024, local plans that reached Regulation 19 stage on or before 12 March and needed updating as they were meeting less than 80% of local housing need, are expected to be updated and submitted by 12 June 2026, unless updating the plan required the authority to return to regulation 18. If this was the case, authorities have until 31 December 2026 to reach submission.

The government is committed to taking tough action to ensure local authorities have up-to-date local plans in place. While we hope the need will not arise, we have made clear that we are willing to make full use of available intervention powers – including taking over a local authority's plan making directly – if local plans are not progressed as required.

Duty to Cooperate

The new plan-making system provided by the Levelling Up and Regeneration Act 2023 does not include the Duty to Cooperate that was inserted into the Planning and Compulsory Purchase Act 2004 through the Localism Act 2011 to help bridge the gap in cross-boundary co-operation resulting from the abolition of regional planning. Instead, the new system will rely on revised national policy and the new tier of strategic planning to ensure effective co-operation between plan-making authorities.

The Regulations for the new system will also 'save' the current plan-making system for a period to allow emerging plans to progress to examination by 31 December 2026. Given the above, and to help drive local plans to adoption as quickly as possible and progress towards our objective of universal local plan coverage, we have decided not to 'save' the Duty, thereby removing this requirement for plans in the current system.

Local planning authorities should continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas, and we expect Planning Inspectors to continue to examine plans in line with the policies in the NPPF on 'maintaining effective co-operation'. I have written to the Chief Executive of the Planning Inspectorate to ask that these matters are made clear to Local Plan Inspectors.

Best wishes,

A handwritten signature in dark ink, appearing to read 'Matthew Pennycook', with a stylized flourish at the end.

MATTHEW PENNYCOOK MP
Minister of State for Housing and Planning

APPENDIX B

Notice of Commencement of Plan Making

Notice is hereby given that Newark & Sherwood District Council have commenced the production of the Newark & Sherwood Local Plan. This plan will cover the whole of the Newark & Sherwood District.

The Local Plan timetable is available to view at www.newark-sherwooddc.gov.uk/

Matthew P Lamb MRTPI
Director – Planning & Growth
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Notts NG24 1BY

March XX 2026



Report to: Cabinet Meeting - 24 February 2026

Portfolio Holder: Councillor Claire Penny, Sustainable Economic Development

Director Lead: Matt Lamb, Director - Planning & Growth

Lead Officers: Oliver Scott, Business Manager – Planning Development
Matthew Norton Business Manager – Planning Policy & Infrastructure

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Planning Reforms
Purpose of Report	To update Cabinet on the latest planning reforms and to seek approval to respond to the draft National Planning Policy Framework (NPPF) consultation.
Recommendations	That Cabinet: <ul style="list-style-type: none"> a) note the contents of the report; and b) approve the proposed consultation response to the NPPF set out in Appendix B to the report.
Alternative Options Considered	Not responding to the consultation response would mean that the District Council would not have an opportunity to put forward the Council's position.
Reason for Recommendations	To allow Cabinet to approve the District Council's consultation response.

1.0 Background

1.1 Reform to the Planning system has been ongoing for a number of years under both the current and previous government. These proposals aim to speed up and modernise the system to meet the challenges of delivering new housing and economic growth. Key elements of the changes most recently announced are:

- The government has consulted on reforming **the role of statutory consultees in the planning system**. The consultation occurred between 18 November 2025 to 13 January 2026.
- The Government published a written ministerial statement on the **new plan-making system** on the 27 November 2025. The new system will be based on

the legislative changes set out in the Levelling-Up and Regeneration Act 2023, and accompanying the statement was a guidance on creating a Local Plan using the new system including proposed regulatory requirements. This was subject to the previous report on the agenda for this Cabinet Meeting

- On the 16 December 2025, the government launched a consultation on a new National Planning Policy Framework (NPPF) and a suite of planning reforms. The deadline for responses is 10th March.
- The Planning and Infrastructure Bill received Royal Assent on the 18 December 2025. The new Act is central to the government's Plan for Change. Further consultation and regulations for this new legislation are planned for early 2026.

2.0 Key Announcements

Consultation on reforming the role of statutory consultees in the planning system in England

- 2.1 Statutory consultees play an important role in the planning application process by providing expert advice on significant environmental, transport, safety, and heritage issues. As set out in the Council's scheme of delegation, certain applications must be referred to Committee where the officer view is to approve contrary to a statutory objection.
- 2.2 However, the government considers that the statutory consultee system is not working effectively. They are therefore seeking views on reforming the role of statutory consultees in the planning system and covers the following proposals:
- removing statutory consultee status from certain bodies
 - reviewing the scope of what statutory consultees advise on
 - improving performance management across existing statutory consultee bodies in the planning system
- 2.3 The Minister for Housing, Communities and Local Government (MHCLG) is concerned that there are too many instances where statutory consultee engagement with planning applications is not proactive or proportionate, and advice and information provided is not timely or commensurate with what is necessary to make development acceptable in planning terms. In addition, the Minister feels that local planning authorities and developers sometimes provide inadequate or poor-quality information or make blanket and inappropriate referrals to statutory consultees.

The New National Planning Policy Framework (NPPF)

- 2.4 The government has launched a consultation on the most significant rewrite of the NPPF since its introduction more than a decade ago. The revised NPPF separates out policies for plan-making and decision-making.
- 2.5 The government has taken the decision not to proceed with statutory National Development Management Policies (NDMPs) at this stage. Instead, it has adopted

national policy changes through the NPPF “while leaving open the possibility of a future transition to statutory NDMPs should it be required”.

- 2.6 The NPPF has been significantly restructured and its format and shape looks different to previous versions with separate, numbered policies for plan-making and decision-making. The government has announced a range of new policies through the new NPPF, including:
- Permanent presumption in favour of suitably located development, which seeks to make development of suitable land in urban areas acceptable by default.
 - Default yes for homes around stations for suitable proposals that develop land around rail stations within existing settlements, and around ‘well-connected’ train stations outside settlements, including on Green Belt land. The government are proposing a minimum density of 40 dwellings per hectare around all stations and 50 dwellings per hectare around ‘well-connected’ stations.
 - Driving urban and suburban densification, including through the redevelopment of corner and other low-density plots, upward extensions and infill development – including within residential curtilages.
- 2.7 Supporting small and medium sites with a category of ‘medium development’ for sites between 10 to 49 homes so SMEs have “proportionate rules and costs for their site size”, including a possible exemption from the Building Safety Levy.
- 2.8 Exempting smaller developments up to 0.2 hectares from Biodiversity Net Gain and introducing a suite of other simplified requirements to improve the implementation of BNG on small and medium sites that are not exempted. Defra will also consult on an additional targeted exemption for brownfield residential development, testing the definition of land to which it should apply and a range of site sizes up to 2.5 hectares.
- 2.9 £8 million new funding for local planning authorities to accelerate planning applications for major residential schemes at the post-outline stage. This funding “will be targeted at those authorities with high volumes of deliverable applications in this Parliament and those with strong economic growth potential”. £3m of this fund will go to London. Expressions of Interest are invited by the end of January from ‘eligible’ authorities. We will be notified if we are ‘eligible’ which to date we have not.
- 2.10 In addition, the government expects local planning authorities to be pragmatic when considering proposals to modify existing planning obligations to improve the viability of housing developments in the near term, boosting the number of new homes – including affordable homes delivered – in the next few years.

The Planning and Infrastructure Act 2025 (the ‘Act’)

- 2.11 The new Act received Royal Assent on 18 December 2025 and introduces a series of measures affecting how development is planned, approved and challenged:
- A Nature Restoration Fund and accompanying environmental delivery plans are intended to enable developers to start work more quickly while financing habitat restoration and pollution reduction measures, such as river clean-ups.

- The pre-application process for major infrastructure will be overhauled with the government saying less onerous statutory consultation requirements will shorten timetables, with an average saving of about 12 months on major projects.
- Legal challenge provisions are tightened: for certain government decisions on major infrastructure, the number of attempts at judicial review will be restricted, with only one attempt allowed in cases deemed by the court to be “totally without merit”.
- Planning committee procedures will be changed so local committees concentrate on the most significant developments, aiming to speed local decisions on new homes.
- Development corporations will be given extra powers to accelerate large-scale projects including new towns, with a stated aim of delivering more affordable homes and public transport.
- Land acquisition rules will be simplified for housing, GP surgeries and schools.
- Councils will be able to set their own planning fees to cover the cost of determining applications.
- Strategic “spatial development strategies” covering multiple local planning authorities will be introduced to identify sustainable locations for growth and ensure infrastructure is planned alongside homes.
- The Act makes non-water sector companies able to build reservoirs that will be treated as Nationally Significant Infrastructure Projects (NSIPs), streamlining approvals for large reservoirs.
- Electric vehicle charger approvals on public roads are to be simplified.
- The law replaces the current “first come, first served” grid connection regime with a “first ready, first connected” system to prioritise clean power projects deemed ready for connection.
- The secretary of state gains powers to set up a scheme that could provide discounts on electricity bills of up to £2,500 over 10 years to people living within 500m of new pylons and transmission lines.

3.0 Implications of Proposals and Newark & Sherwood District Council Response

Reforming the role of statutory consultees in the planning system

- 3.1 This consultation sought views on reforming the role of statutory consultees in the planning system, specifically those that are governed by the Town and Country Planning Act 1990. This will be achieved through adjustments to referral criteria, removal of some statutory consultees, increased use of standing advice and increased clarity to support better applications from developers. As set out in the written ministerial statement of 10 March 2025, the government is consulting on proposals to remove Sport England, The Gardens Trust, and Theatres Trust as statutory consultees.
- 3.2 It is understandable that there will be reticence at the potential removal of Sport England. The government recognises the importance of maintaining and improving the stock of playing fields but considers that statutory consultation on individual cases to a national body is not proportionate. For example, Sport England received 1,164 statutory consultations in 2024 to 2025 and objected in 30% of cases. Two thirds of these objections were removed after amended submissions.

- 3.3 The government also highlights that the majority of Sport England's existing casework (around 60% of cases) relates to school developments. Only 8% of casework relates to housing development on or adjacent to playing fields. The nature of Sport England's caseload means that much of the burden of engagement, including the cost and delay that can occur, falls on the public sector. Around 8% of applications on which Sport England is consulted go to a decision carrying an objection. 80% of these are decided in favour of the applicant. This includes around 65 school or public sector developments over the last 3 years, and around 55 commercial or residential developments over the same period.
- 3.4 The government argues that the NPPF provides sufficient protections for playing fields and that LPAs are best placed to assess proposals. Nevertheless, Members in this District will understandably be sensitive to properly considering the impact of development proposals on sports field capacity and want to ensure that local community's benefit from a sustainable sports field strategy. In our experience, Sport England has provided robust and useful advice in many cases. The government quotes figures for Sport England holding objections with two thirds resulting in amended schemes. In many of these cases, better outcomes will likely have been achieved as a result of Sport England involvement. It is also important to have consistency of approach in measuring the starting point for Sports Provision before going on to assess quantitative or qualitative impact or indeed weighing loss in a wider planning balance. At present, there is no such comfort that a consistent approach can be achieved, albeit the Government is welcoming views on defining what is meant by 'substantial loss', in which circumstances Sport England would be a consultee.
- 3.5 Although the government proposes to remove of The Gardens Trust as a statutory consultee, they would still be notified of relevant applications within Registered Parks and Gardens. Their views would still therefore be material for decision-makers.
- 3.6 The Theatres Trust only receives around 100 consultations per year. We have sent them a number of statutory requests in recent years due to proposed works at the Palace Theatre. We have found their advice to be helpful. Theatres Trust engages on a non-statutory basis in relevant development, such as new theatre proposals, and has made representations to the government that it would seek to continue engaging in all relevant theatre development on a non-statutory basis, should its status as a statutory consultee be removed.
- 3.7 The relatively low number of consultations sent to Theatres Trust and Gardens Trust does not suggest that they are a burden in the planning process. They could continue to have the ability to make a positive contribution to planning decision-making.
- 3.8 Streamlining to the referral process for other statutory consultees is proposed, notably to National Highways, Natural England, Environment Agency and Historic England. These are summarised in the table overleaf:

Statutory consultee	Proposals	Potential outcome
Active Travel England	<ol style="list-style-type: none"> 1. Remove requirement to consult on commercial development 2. Raise threshold for residential consultation from 150 to 250 units 3. Create new requirement to consult on major school/college development 4. Create new requirement to consult on highways authority works where planning permission is required 	40% reduction in number of consultations overall
National Highways	<ol style="list-style-type: none"> 1. Replace current requirement for consultation on development over 10 units with a requirement for consultation where a transport assessment is required 2. Retain current requirement for consultation where there is a safety impact and introduce new categories where there is likely to be a safety or operational impact (for example, works that impact on highway drainage) 3. Introduce new triage system 	<p>25% reduction in number of consultations resulting from changes to consultation requirements.</p> <p>A further 10% reduction in consultations requiring substantive engagement, through new triage system.</p>
Historic England (HE)	<ol style="list-style-type: none"> 1. HE is a stat con on GI and II* listed buildings and are notified of all GII listed building applications. They propose removing notification requirements for all GII consents except demolition. 2. HE is also notified of conservation area applications of over 1000m². It proposes raising this threshold to 2000m². 3. HE must be notified of any listed building consent application in London boroughs, provided it is not for an excluded work (broadly demolition, alteration or extension of grade II listed building). This 	<p>20% reduction in applications received, as a result of dropping GII notification requirement and changing conservation area notification threshold.</p> <p>Removing London/LBC requirements could reduce application HE needs to see by circa 1000 p/a</p> <p>Potential to remove up to 15% of casework by tackling unnecessary referrals</p>

	leads to a doubling up of work, and HE has recommended removing this requirement.	
Natural England (NE)	<p>1. Increased use of standing advice, to cover issues such as air quality, and best and most versatile land.</p> <p>2. Supporting improved use of Impact Risk Zones from local planning authorities, including exploring options to expand its scope.</p> <p>3. Maximising opportunities to embed strategic approaches. This will involve an increased focus on strategic engagement, including through LNRs and local plans, supported by a potential change to the primary legislation governing NE, in order to increase its flexibility in choosing where to focus their resources.</p> <p>4. Proactive working with local planning authorities to support capacity and capability building across the sector, including working with the Planning Advisory Service on issues such as housing, local plan advice and LNRs integration</p>	<p>8% of NE cases are already covered by pre-agreed mitigations, allowing consultation requirements to be streamlined.</p> <p>14% of NE caseload will benefit from newly published standing air quality advice.</p> <p>30% of NE caseload reflects unnecessary referrals from local planning authorities.</p>
Environment Agency (EA)	<p>1. Investing in replacement for legacy IT system</p> <p>2. Clarifying and streamlining existing processes</p> <p>3. Reviewing response approaches, including potential for more standing advice and standardised comments (for example, more standardised advice on biodiversity, land remediation).</p> <p>4. Shifting focus towards strategic interventions</p> <p>5. Reviewing all online guidance to ensure it meets needs of customers</p>	<p>37% of referrals (2024 to 2025) from Local Planning Authorities (LPAs) are unnecessary, often due to misinterpretation of consultation triggers.</p> <p>In addition 8% of referrals are already covered by EA standing advice, indicating a need for better awareness and application of existing guidance.</p> <p>A further 2–3% could be avoided by revising consultation protocols around land contamination matters</p>

	6. Working with local planning authorities and developers to support effective engagement	
Mining Remediation Authority	MRA proposes to reduce the scope of applications it advises on by developing additional standing advice for low-risk development in high- risk areas.	20% reduction from changes to referral criteria. Potential for up to 27% reduction in the number of consultations overall (based on measures to tackle unnecessary and inappropriate consultations)
Health and Safety Executive	Current referral criteria should be maintained, reflecting importance of safety focus.	No measurable impacts at this stage.

3.9 The government will continue to argue that around a third of referrals to the key statutory consultees which this consultation focuses on are unnecessary, either because they do not meet the criteria for referral, or because standing guidance is already in place.

3.10 It is acknowledged that the proposals will substantially reduce the number of referrals to statutory consultees. Nevertheless, there will be concerns that reducing the scope of consultees as well as the removal of Sport England and other statutory consultees will put at risk good quality outcomes.

3.11 Moreover, if there is a reduction in scope of consultation, for example higher thresholds at which consultees will be consulted, there are serious concerns that Local Planning Authorities will need to absorb an ability to respond themselves. This creates capacity and capability challenges. For example, if an LPA were to attach a planning condition requiring a flood drainage scheme there is then no in-house ability to assess this. There is no reference to any new burdens funding or expectation that LPA's should then 'resource-up' by having new in-house experts. Another example will be with active travel, given existing routes and priorities will not be known by the LPA.

3.12 The consultation ran from the 18 November 2025 until the 13 January 2026 and an officer response was submitted and is attached at **Appendix A**.

The New National Planning Policy Framework (NPPF)

3.13 The 2024 update to the NPPF reinstated mandatory housing targets, increasing the national ambition to 370,000 new homes annually. This increased Newark and Sherwood's target to 707, up from 454. As of 1 April 2025, the target number for dwellings is 691 per annum which indicates our land supply stands at 3.84 years. The tilted balance provides a presumption in favour of approval where Local Plans are out of date. This will continue under the revised NPPF.

3.14 The overall changes appear to aim to make planning policy more rules-based. There

will be a permanent presumption in favour of suitably located development to make development on suitable urban land acceptable by default. It will support housing and mixed-use development around train stations, with minimum density requirements of 40 dwellings per hectare for stations within settlements and 50 dwellings per hectare for well-connected stations outside settlements. It will also encourage higher density development in urban and suburban areas through redevelopment of low-density plots, upward extensions, and infill development, with clear expectations for minimum densities in well-connected locations.

- 3.15 Measures to support small and medium-sized builders are also proposed, including creating a new *medium* development category (10-49 homes) with proportionate information requirements and potential exemptions from the Building Safety levy. There are hooks for strengthening rural social and affordable housing, accessible housing for older and disabled people, and flexibility in unit mix for market sale housing.
- 3.16 The draft NPPF limits quantitative standards in development plans to specific issues where local variation is justified, avoiding duplication of matters covered by Building Regulations. Nevertheless, the NPPF potentially sets clearer policies for climate change mitigation and adaptation, including promoting sustainable transport, energy-efficient designs, and renewable energy.
- 3.17 The proposals give substantial weight to business growth, supports specific sectors like logistics and AI Growth Zones, and seeks views on removing the town centre sequential test.
- 3.18 The NPPF has been drafted to reflect Local Nature Recovery Strategies, with emphasis on landscape character, and introduces requirements for swift bricks and guidance on sites of local importance for nature.
- 3.19 The government also argues for a more positive approach to heritage-related development, replacing the current policies it considers difficult to navigate. This has resulted in a revamp of the heritage section with a new approach to identifying impact on heritage assets.
- 3.20 Fundamentally the government has sought through the introduction of National Development Management Policies to standardise the approach to dealing with planning proposals across the country. Local Plan's will not be able to include Development Management policies (NDMP) which take local approaches to elements covered in the NPPF. They have chosen not to do this in a statutory way – which is an option open to them in the Levelling Up & Regeneration Act – because they believe inclusion in the NPPF will be sufficient. It is not clear how leaving NDMPs as a material consideration through the NPPF rather than giving them the weight of a development plan policy will interact in legal cases.
- 3.21 Officers have prepared a draft response, which has been considered by Planning Policy Board on 4th February and is attached at **Appendix B** for approval.

Planning and Infrastructure Act 2025

- 3.22 The impact of the new Planning and Infrastructure Act will be significant. The Act gives the government the power to introduce regulations covering several aspects of planning committees, although most of these changes require further secondary legislation and are expected to be phased in during 2026 (initial advice is that regulations could be published in April).
- 3.23 **Mandatory Member training** - A key provision is the requirement for planning committee members to complete certified, mandatory training before they can participate in decision-making. This aims to ensure a consistent and adequate standard of understanding of planning law and related functions across England. The original consultation reported to the Committee considered two options, either a national certification route or formal in-house training. Members already must undertake planning training with officers before they can participate. Until regulations and advice are published, it is not clear which route the government will take.
- 3.24 **National scheme of delegation** - The Act enables the creation of a national scheme of delegation that will determine which types of planning applications are decided by planning officers (delegated powers) and which must be referred to the planning committee. This is intended to speed up decisions on smaller, routine applications and allow committees to focus on more significant developments. Members will recall our previous update in the summer of 2025 which set out the government model for a two tier approach with everything in Tier A (minor development up to 9 dwellings, reserved matters etc) being mandatory officer decisions, whilst those in Tier B being larger, more strategic applications, but still delegated by default unless they pass a 'gateway test' between chief planner and planning chair. Development projects submitted by the Council will still need to be considered by the Committee no matter what.
- 3.25 The gateway arrangements will be hugely important. It is assumed at this stage that the national scheme of delegation could drastically reduce the number of applications called into the committee. Other than for reporting (appeals, NSIPs, quarterly performance etc) and Council-led projects, there would be little call-in by default based on the last 2 years of committee agendas. What is difficult to judge is how many might be called in through Tier B with full agreement between chief planner and chair of the committee. It is assumed that development proposals for sites allocated through the Local Plan, will not be referred as Members will have been involved in the allocation process. The government advice is that the gateway test should be based on the mantra that a referral is warranted where it raises a "significant planning matter" or an issue of "significance to the local area" that warrants a committee decision. Remember that Tier B only includes applications not in Tier A, e.g. major applications, section 73 variation of condition applications as well as applications where the applicant is the Council, a Member or relevant officer.
- 3.26 The government now has the power to legislate through regulations to limit the size of planning committees. They argue this will support more effective and efficient debate and decision-making. The consultation in the summer of 2025 envisaged committees of no more than 11, but ideally smaller. The government was keen to stress that local authorities should not have the maximum as a default, but that a size of 8-11 was probably optimum for most. Consideration to our current broad political representation, the size of the committee will need careful consideration.

- 3.27 **Planning Fees** - Local authorities will be empowered to set their own planning application fees to better cover the cost of determining applications, provided the revenue is reinvested into the planning service. Planning application fees are currently set nationally and are intended to cover the cost to an LPA of providing their development management service. However, the government recognises that planning application fees do not always fully cover the costs in many cases. The Act establishes a new power for the Secretary of State to sub-delegate the setting of planning fees to the LPA. It also requires the planning fees must not exceed the costs incurred to determine that planning application. Should a local planning authority seek to set its own fees the fee income must be retained (or 'ring fenced') for spending on the LPA's relevant planning function.
- 3.28 Provisions within the Act include safeguards to prevent against excessive or unjustified fee increases by providing the Secretary of State with the power to intervene and direct an LPA to amend their fees or charges when it is considered appropriate to do so. Should the Council decide not to set their own planning application fees then the current nationally set fees will apply.
- 3.29 To set their own fees an LPA must consult on their proposed fee structure they wish to impose and provide evidence to justify the fees they propose. Significant resource in respect of officer time would be required to collect the evidence to initially establish what the level of fee would be; however, it would likely result in an increase in fee income from planning application fees. The government has indicated that the new fee regime could be available for 2027. Officers intend explore the possibility of setting our own application fees it will be prudent that work commences in the near future to evidence the time and resources taken up by the planning application process in order to establish a robust evidence base.

4.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	n/a
Human Resources	n/a	Human Rights	n/a
Legal	Yes	Data Protection	n/a
Digital & Cyber Security	n/a	Safeguarding	n/a
Sustainability	n/a	Crime & Disorder	n/a
LGR	n/a	Tenant Consultation	n/a

Financial implications – FIN25-26/247

- 4.1 Whilst the reforms detailed within this report will have significant implications for planning services within the Council, in particular the local setting of planning fees,

this report is by way of an update and to seek approval for a consultation response to the NPPF and therefore does not have any financial implications in itself.

Legal Implications - LEG2526/9352

- 4.2 This report fully outlines the various reforms being proposed by the Government and their legal basis. These reforms will have significant impacts for the Council, specifically in relation to existing arrangements including the Council's Constitution, Planning Scheme of Delegation and Protocol for Planning Committee. This report is presented for noting and requests approval of the consultation response to the NPPF, with the response in Appendix A provided on behalf of the District Council.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

NPPF Consultation overview:

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

NPPF consultation document with questions:

[National Planning Policy Framework: proposed reforms and other changes to the planning system](#)

NPPF - Draft text for consultation:

[National Planning Policy Framework: draft text for consultation](#)

Reforms to the statutory consultees in the planning system overview:

[Reforms to the statutory consultee system - GOV.UK](#)

Appendix A – Newark & Sherwood Response to Statutory Consultee Consultation

Consultation questions (where the District Council has decided to answer this is in bold)

Question 1

Are there other key areas we should be considering in relation to improving the performance of statutory consultees?

Question 2

In exploring reforms to the system, we have so far focussed more on key national statutory consultees. Is there more that government should do in relation to smaller scale and local statutory consultees?

Question 3

In light of the proposed mitigations, do you support the removal of Sport England as a statutory consultee?

- support
- oppose
- neutral

Members in this District are sensitive to properly considering the impact of development proposals on sports field capacity and want to ensure that local community's benefit from a sustainable sports field strategy. In our experience, Sport England has provided robust and useful advice in many cases. The government quotes figures for Sport England holding objections with two thirds resulting in amended schemes. In many of these cases, better outcomes will likely have been achieved as a result of Sport England involvement. Ultimately, our concerns are that removal of Sport England as a statutory consultee could lead to a decline in good quality planning outcomes. We are also concerned about the potential increase in burden on local planning authority resources and the loss on monitoring at a national, strategic level.

Question 4

In relation to notification requirements, should substantial loss of an existing playing field be defined as:

- 20%
- a figure below 20%
- a figure above 20%
- an alternative approach

Please explain your answer/reasoning if possible.

It will be important to have consistency of approach in measuring the starting point for Sports Provision before going on to assess quantitative or qualitative impact or indeed weighing loss in a wider planning balance. At present, there is no such comfort that a consistent approach can be achieved, albeit we recognise the Government is welcoming views on defining what is meant by 'substantial loss', in which circumstances Sport England would be a consultee.

Question 5

Are there impacts of the removal of Sport England as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

Resource impacts on LPAs, as well as strategic monitoring.

Question 6

In light of the proposed mitigations, do you support the proposals to remove The Gardens Trust as a statutory consultee?

- support
- oppose
- neutral

We still think the Gardens Trust have the potential to make useful comments. We have several registered parks and gardens and the Trust has provided useful input on relevant applications.

Question 7

Are there impacts of the removal of The Gardens Trust as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

Registered Parks are not the same as listed buildings. Impact on LPA resources should also be considered.

Question 8

In light of the proposed mitigations, do you support the removal of Theatres Trust as a statutory consultee?

- support
- oppose
- neutral

The Theatres Trust only receives around 100 consultations per year. We have sent them a number of statutory requests in recent years due to proposed works at the Palace Theatre in Newark. We have found their advice to be helpful. Theatres Trust engages on a non-statutory basis in relevant development, such as new theatre proposals, and has made representations to the government that it would seek to continue engaging in all relevant theatre development on a non-statutory basis, should its status as a statutory consultee be removed. We welcome this, but query whether the relatively small number of consultations received necessitates their removal.

Question 9

Are there impacts of the removal of Theatres Trust as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

Question 10

Are there other statutory consultees for which we should consider removal? What evidence would support this approach?

Question 11

Do you support the proposed changes to National Highways' referral criteria?

Question 12

Is there anything else we should consider in relation to National Highways as a statutory consultee?

Question 13

Do you support the changes to Active Travel England's proposed referral criteria?

We have concerns about changes to the criteria and impact on capacity and capability within the organisation given existing routes and priorities will not be known by the LPA.

Question 14

Is there anything else we should consider in relation to the role of Active Travel England as a statutory consultee?

Question 15

Are there other actions that the government and/or Natural England should be taking, to support their role as a statutory consultee?

Question 16

Are there other actions that the government and/or the Environment Agency should be taking in relation to the Environment Agency's role as a statutory consultee?

Question 17

Do you support the changes to Historic England's proposed notification criteria?

There is logic to removing notifications for all GII consents (other than demolition) and raising the threshold of notification to 2000sqm in conservation areas. In our experience, the vast majority of cases we are required to notify HE result in no comments.

Question 18

Do you support changes to align the listed building consent process in London with the process that applies elsewhere?

Question 19

Is there anything else we should consider in relation to the role of Historic England as a statutory consultee?

Question 20

Do you support the changes to the Mining Remediation Authority's proposed referral criteria?

Question 21

Do you support the proposed changes in relation to the Mining Remediation Authority commenting on the discharge of conditions?

Question 22

Is there anything else we should consider in relation to the MRA as a statutory consultee?

Question 23

Are there other statutory consultee referral criteria we should consider amending? What evidence supports this?

Question 24

Is there anything further government should consider in relation to voluntary pre-application engagement and for any statutory consultees in particular? What evidence supports this?

Question 25

Is there anything further government should consider in relation to statutory consultee engagement in post-approval processes, such as agreeing that planning conditions have been fulfilled? What evidence supports this?

Question 26

Do you have suggestions for how government can effectively incorporate appropriate developer and local authority feedback into consideration of statutory consultee performance?

Question 27

Do you agree with this approach?

Question 28

Is there anything else the government should be doing to support local planning authorities in their engagement with statutory consultees?

If there is a reduction in scope of consultation, for example higher thresholds at which consultees will be consulted, there are serious concerns that Local Planning Authorities will need to absorb an ability to respond themselves. This creates capacity and capability challenges. For example, if an LPA were to attach a planning condition requiring a flood drainage scheme there is then no in-house ability to assess this. There is no reference to any new burdens funding or expectation that LPA's should then 'resource-up' by having new in-house experts. We recognise the ability for local fee setting, but we agree with the government that this will not be enough on its own.

Question 29

Are there best practice examples from local authorities that help support statutory consultees and developers, for example, checklists/proformas for environmental issues?

Question 30

How might best practice be expanded to support statutory consultees, including through reducing the volume of material which developers have to produce?

Question 31

How best can government and statutory consultees support the increase in capacity and expertise of local and strategic authorities?

Question 32

Do you agree that these criteria clearly set a framework for decisions on future statutory consultees?

Question 33

Should the government maintain the moratorium, subject to periodic review, or adopt criteria for consideration of new statutory consultees?

Question 34

Is there anything else the government should consider in relation to the criteria?

Question 35

Are there any equality impacts in relation to the proposals in this consultation that the government should consider?

Question 36

The government considers that these measures would have a deregulatory impact. Do you have evidence from engagement with statutory consultees under the current system of the impact this may have?

Question 37

Based on the proposed changes to referral criteria, would statutory consultees expect to see performance improvements? Please explain your reasoning.

- strongly agree
- agree
- neutral
- disagree
- strongly disagree

- 1) Do you have any views on how statutory National Development Management Policies could be introduced in the most effective manner, should a future decision be made to progress these?

The District Council has always expressed concern regarding the proposal to have statutory National Development Management Policies (NDMP), and welcomes the non-statutory approach taken in the NPPF. If the decision is taken to put the NDMP on a statutory footing the government should ensure that the consultation and subsequent adoption are phased so that they do not impact on Plan Making.

- 2) Do you agree with the new format and structure of the draft Framework which comprises separate plan-making policies and national decision-making policies? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) Please provide your reasons, particularly if you disagree.

Clearly articulates national policy for both plan making and decision making.

- 3) Do you agree with the proposed set of annexes to be incorporated into the draft Framework? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) Please provide your reasons, particularly if you disagree.

N/A

- 4) Do you agree with incorporating Planning Policy for Traveller Sites within the draft Framework? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) Please provide your reasons, particularly if you disagree.

The integration of planning policy for Traveller Sites into the wider planning policy is welcomed, whilst in the past there may have been justification for a separate document since the introduction of the NPPF this has not been the case. Holistically considering all sections of the community and their varying housing needs together is the most appropriate approach and reflects plan making and decision-making practice on the ground.

- 5) Do you agree with the proposed approach to simplifying the terminology in the Framework where weight is intended to be applied? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree**

- a) Please provide your reasons, particularly if you disagree

N/A

- 6) Do you agree with the role, purpose and content of spatial development strategies set out in policy PM1? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) Please provide your reasons, particularly if you disagree.

The introduction of the Spatial Development Strategy is welcomed by the District Council it will provide a sound framework for developing a local plan and sensibly apportioning growth across the region. This should include consideration of logistics which operates at a regional rather than local level. Similarly, it will be

important to ensure that the needs of the Gypsy Roma Traveller communities are considered alongside the overall housing number.

Whilst PM10 does talk about maintaining cooperation between plan-making authorities, given the role of SDS and the impact it will have on Local Planning Authorities (LPA) it is proposed that PM1 explicitly requires the strategic plan making authority to engage and involve the LPAs in the development of the SDS.

- 7) **Do you agree that alterations should be made to spatial development strategies at least every 5 years to reflect any changes to housing requirements for the local planning authorities in the strategy area? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **If not, do you think there should be a different approach, for example, that alterations should only be made to spatial development strategies every five years where there are significant changes to housing need in the strategy area?**

Given that this is a new system it is difficult to judge the impact of SDSs and how they will interact with Local Plans in practice. Changing the SDS too often, unless there has been significant change which requires addressing (not just housing figures but anything which is strategic in nature) could undermine Local Plan making, by moving the goal posts.

- 8) **If spatial development strategies are not altered every five years, should related policy on the requirements used in five year housing land supply and housing delivery test policies, set out in Annex D of the draft Framework, be updated to allow housing requirement figures from spatial development strategies to continue to be applied after 5 years, so long as there has not been a significant change in that area's local housing need? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

N/A

- 9) **Do you agree with the role, purpose and content of local plans set out in policy PM2? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

Generally, the policy provides a clear framework for the development of local plans. The authority is to some extent concerned that this policy interacting with various other elements of the Framework will effectively stifle 'local' approaches to policy making including setting overly national prescriptions on locations for growth and development management policies.

- 10) **Do you think that local plans should cover a period of at least 15 years from the point of adoption of the plan? Yes/No**

- a) **If not, do you think they should cover a period of at least 10 years, or a different period of time. Please explain why.**

Given the requirement to prepare a plan every five years the need for a plan of more than 10 years now seems unnecessary. SDSs will also provide a broad planning context as well.

- 11) Do you agree with the principles set out in policy PM6(1c), including its provisions for preventing duplication of national decision-making policies? Strongly agree, **partly agree**, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- Whilst it is agreed that the replication or restatement of national policy is unnecessary in most circumstances it is sometimes the case that national policy is not specific enough to address local circumstances. Local Plans should be able to translate national policy into local circumstances, and in doing so policies may have to restate national policy to make sense for implementation purposes. Whilst it is suggested that that policy allows for local circumstance it is not clear how that would cut across the modify requirement in PM6.
- 12) Do you agree with the approach to initiating plan-making in PM7? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- N/A
- 13) Do you agree with the approach to the preparation of plan evidence set out in policy PM8? Strongly agree, **partly agree**, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- The cost and breadth of evidence for plan making have sustainably increased over the past 10 years, the reemergence of strategic planning will be a welcome opportunity for more joint evidence base work, however PM8 does not go far enough in clarifying the level of evidence required to support the requirements of the Framework.
- Paragraph 3 is welcomed as it sets an expectation that evidence will be considered up to date even if it has been prepared early in the plan making process if the data remains valid.
- 14) Do you agree with the approach to identifying land for development in PM9? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- N/A
- 15) Do you agree with the policies on maintaining and demonstrating cross boundary cooperation set out in policy PM10 and policy PM11? Strongly agree, **partly agree**, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- Whilst the authority agrees with most elements of PM10 and PM11, it is concerned that PM10 paragraphs 3 and 4 could have internal inconsistencies. It could be that and SDS directs development to a broad location reliant on an infrastructure project or other requirement which results in the LPA considering that the proposal is no longer deliverable. The LPA should then be able to revisit this in their plan making rather than waiting for the SDS to be revisited which would tie in with the pragmatic approach in paragraph 4. This pragmatic approach needs to be reflected in Paragraph 3 as well.

- 16) Do you agree that policy PM12 increases certainty at plan-making stage regarding the contributions expected from development proposals? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- The approach set out in PM12, coupled with the ending of Supplementary Planning Documents, represents a significant change in developer contributions policies for many local authorities. This is an area that PPG and CULP guidance will be vital to ensure that policies relating to developer contributions are effective and meet the requirements in the PM12.
- 17) Do you agree that plans should set out the circumstances in which review mechanisms will be used, or should national policy set clearer expectations? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- This is something best left to Local Plans.
- 18) Do you agree with policy PM13 on setting local standards, including the proposal to commence s.43 of the Deregulation Act 2015? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- The District Council would like to become a leader in addressing climate change by setting local standards and requirements in relation to energy efficiency and generation. PM13 stops the District Council from doing this, and whilst the need for brevity in plan making is accepted, addressing climate change should start at a local level.
- 19) Do you agree that the tests of soundness set out in policies PM14 and PM15 will allow for a proportionate assessment of spatial development strategies, local plans and minerals and waste plans at examination? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) If not, please explain how this could be improved to ensure a proportionate assessment, making it clear which type of plan you are commenting on?
- N/A
- 20) Do you have any specific comments on the content of the plan-making chapter which are not already captured by the other questions in this section?
- No
- 21) Do you agree with the principles set out in policy DM1? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- Strongly agree – would encourage pre-application engagement
- 22) Do you agree with the policy DM2 on information requirements for planning applications? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

- a) **Please provide your reasons, particularly if you disagree.**
- Creates clear consistency in terms of requirements dependent on app type (and reduce conflict with agents/applicants etc)
- 23) **Do you have any views on whether such a policy could be better implemented through regulations?**
- No obvious benefit to being legislation over NPPF – NPPF allows some discretion on LPA's part to be proportionate.
- 24) **Do you agree with the principles set out in DM3? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**
- a) **Please provide your reasons, particularly if you disagree.**
- There is a reason we consult external and internal bodies on certain elements of proposals as planners do not necessarily have the expertise to be able to assess or fully understand certain reports or technical drawings for example. They would not be able to make the decision without the comments however we may get pressure from agents to issue decisions straight after the consultation period without having received comments, and conflict with agents as to whether there is sufficient information.
- 25) **Do you agree that policy DM5 would prevent unnecessary negotiation of developer contributions, whilst also providing sufficient flexibility for development to proceed? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**
- a) **Please provide your reasons, particularly if you disagree.**
- The list of what can be considered in terms of viability has provided clarity. The Council has some experience in review mechanisms for larger site, but most housing sites which are developed in the district are not of a size which have a long enough build rate to justify a review mechanism. We had hoped that for one of our large strategic site's viability would improve and more affordable housing would be secured, however this has not proved to be the case. The complexity of review mechanisms reduces transparency and certainty of affordable housing and infrastructure delivery.
- 26) **Do you have any further comments on the likely impact of policy DM5: Development viability?**
- None
- 27) **Do you have any views on how the process of modifying planning obligations under S106A, where needed once a section 106 agreement has been entered into, could be improved?**
- a) **If so, please provide views on specific changes that may improve the efficacy of S106A and the main obstacles that result in delay when seeking modification of planning obligations.**
- None
- 28) **Do you have any views on how the process of modifying planning obligations could be improved in advance of any legislative change, noting the government's commitment to boosting the supply of affordable housing.**

- a) If so, please provide views on the current use of s73 and, if any, the impact on affordable housing obligations.

None

- 29) Do you agree with the approach for planning conditions and obligations set out in policy DM6, especially the use of model conditions and obligations? **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

Creates clarity on use of conditions and obligations – should reduce time spent on conditions for planners and reduce conflict with agents.

- 30) Do you agree that policy DM7 clarifies the relationship between planning decisions and other regulatory regimes? **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.

- 31) Do you agree with the new intentional unauthorised development policy in policy DM8? ~~Strongly agree, partly agree, neither agree nor disagree,~~ **partly disagree,** ~~strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.

As a starting point if a development is acceptable in principle (whether retrospective or not) it should be approved. Whilst it might frustrate residents and members about retrospective applications resulting in people ‘getting away with it’ this should not influence the decision-making process. The Council has concerns over how it be possible to evidence ‘intention’ and that the policy would dissuade applicants from submitting an application retrospectively in case it got refused on these grounds (part 1 does not give any weight to the retrospective nature).

- 32) Are there any specific types of harm arising from intentional unauthorised development, and any specific impacts from the proposed policy, which we should consider?

- a) If so, are there any particular additions or mitigations which we should consider?

Harm to biodiversity and protected species. Whilst the BNG legislation considers the ‘trashing’ of sites, it does not currently apply to retrospective planning approvals. There is compelling evidence that commencing development without planning consent and then applying for retrospective planning permission is being used as a way of avoiding biodiversity net gain. Therefore, the harm cannot be mitigated or compensated for effectively.

Impact on listed buildings (E.G demolition), conservation areas, trees/TPOs – damage that cannot be undone.

- 33) Do you agree with the new Article 4 direction policy in policy DM10? **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.

N/A

- 34) Do you agree with the proposed approach to setting a spatial strategy in development plans? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

These represent an appropriate basis for preparing a spatial strategy.

- 35) Do you agree with the proposed definition of settlements in the glossary? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

N/A

- 36) Do you agree with the revised approach to the presumption in favour of sustainable development? **Strongly agree**, **partly agree**, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

This approach reflects the policies that the Council already has in its Development Plan.

- 37) Do you agree to the proposed approach to development within settlements? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

This approach reflects the policies that the Council already has in its development plan.

- 38) Do you agree to the proposed approach to development outside settlements? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, **strongly disagree**.

a) Please provide your reasons, particularly if you disagree.

The inclusion of development around stations in the national decision-making policy for development outside settlements is inappropriate. Decisions on significant developments of this nature should be taken by LPAs as part of the production of a local plan. These are strategic decisions that should not be progressed by planning applications.

- 39) Do you have any views on the specific categories of development which the policy would allow to take place outside settlements, and the associated criteria? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, **strongly disagree**.

a) Please provide your reasons.

1a could be read as meaning that development proposals which are for engineering operations and infrastructure relating to energy should be approved in areas outside of settlements. In Newark and Sherwood District several large-scale solar energy schemes have received planning consent or are currently being considered. We are concerned that if there is a presumption that schemes of this type will be approved if in line with national development management policies, the cumulative impacts will not receive appropriate consideration. It should be acknowledged that at some point the cumulative impacts of large-scale solar

energy schemes can become so significant that the benefits of further approvals for such schemes may be outweighed.

See also answer to Question 38.

- 40) **Do you agree with the proposed approach to development around stations, including that it applies only to housing and mixed-use development capable of meeting the density requirements in chapter 12? Strongly agree, partly agree, neither agree nor disagree, partly disagree, **strongly disagree**.**

- a) **Please provide your reasons, including any evidence that this policy would lead to adverse impacts on Gypsies and Travellers and other groups with protected characteristics.**

See answer to Question 38.

- 41) **Do you agree that neighbourhood plans should contain allocations to meet their identified housing requirement in order to qualify for this policy? Strongly agree, partly agree, neither agree or disagree, **partly disagree**, strongly disagree.**

- a) **If not, please provide your reasons**

In some circumstances a Neighbourhood Plan may not have needed to make an allocation – they may have a small-scale infill policy to deliver a small target, or it may have been made in a Local Plan – therefore they should also be protected for delivering a plan which properly addresses development requirements.

- 42) **Do you agree with the approach to planning for climate change in policy CC1? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons, particularly if you disagree.**

Policy CC1 provides a clearer and more integrated approach to climate mitigation and adaptation by consolidating and redrafting existing NPPF paragraphs 161, 162 and 164. This improves usability and ensures climate change is treated as a central consideration in plan -making.

The Council supports the strengthened requirement for development plans to propose development patterns that contribute to radical reductions in greenhouse gas emissions. This should embed climate considerations at the heart of how new spatial strategies are developed. Albeit the Council would underline the differences between urban and rural locations and require a supply of suitable and available land to service the requirement. Reference should therefore be made to the ability to create sustainable new places, which promote a different pattern of development.

Notwithstanding this, the policy could potentially introduce significant new evidence base requirements. Were they to be required in all circumstances then baseline carbon assessments and emissions-based- scenario testing would place additional resource and technical demands on local authorities, particularly within the reduced timescales of the new plan -making system. In most instances it is not considered that this ought to be necessary, with consideration of a location's spatial characteristics most influential on long-term carbon outcomes being sufficient (e.g. access to everyday services and facilities, public transport and service quality, access to employment opportunities,

infrastructure readiness and capacity and relative exposure to climate risks (flood risk etc)). This would offer a more proportionate, evidence-based- method, consistent with Net Zero objectives but avoiding the technical and resource -intensive demands of full baseline carbon assessments.

Were such assessments to become a plan-making expectation then further national guidance on proportionate methodologies, data requirements and integration with other statutory assessments will be essential to ensure effective implementation.

The wider emphasis on long -term climate risks, use of nature-based- solutions and the integration of green infrastructure is supported.

Overall, the Council supports the intent and direction of CC1 but would seek additional clarification and practical guidance to ensure its requirements can be delivered in a proportionate and effective way.

43) Do you agree with the approach to mitigating climate change through planning decisions in policy CC2? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) If not, what additional measures could be taken to ensure climate change mitigation is given appropriate consideration?

Newark & Sherwood District Council supports a clearer, more directive approach to climate -change mitigation as set out in policy CC2. Consolidating relevant considerations into a single policy will bring benefits. In theory the policy would support the Council's ability to resist poorly located, car -dependent development and require clearer demonstration of low -carbon design and energy measures in proposals

The strengthened expectations relating to sustainable transport, energy efficiency measures, heat -network integration and the reuse of materials and existing structures are all welcomed.

However, reflecting the rural nature of Newark & Sherwood District it is important that the challenges around application of the policy in non-urban locations are recognised. In particular, the requirement under points *a.* and *b.* This would require, where relevant, for development proposals to be located where a genuine choice of sustainable transport modes exist, and to support good access to facilities to limit the need to travel. Clarity will need to be given as to what this means within rural contexts, and whether this differs to urban locations.

In this respect the proposed policy ties into TR3 'Locating Development in Sustainable Locations', with point *a.* of that policy being orientated around 'development proposals which could generate a significant amount of movements...' Notwithstanding this cross reference greater detail is required to shape interpretation of CC2 in rural locations. Especially where this concerns less than major scale housing development. As it stands the locational elements of the proposed policy lack precision over their application within rural contexts.

The proposed policy cross references DP3 on the use of design approaches which conserve energy and other resources. This is strongly supported – though it is noted would be restricted to building layouts, building orientation, massing, landscaping, and Materials. PM13 would remove the ability for local energy efficiency

standards to be set, with this being a matter left to the Building Regulations. Were this approach to be maintained then this Council would strongly argue for standards contained within Building Regulations to be incrementally stretched.

- 44) **Do you agree with the approach to climate change adaptation through planning decisions in policy CC3? ~~Strongly agree, partly agree,~~ neither agree nor disagree, ~~partly disagree, strongly disagree.~~**

- a) **What additional measures could be taken to ensure climate change adaptation is given appropriate consideration?**

Largely repeats the updated flood risk section (see separate question responses). Additional elements of climate change adaptation make sense and nothing further to add.

- 45) **Does the policy on wildfire adaptation clearly explain when such risks should be considered and how these risks should be mitigated? ~~Strongly agree, partly agree,~~ neither agree nor disagree, partly disagree, ~~strongly disagree.~~**

- a) **Please provide your reasons**

The policy identifies some types of locations where development is, or is likely to be, at heightened risk from wildfires. But is unclear whether these locations should always be considered at risk. Were this to be the case then this would represent a significant change for Newark & Sherwood District. Edge of settlement and rural development are not uncommon within the Authority and are amongst the areas most likely to be at risk of wildfire – in the way the policy currently defines that risk.

Moreover, it is not stated whether risk should be formally assessed as part of the application process and what standards / evidence base requirements would be needed. This risks inconsistent interpretation and implementation.

Additional detail, and guidance, is necessary to ensure the policy is effective and proportionate.

- 46) **How should wildfire adaptation measures be integrated with wider principles for good design, and what additional guidance would be helpful?**

Provide greater direction over the circumstances where wildfire risks will need to be taken account of. Where this would require assessment to establish then the form of that assessment and the standard it would need to meet should be set.

In terms of the integration with wider principles of good design then further direction on how wildfire mitigation measures should be balanced with, other design considerations, such as biodiversity, open space provision, landscape character and accessibility (presumably points of access and egress should not overlap with areas to be retained as a fire break etc).

- 47) **Do you have any other comments on actions that could be taken through national planning policy to address climate change?**

None

- 48) **Do you agree the requirements for spatial development strategies and local plans in policy HO1 and policy HO2 are appropriate? ~~Strongly agree, partly agree,~~ neither agree nor disagree, partly disagree, ~~strongly disagree.~~**

- a) **Please provide your reasons, particularly if you disagree.**

HO1 sets the need and HO2 sets the requirement, but neither explicitly reference viability constraints; a cross-reference could improve / strengthen this. HO2 could benefit from some clarity over what “a significant change of circumstances” means.

- 49) **Is further guidance required on assessing the needs of different groups, including older people, disabled people, and those who require social and affordable housing? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **If so, what elements should this guidance cover?**

Yes, additional guidance would be beneficial, as there remain practical gaps for local authorities when assessing the needs of different groups. While Policy HO2 is clear about what needs to be assessed, it is far less clear about how this should be undertaken in a consistent and standardised way, particularly for groups such as older people, disabled people, and those requiring affordable housing. The absence of methodological guidance (to a similar level of detail to the Housing and economic land availability assessment for example) creates the risk of inconsistent approaches, variable evidence quality, and quite possibly Plans that will be vulnerable at Examination. Providing supplementary guidance would help ensure greater consistency across authorities and reduce the likelihood of disputes during plan-making and examination.

- 50) **Do you agree with the approach to incorporating relevant policies of Planning Policy for Traveller Sites within this chapter? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

The approach is supported and assists with mainstreaming national planning policy towards Traveller development. Relevant content from the Planning Policy for Traveller Sites has been integrated – save for a few exceptions (see responses to subsequent questions).

- 51) **Is further guidance needed on how authorities should assess the need for traveller sites and set requirement figures? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **If so, what are the key principles this guidance should establish?**

This Authority has long argued for the need for a nationally set methodology for the undertaking of Gypsy and Traveller Accommodation Assessments. Substantive direction over the approach to be followed is not even currently provided through the Planning Policy for Traveller Sites, and less information has been transferred through to the draft updated Framework.

It is crucial that a standardised approach for assessments is established to ensure consistent application between areas. Establishing the level of survey required as part of an assessment is a necessary first step. Gypsy and Traveller Accommodation Assessments must be the only form of evidence base establishing development requirements which is undertaken, in effect, at household level. This makes them inflexible, prone to quickly becoming out-of-date, time consuming in terms of preparation (if two seasonal surveys are

required) and costly to undertake. This results in disproportionate expectations over the level of evidence required to plan for Traveller communities.

Current best practice followed as part of assessments make taking account of migration patterns extremely difficult and the prevalence of private sites removes the access to data on 'pitch turnover' rates, meaning it is frequently not possible to apply an allowance for such a trend. There are also complications relating to the planning definition of a Traveller which whilst appearing to have been simplified through the *Lisa Smith* judgement remain a complex matter. The design and introduction of a national standard methodology could look to directly address these current shortcomings.

- 52) **Do you agree the new Annex D to the draft Framework is sufficiently clear on how local planning authorities should set the appropriate buffer for their local plan 5-year housing land supply? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

Annex D is sufficiently clear because it sets out in a straightforward and structured way the specific options and exact circumstances in which it should be applied.

- 53) **Do you agree the new Annex D to the draft Framework is sufficiently clear on the wider procedural elements of 5-year housing land supply, the Housing Delivery Test and how they relate to decision-making? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

Annex D is sufficiently clear on the wider procedural elements of the 5-year housing land supply, the Housing Delivery Test and how they both relate to decision making because it provides a structured and coherent framework that links each step to the relevant policy mechanisms.

- 54) **Do you agree the requirements to establish a 5-year supply of deliverable traveller sites and monitor delivery are sufficiently clear? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

HO3 provides clarity. However, the Council suggests that greater clarity could be provided at paragraph 10 within Annex D. This ought to make clear that the provisions around the five-year housing land supply (paragraphs 8 and 9 within the Annex) concerning application of a buffer do not apply within the context of the five-year supply test for Traveller provision.

- 55) **Do you agree the plan-making requirements, for both local plans and spatial development strategies, in relation to large scale residential and mixed-use development are sufficiently clear? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

The phrase 'large-scale development' is not defined in the Glossary. Although examples are provided in Policy HO4 such as new settlements and significant extensions, the absence of a numeric or contextual threshold leaves room for

variable interpretation. The phrase 'Sustainable Community' also is not defined or referenced anywhere else in the document.

- 56) **Do you agree our proposed changes to the definition of designated rural areas will better support rural social and affordable housing? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

The proposed approach in HO5 is likely to better support rural social and affordable housing because it gives plan-makers greater flexibility to require affordable housing on non-major developments in designated rural areas. This policy change will hopefully tackle the chronic undersupply of rural affordable homes. The definition of what a 'designated rural area' constitutes needs improved clarity for example does 'other areas with a population of 3,000 or less' mean a settlement, parish, or LSOA? The effectiveness of this policy depends on which areas qualify.

- 57) **Do you agree with our proposals to ask authorities to set out the proportion of new housing that should be delivered to M4(2) and M4(3) standards? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

The proposal is sensible and a crucial step towards ensuring that new housing stock better meets the needs of an ageing population. These requirements should also apply to any new older persons living accommodation.

- 58) **Do you agree 40% of new housing delivered to M4(2) standards over the plan period is the right minimum proportion? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons, and would you support an alternative minimum percentage requirement?**

We agree that the proportion of older residents and people living with disabilities is rising significantly over plan periods and a numerical requirement ensures that new supply begins to reflect this shift and help future-proof housing stock.

- 59) **Do you agree the proposals to support the needs of different groups, through requiring authorities to identify sites or set requirements for parts of allocated sites are proportionate? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons, particularly if you disagree.**

We agree that the proportion of older residents and people living with disabilities is rising significantly over plan periods and a numerical requirement ensures that new supply begins to reflect this shift and help future-proof housing stock.

- 60) **Do you agree with our proposals to ask authorities to set out requirements for a broader mix of tenures to be provided on sites of 150 homes or more? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons and indicate if an alternative site size threshold would be preferable?**

Large scale sites have the size to support a mixed tenure approach and requiring a broader tenure mix on these sites is reasonable because smaller sites often cannot support this range without compromising design or viability. As proposed, the policy could help deliver more quickly because different tenures absorb demand from different markets.

However, it is unclear how the requirements will apply to schemes solely for specialist tenures such as student accommodation or retirement living which may be required in certain locations. Some brownfield sites are complex and may need more flexibility depending on site-specific factors such as contamination or heritage constraints which will impact on viability.

- 61) Do you agree with proposals for authorities to allocate land to accommodate 10% of the housing requirement on sites of between 1 and 2.5 hectares? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

a) Please provide your reasons

The principle is generally proportionate and supports a more diverse and deliverable land supply.

However, in rural areas such as Newark & Sherwood, the scale of land that must be identified is substantial, and recent evidence shows the availability of sites which meet these criteria are limited.

Newark & Sherwood's local housing need is currently 691dpa which equates to 13,820 dwellings over a 20-year period.

Under Policy HO6, 10% of this requirement (1,382 dwellings) would need to be allocated specifically on sites no larger than one hectare and another 1,382 dwellings allocated on sites between 1 and 2.5ha in size. This is a significant requirement, especially given the district's settlement pattern, environmental constraints (green belt and flood risk) and the limited number of mid-sized sites typically available.

To put this into context, in the summer 2025 call for sites exercise undertaken by Newark & Sherwood, only 34 sites (out of 189) were less than 1ha in size, and only 43 sites (out of 189) fell within the 1-2.5ha bracket. Even if every one of these sites proves suitable, available, and achievable, that none are excluded through further assessment and all remain deliverable, these sites have an initial pre-assessment indicative capacity of 2,324 dwellings. Of these, 463 dwellings fall partially within flood zone 3.

Therefore, the supply is significantly below the benchmark that will be required to meet the 20% threshold. This demonstrates how sensitive the requirement is to site suitability outcomes and how tight the land supply is within this size category locally. Many authorities will face similar or worse challenges, reinforcing the need for flexibility and clear guidance on how to interpret 'strong reasons' where meeting the percentage proves difficult.

- 62) Are any changes to policy HO7 needed in order to ensure that substantial weight is given to meeting relevant needs?**

The requirement for Spatial Development Strategies (SDSs) and local plans (where a SDSs is not place) to be based on a housing needs assessment (using the standard method) is welcomed and strengthens the focus of delivering houses that meet evidenced local demand (with an emphasis on social rent and housing for different groups including older people). This move should reinforce the case for affordable and mixed tenure development but will also require registered providers to engage with the Council at an early stage to influence evidence bases and policy outcomes.

- 63) **Do you agree that proposals to add military affordable housing to the definition of affordable housing, and allow military housing to be delivered as part of affordable housing requirements, will successfully enable the provision of military homes? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) **Please provide your reasons, particularly if you disagree.**

We welcome the changes made in relation to social and affordable housing including the needs of those who require social rent and other groups such as a requirement for military affordable housing to be delivered as part of affordable housing requirements.

The NPPF definition of affordable housing already includes essential local workers, and this category already covers military personnel. However, the proposed changes would give greater flexibility in delivering military affordable housing, as it would no longer need to comply with development plan policies on the required mix of affordable housing tenures.

Whilst this authority agrees with the proposal there may be other authorities where this may outweigh the requirement of other groups.

- 64) **Do you agree flexibility relating to the size of market homes provided will better enable developments providing affordable housing? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) **Please provide your reasons, particularly if you disagree.**

The proposed size of market dwellings should reflect housing need in the locality. Allowing flexibility in the size of market dwellings — by taking a market led rather than needs led approach on sites that meet or exceed affordable housing requirements — is likely to increase developer profit, providing an incentive to deliver affordable housing on site. However, this could also lead to a shortage of smaller market homes, as developers may favour larger, more profitable dwellings. This would risk failing to meet identified local housing needs and could undermine local planning policies and the objectives of Policy HO7.

- 65) **Would requiring a minimum proportion of social rent, unless otherwise specified in development plans, support the delivery of greater number of social rent homes? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) **If so, what would be an appropriate minimum proportion and development size threshold taking into account development viability?**

The Council welcomes the changes made throughout the NPPF in relation to social and affordable housing, including considering the needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements, removing national requirements relating to First Homes, small sites and affordable home ownership and strengthening the delivery of mixed tenure developments. It is also welcome that Social Rent has been defined separately in the NPPF Glossary. It is suggested that 30% of the overall affordable housing contribution is defined as social rent subject to viability. This could be applied on all major developments.

66) Are changes to planning policy needed to ensure that affordable temporary accommodation, such as stepping stone housing, is appropriately supported, including flexibilities around space standards?

a) If so, what changes would be beneficial?

Yes, the Council acknowledges the difficulties in providing moving on housing for younger individuals and would welcome flexibility and support around revenue funding.

The proposed policy change would allow greater flexibility in granting planning permission for affordable temporary accommodation. However, it is unclear whether a policy change on its own would be sufficient, or whether an amendment to the Planning and Infrastructure Act would also be required to enable this in practice. It is noted that Baroness Thornhill tabled an amendment—After Clause 52 (Amendment 184)—which was not moved.

67) Do you agree that applicants should have discretion to deliver social and affordable housing requirements via cash payments in lieu of on-site delivery on medium sites? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree,~~ strongly disagree.

a) If so, would it be desirable to limit the circumstances in which cash contributions in lieu of on-site delivery can be provided – for example, should it not be permitted on land released from the Green Belt where the Golden Rules apply? Please explain your answer.

It would be very desirable to limit the circumstances where a commuted sum payment could be made. The development of green belt land should justify that an off-site payment is not acceptable.

b) If you do not believe applicants should have blanket discretion to discharge social and affordable housing requirements through commuted sums, do you think cash contributions in lieu of on-site delivery should be permitted in certain circumstances – for example where it could be evidenced that onsite delivery would prevent a scheme from being delivered? Please explain your answer

It is acknowledged that the introduction of a new ‘medium development’ category and expectations for allocating land for this purpose should create more opportunities for smaller and medium sized developers and Registered Providers and simplify the planning process by encouraging greater engagement. The proposal to allow developers of these sites to make financial contributions in lieu of on-site provision would reduce considerably the S106 acquisition opportunities for Registered providers including those in smaller rural settlements, thereby reducing affordability in these areas.

There may be valid circumstances where on-site delivery would prevent a scheme from being delivered such as site constraints or lack of need/demand however in such circumstances any alternative arrangements must be limited and need to reflect how they can support housing need and mixed communities. On site delivery provides homes that are needed. Commuted sum payments very rarely reflect the full cost of delivering affordable homes.

68) What risks and benefits would you expect this policy to have? Please explain your answer. The government is particularly interested in views on the potential impact

on SME housing delivery, overall housing delivery, land values, build out rates, overall social and affordable housing delivery, and Registered Providers (including SME providers).

The main risks to SME delivery include a reduction in Section 106 acquisition opportunities for Registered Providers and local authorities. If affordable housing is not delivered on site, there is a risk that it would only come forward on 100% affordable housing sites, limiting integration with market housing. This could undermine the ability to meet local needs and support mixed, balanced communities.

The potential benefits include creating opportunities for small developers and Registered Providers to bring forward schemes. However, any development should still be required to meet an identified need.

- 69) What guidance or wider changes would be needed to enable Local Planning Authorities to spend commuted sums more effectively and more quickly? Please explain your answer.**

The authority currently monitors Section 106 (S106) spend closely, and the funding is ringfenced for affordable housing delivery. Under the proposed approach, S106 agreements could remove the existing time limits and allow spending to take place across a wider geographical area within the district.

Homes England's guidelines on the use of S106 funds could also be broadened to allow commuted sums from one site to be used to purchase affordable housing secured through S106 on another site.

However, commuted sums that must be held for long periods before spending is possible are often impractical. Providing greater flexibility in how commuted sums can be used would support more effective and timely delivery of affordable housing.

- 70) Would further guidance be helpful in supporting authorities to calculate the appropriate value of cash contributions in lieu?**

Yes

- a) If so, what elements and principles should this guidance set out? Please explain your answer. For example, guidance could make clear that contributions in lieu should be an amount which is the equivalent value of providing affordable housing on site, based on a comparison of the Gross Development Value of the proposed scheme with the Gross Development Value of the scheme assuming affordable housing was provided onsite.**

The Council would welcome detailed S106 guidance on an appropriate method for calculating cash contributions that reflect the economic reality of providing off site affordable housing. The Council would wish to see national guidance on S106 engagement that details a range of methods the Council can use to determine the correct amount, this amount should reflect market values (i.e. the value a registered provider pays). There should be a third-party resolution mechanism that could reduce potential delays to achieving a planning consent.

- 71) Do you support proposals to enable off site delivery where affordable housing delivery can be optimised to produce better outcomes in terms of quality or quantity? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

If the proposal results in higher quality homes, this would be supported. However, S106 secured affordable housing helps to create integrated communities, and moving delivery off site could compromise this objective.

One potential benefit of accepting a financial contribution in lieu of onsite affordable housing on small and medium sized sites is that the funding could be directed towards a larger, more comprehensive affordable housing scheme or used to purchase existing housing stock. This approach is likely to be more attractive to Registered Providers and easier for them to manage.

72) Do you agree with the criteria set out regarding the locations of specialist housing for older people? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

It is important to provide accommodation for older people where they would have the greatest opportunity for independence. Having access to services to meet their day-to-day needs within walking/wheeling distance would provide for this. However, this may be difficult to achieve in more rural areas where there could still be a local need for this type of housing.

73) Do you agree with the criteria set out regarding the locations of community-based specialist accommodation, including changes to the glossary? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

N/A

74) Do you agree with the criteria set out regarding the locations of purpose-built student accommodation and large-scale shared living accommodation, including changes to the glossary? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The restrictions proposed have the potential to limit the provision/expansion of rural campus-based student accommodation which could be a negative impact.

75) Do you agree the proposals provide adequate additional support for rural exception sites? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, including what other changes may be needed to increase their uptake?

The proposed amendments to rural policy – particularly the recognition of Rural Exception Sites (RES) and the introduction of benchmark land values – are expected to enhance scheme viability and strengthen the affordability of rural housing delivery. However, the absence of a dedicated RES Permission in Principle risks undermining these benefits by constraining rural delivery

76) Do you agree with proposals to remove First Homes exception sites as a discrete form of exception site? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The removal of First Homes Exception Sites will benefit the delivery of rural exception sites.

77) Do you agree proposals for a benchmark land value for rural exception sites will help to bring forward more rural affordable homes? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~ **partly agree**

a) If so, which approach and value as set out in the narrative for policy HO10 of the consultation document is the most beneficial for government to set out?

The proposals to use a benchmark land value of £10,000 would enhance scheme viability and support the affordability of rural housing delivery. However, current exception site values vary across the country and the absence of a dedicated rural exception site permission in principle would destabilise these benefits by restricting rural housing delivery.

78) Do you agree the proposals to set out requirements for traveller sites at policy HO12 adequately capture relevant aspects from Planning Policy for Traveller Sites, whilst ensuring fair treatment for traveller sites in the planning system? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree,~~ **strongly disagree.**

79) Please provide your reasons, particularly if you disagree.

It is considered that the policy should provide greater steer over what constitutes an appropriate location for Traveller sites. Point b. of the policy is vague as many types of location could enable access to education, welfare, and education and health services – particularly where that access is facilitated via private motor vehicle.

Newark & Sherwood District is a large rural Authority with a longstanding historic connection to Traveller communities. There are sizeable Traveller communities at Newark and Ollerton and a range of more rural sites on the edge of villages and within the countryside. The long-held view of the Authority is that the Traveller community face severe disadvantages within the land market, and because of its dysfunction there is an over allocation of land which is marginal in nature for this use.

From our experience land which enters the planning system for Traveller accommodation will either possess features that affect its suitability (exposure to flood risk, land contamination or undesirable neighbouring uses etc) or is land that is unlikely to be suitable for alternative uses with higher land values (either now or in the future). This means that submission of land within village, rural and countryside locations is not uncommon. It is imagined that this is a picture reflected nationally.

Policy H in the Planning Policy for Traveller Sites (PPTS) outlines that new Traveller sites in open countryside away from existing settlements or outside areas allocated in a Development Plan should be very strictly limited. This would not be carried through into the new Framework. Nor is it clear whether Traveller accommodation would be considered ‘homes’ for the purposes of HO11 (Isolated homes in the countryside).

Therefore, if there will no longer be local planning policy to determine the suitability of a location in principle for Traveller accommodation then it is vital that more direction is provided through national policy than is currently provided. To fail to do so will further disadvantage Traveller communities and place additional strain on the appeal process to bring this definition.

There is also the matter of the scale of new sites to consider, if updated national policy is to foster the creation of integrated communities. As outlined above, Newark & Sherwood's recent experience has been one dominated by the submission of sites in village, rural and open countryside environments. Policy H of the PPTS further requires consideration to be given to the scale of new sites proposed in rural areas – ensuring that they do not dominate the nearest settled community or place undue pressure on local infrastructure. Whilst this could be worded more sympathetically than 'dominate' it would seem to this Authority that the policy requirement is right in principle. Where the principle is acceptable in a rural location then it is critical that the size of new Traveller sites is consistent with the scale and function of the nearest settlement.

During the Easter period last year, the Authority faced an unauthorised encampment of a significant scale (40 pitches). Whilst the land has now been vacated and the occupants have not chosen to seek consent, had this been the case and the proposed new national policy been in place then the scale of the site and its impact on the nearest settled community would not have been a matter explicitly covered within relevant planning policy.

The proposed policy also lacks any requirement to consider the landscape and visual impact of sites in rural locations – something which will need to be corrected. Appropriate cross references to flood risk ought to also be provided, given the vulnerability of the use and that in this Authority's experience it has been a recurrent policy constraint on proposals for Traveller accommodation.

- 80) Do you agree the proposals in policy HO13 will help to ensure development proposals are built out in a reasonable period? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

N/A

- 81) Do you agree the requirements to take a flexible approach to the consenting framework for large scale residential and mixed-use development is sufficient to ensure the opportunities of large-scale development are supported? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

N/A

- 82) Are any more specific approaches or definitions needed to support the delivery of very large (super strategic) sites, including new towns? **Yes**, ~~no~~

a) Please provide your reasons.

The new requirement to ensure that development proposals which would be inconsistent with emerging plans for large scale development can be resisted, to better safeguard these development opportunities needs to be reworded to make it clearer.

- 83) Do you agree with the proposed changes to the Housing Delivery Test rule book? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The use of the up-to-date housing requirement in the most recently Adopted Plan is appropriate. The removal of the “lower of rule” could make it harder to meet the Five-Year Housing Land Supply due to increased buffers being required.

- 84) Do you agree that more emphasis should be placed on relevant national strategies and the need for flexibility in planning for economic growth, as drafted in policy E1? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

N/A

- 85) Do you agree with the approach to meeting the need for business land and premises in policy E2? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

N/A

- 86) Do you agree with the proposed new decision-making policy supporting freight and logistics development in policy E3? Strongly agree, **partly agree**, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

Although we agree with this policy, it is most appropriate to consider the siting of new large-scale freight and logistics development as part of the SDS and the Local Plan.

- 87) Do you agree with the approach to rural business development in policy E4? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

N/A

- 88) Do you agree with the proposed changes to policy for planning for town centres? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree,~~ **strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

The updated policy support for strategies which accommodate additional floorspace, broaden the mix of uses (including residential) and bring vacant sites/buildings back into use is supported. Though it is considered that in order to support the vitality and viability of Town Centres this should in the first instance be orientated around uses falling into the Main Town Centre Use definition which is being retained, and then those other forms of use which also support Town Centre vitality and viability – such as residential uses.

The Council would strongly object to the removal of the specific reference to markets within the current framework – and is not convinced over the justification that they sit outside of planning control. Thriving markets make considerable contributions towards Town Centre vitality and viability and clearly provide a suitable space for small-scale independent retail traders (selling food, convenience, and comparison items). It would appear appropriate for future

strategies to be required to support markets where they exist, consider the scope introduction of new ones as part of supporting a rounded Town Centre offer and critically ensure that proposals for new forms of retail have their likely impact on markets considered.

Amending the timespan over which Town Centre allocations should be made from a minimum of ten years to the full Plan Period is also objected to. This is not considered to be realistic. Town Centres and retailer trends have been subject to considerable flux over the last decade – indeed over this timespan the Authority has seen the continued deliverability of retail site allocations it made now being questioned by their site promoters. The current shorter timespan seems more suited to an area of planning which has been subject to such dynamic change. Running counter to the narrative provided in the consultation document requiring site allocation to meet needs over an entire plan period will likely lead to less flexibility rather than more when the surrounding contexts for Town Centres is so uncertain.

The steer towards the use of Design Guides, Design Codes and Masterplans to support Town centre strategies is strongly supported. However, in respect of master planning this Authority has had recent experience of seeking to advance a Town Centre Masterplan and found that to shape the composition and distribution of uses within the area has in effect been undermined through introduction of the E Use Class. The level of control needed to carefully consider the principle of uses within parts of a Town Centre will in most cases no longer exist. The breadth of the use class in effect leaves this as a matter for the market to resolve. However, the shaping of the composition and distribution of uses across a centre is fundamental to the exercise of master planning and it is questioned how this can be achieved in a conventional way whilst so much change can occur without it constituting development in its own right. The introduction of a cut-off date for the adoption of new Supplementary Planning Documents (SPDs) has the potential to negatively affect Guides, Codes and Masterplans currently under production – indeed it has required this Authority to make choices over which SPDs it will be able to deliver within this timespan and where its priorities lay. This has resulted in an emerging Design Code for Newark Town Centre not being carried forward.

- 89) **Do you agree with the approach to development in town centres in policy TC2?**
Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) **If not, please explain how you would achieve this aim differently?**

We strongly agree with the approach to give substantial weight to proposals that support the overall vitality and viability of the Centre. Encouraging a broad range of uses is supported – though given ‘diversification’ is the objective it is considered that more direction needs to be provided over what appropriate forms of diversification would be. This should seek to prioritise Main Town Centre uses and then uses beyond this definition which can also contribute towards vitality and viability.

The protection proposed for local community access to shops and facilities is strongly supported.

- 90) **What impacts, if any, have you observed on the operation of planning policy for town centres since the introduction of Use class E?**

Introduction of the E use class has made the control and shaping of the composition and distribution of uses across Town Centres increasingly difficult to achieve. In doing so it has also rendered previous designations such as shopping frontages redundant. The position is in effect one of maximum flexibility, and with the market being deferred to in order to determine occupation of Town Centre units. The only way that control can be achieved is through increased Local Authority ownership of Town Centre assets. The breadth of change possible within the E Use Class makes the concentration and co-location of uses difficult to plan for. As a result, the experience of this Authority is that this potential scope of change has made Town Centre Master planning less comprehensive- as the reality is that change cannot be shaped as it once was. Leaving other areas such as the public realm and active travel as those where change can be driven.

Beyond more strategic considerations the level of change possible within the use class subverts the Sequential Test and has resulted in change occurring without the need to consider whether it could first be accommodated in a sequentially preferable location. It is difficult to conclude that the breadth of use class is consistent with a Town Centre first approach.

- 91) **Do you believe the sequential test in policy TC3 should be retained?** **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) **Please provide your reasons, particularly if you disagree.**

We strongly agree with the approach to retain the sequential test as it remains a critical tool for directing main town centre uses to the most sustainable and appropriate locations. Whilst the introduction of Use Class E shows that increased flexibility has helped some units return to active use, it has also reduced local authorities' ability to manage the mix and distribution of uses. It is possible that out-of-centre Class E premises could be repurposed in ways that undermine the town centres first approach. Retaining the sequential test provides an essential safeguard, which should continue to sit at the heart of national Town Centre planning policy supporting vitality, viability, and the long-term resilience of Town Centres.

- 92) **Do you agree with the approach to town centre impact assessments in policy TC4?** **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) **Please provide your reasons, particularly if you disagree.**

We strongly agree with the approach taken to continue to allow locally set retail impact test thresholds. However, we do not consider that removal of paragraph 95 is the right approach- significant adverse impact represents a substantial threshold to meet, and proposals resulting in this level of impact will undoubtedly be detrimental towards the vitality and viability of a Centre. The Council's preference is that the steer currently provided by national planning policy towards refusal of applications meeting this threshold be retained. However, if it were to be amended then this should be done in a way which provides direction over the considerable weight to be afforded to this impact within the planning balance.

- 93) **Do you agree that the updated policies provide clearer and stronger support for the rollout of 5G and gigabit broadband?** **Strongly agree,** ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) **Please provide your reasons, particularly if you disagree.**

The policy is clear and concise.

- 94) Do you agree the requirements for minimising visual impact and reusing existing structures are practical for applicants and local planning authorities? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

The proposals are broadly practical

- 95) Do you agree the supporting information requirements are proportionate and sufficient without creating unnecessary burdens? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

Limiting what is required to that which is necessary is welcomed and better aligned with the legislative provision. However, there is no requirement to evidence how C01 1b has been achieved and that visual impact will be a key consideration.

- 96) Do you agree with the approach to planning for energy and water infrastructure in policy W1? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree, what alternative approach would you suggest?

N/A

- 97) Do you agree with the amendments to current Framework policy on planning for renewable and low-carbon energy development and electricity network infrastructure in policy W2? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree

N/A

- 98) Do you agree with the proposed approach to supporting development for renewable and low carbon development and electricity network infrastructure in policy W3? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree, and any changes you would make to improve the policy.

Whilst the Framework should be read as a whole, this policy should highlight potential impacts of such development on the landscape and local communities.

- 99) Do you agree with the proposed approach to supporting development for water infrastructure in policy W4? **Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

N/A

Minerals and Waste Questions not applicable to the Local Planning Authority

- 100) Do you agree with the proposed prohibition on identifying new coal sites in policy M1, and to the removal of coal from the list of minerals of national and local importance? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 101) Do you agree with how policy M1 sets out how the development plan should consider oil and gas? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 102) Do you agree with the proposed addition of critical and growth minerals to the glossary definition of 'minerals of national and local importance'? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 103) Do you agree criteria b of policy M2 strikes the right balance between preventing minerals sterilisation and facilitating nonminerals development? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 104) Do you agree policy M3 appropriately reflects the importance of critical and growth minerals? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 105) Do you agree with the exclusion of development involving onshore oil and gas extraction from policy M3? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- 106) Please provide your reasons, particularly if you disagree.
- 107) Do you agree policy M4 sufficiently addresses the impacts of mineral development, noting that other national decision-making policies will also apply? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- 108) Please provide your reasons, particularly if you disagree.
- 109) Do you agree with approach to coal, oil and gas in policy M5? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- 110) Are there any other exceptional circumstances in which coal extraction should be permitted? Yes/No
- 111) If yes, please outline the exceptional circumstances in which you think coal extraction should be permitted.
- 112) Do you agree policy M6 strikes the right balance between preventing the sterilisation of minerals reserves and minerals-related activities, and facilitating non-minerals development? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

- 113) Does policy M6 provide sufficient clarity on the role of Minerals Consultation Areas? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

- 114) Do you agree policy L1 provides clear guidance on how Local Plans should be prepared to promote the efficient use of land? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

- 115) If not, what further guidance is needed?

None

- 116) Do you agree policy L2 provides clear guidance on how development proposals should be assessed to ensure efficient use of land? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

Policy L2 provides guidance on what areas of land are encouraged to be developed and, in the ways they should be utilised, but it is not considered that this should be read in isolation.

- 117) Do you agree policy L2 identifies appropriate typologies of development to support intensification? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) If not, what typologies should be added or removed and why?

Newark & Sherwood District has a varied 'character' some of which is sensitive to development, especially where this would be intensive and could result in negative impact. Although the policy states 'sensitive to the surrounding area' there is no distinction for important landscapes or designated heritage assets or archaeological features.

- 118) Do you agree the high-level design principles provided in policy L2(d) appropriate for national policy? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

None

- 119) Do you agree policy L2 (d)(i) achieves its intent to enable appropriate development that may differ from the existing street scene, particularly in cases such as corner plot redevelopment and upwards extensions. Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

None

- 120) Do you agree with the proposed safeguards in policy L2 that allow development in residential curtilages? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

- a) **Please provide your reasons, particularly if you disagree.**

For sites with large front gardens (which would be amenity space), it could be that their development results in new dwellings that have a poor level of 'amenity space' as it would not be located in a private area as the rest of the garden is taken over by buildings.

- 121) **Do you agree policy L3 provides clear guidance on achieving appropriate densities for residential and mixed-use schemes? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **If not, please explain how guidance could be clearer?**

- 122) **Do you agree with the minimum density requirements set out within policy L3? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

n/a

- b) **Could these minimum density requirements lead to adverse impacts on Gypsies and Travellers and other groups with protected characteristics? Please provide your reasons, including any evidence**

n/a

- 123) **Do you agree that using dwellings per hectare is an appropriate metric for setting minimum density requirements? Additionally, is our definition of 'net developable area' within the NPPF suitable for this policy? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

n/a

- 124) **Do you agree with the proposed definition of a 'well-connected' station used to help set higher minimum density standards in targeted growth locations? In particular, are the parameters we're using for the number of Travel to Work Areas and service frequency appropriate for defining a 'well connected' station? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons and preferred alternatives.**

These proposals suggest development in locations where developments of this density are completely inappropriate in scale terms and would locate development in many rural districts in places with no services other than a station. National Development Management Policies should not be making strategic decisions about the location of development in this way.

- 125) **Are there other types of location (such as urban core, or other types of public transport node) where minimum density standards should be set nationally? Yes/No**

- a) **If so, how should these locations be defined in a clear and unambiguous way and what should these density standards be?**

n/a

- 126) **Should we define a specific range of residential densities for land around stations classified as ‘well-connected’?**

No.

- 127) **If so, what should that range be, and which locations should it apply to?**

n/a

- 128) **Do you agree policy L4 provides clear high-level guidance on good design for residential extensions? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- 129) **Please provide your reasons, particularly if you disagree.**

The policy is extremely broad in placing the focus on scale and form, there is no mention of the use of materials and respecting the original form of the dwelling. No distinction is made between extensions of dwellings in more rural / remote areas and urban locations. There is concern that the footnote relates to the existing building on the date of publication, which is not considered appropriate and fails to provide an appropriate baseline position for dwellings that have been extended multiple times. Good design is subjective and the policy only refers to extensions blending in with the existing dwelling and its immediate surroundings (albeit limited to consideration of scale and form), often extensions are constructed in different materials to the host dwelling, but this does not necessarily mean its harmful.

- 130) **Do you agree that policy GB1 provides appropriate criteria for establishing new Green Belts? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- 131) **Please provide your reasons, particularly if you disagree.**

The strategic extent of the Green Belt within the District is already established.

- 132) **Do you agree policy GB2 gives sufficient detail on the expected roles spatial development strategies and local plans play in assessing Green belt land? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons, particularly if you disagree.**

There is clear direction provided with the strategic role and broad locations to be considered for future amendments being set through spatial development strategies, and subsequent more detailed localised review to take place through local plans. However, it is considered that further guidance should be provided in those situations where there is either no SDS in place and that strategic review of the Green Belt is yet to occur. Does this mean any local plan being prepared in this scenario should take the strategic role and extent of the designation as fixed?

- 133) **Do you agree with proposals to better enable development opportunities around suitable stations to be brought forward? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) **Please provide your reasons, particularly if you disagree.**

See general response from the Council to the proposals concerning Train Stations, this response in terms of the Green Belt needs to be read within that wider context. Specifically in terms of the Green Belt, then not all train stations within the designation may occupy edge of settlement locations and where an

alteration to Green Belt boundaries would seem more obvious. Where the station is divorced from a settlement how would the boundaries be amended in this circumstance and how would the level of amendment be established if there is land around the station has not been put forward for development? This risks arbitrary amendments being made to Green Belt boundaries and a designation which is repeatedly amended.

- 134) Do you agree the expectations set out in policy GB5 are appropriate and deliverable in Local Plans? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- 135) Please provide your reasons, particularly if you disagree.**

In most instances insufficient information may be available to allow Development Plans to meet this requirement. It is not understood why there is the need for points a-c as specific Green Belt expectations, distinct from other types of locations, they are universally specific aspirations. This moves the designation away from what its primary purpose should be, which is to prevent coalescence.

Point d is strongly objected to, where land is removed from the designation then a judgement has been reached over its contributions towards the purposes of the designation, whether very special circumstances exist and if there are other considerations. There should therefore be no need for compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to be made from a purely loss of Green Belt land perspective – for a start this may not even have been relevant to how the removal of the land was considered in terms relevant to the designation.

- 136) Do you agree policies GB6 and GB7 set out appropriate tests for considering development on Green Belt land? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) Please provide your reasons, particularly if you disagree.**

In part, however GB7 cross references to TR3 to support locating development in sustainable locations and it is considered, as outlined in other responses, that there is insufficient guidance provided within that policy over what this means for rural locations. Rural locations exist within the Green Belt and so it is crucial that further detail is provided over sustainable transport locations in different types of setting – and what can be considered ‘sustainable’ in rural ones.

The content in part h needs to be considered within the context provided by the Councils response elsewhere on development around train stations. However, specific to the Green Belt it is not considered appropriate to limit consideration of impact on openness to whether this has been minimised. What does minimise mean in practice? Particularly given that major development could be supported, subject to compliance with GB8. There could be situations where a scheme of a significant scale seeks to reduce its impact through choices made around design and landscape/visual mitigation – but that this still results in a significant loss of openness. However, this impact would have been ‘minimised,’ and so would this be sufficient to not be considered harmful to the designation and not require demonstration of very special circumstances?

- 137) Do you agree policy GB7(1h) successfully targets appropriate development types and locations in the Green Belt, including that it applies only to housing and mixed-**

use development capable of meeting the density requirements in chapter 12?
~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

See response to question 136. In terms of density requirements, the District has train stations, including within the Green Belt, which are likely to meet the proposed thresholds where development around them would be supported. This includes locations village and rural locations where 40 dwellings per hectare would be inconsistent with a desire to support well designed places, there does not appear to be any regard to landscape and visual considerations either. Not all the locations the policy would apply to will be urban in nature. In some situations, clearly 40 dwellings per hectare may be inconsistent with maintaining the openness of the Green Belt – context is important and it is not considered that a blanket national requirement takes sufficient account of this.

- 138) Please provide your reasons, including any evidence that this policy would lead to adverse impacts on Gypsies and Travellers.**

Integration of Traveller accommodation needs into part g is supported and would be consistent with the wider intentions of the reforms. If these circumstances would support bricks and mortar housing, then they should equally apply to Traveller accommodation. What constitutes a sustainable location in terms of Traveller sites will however need to be better articulated – would this cross reference back to HO12? If so, see the Councils objections to this policy as proposed – which falls short of providing the level of clarity required.

- 139) Do you agree that site-specific viability assessment should be permitted on development proposals subject to the Golden Rules in these three circumstances?**
~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.**

The circumstances seem reasonable and account for what could be genuinely unforeseen issues. However, the Council would not want to see any further expansion of the circumstances.

- 140) With regards to previously developed land, are there further changes to policy or guidance that could be made to help ensure site-specific viability assessments are used only for genuinely previously developed land, and not predominantly greenfield sites?**

Clear steer should be provided that previously land which has either been remediated or has its future remediation required through condition will be treated as greenfield land.

- 141) Do you agree with setting an affordable housing ‘floor’ for schemes subject to the Golden Rules accompanied by a viability assessment subject to the terms set out?**
~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- 142) Please explain your answer, including your view on the appropriate approach to setting a ‘floor,’ and the right level for this?**

The Council strongly agrees with the establishment of a minimum affordable housing contribution – subject to the limited range of caveats as proposed. This should be retained, and no further caveats introduced. The right level remains 50% or 15% above the relevant level in an up-to-date local plan.

- 143) Do you agree with local planning authorities testing viability at the plan making stage using a standardised Benchmark Land Values scenario of 10 times Existing Use Value for greenfield, Green Belt land? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer.

The ability for plan-makers (and viability practitioners working on their behalf) to have clear and strong justification to adopt a higher benchmark land value within the Green Belt is welcomed.

- 144) Do you have any other comments on the use of nationally standardised Benchmark Land Values for local planning authorities to test viability at the plan-making stage?

None – see responses to Annex B

- 145) Do you agree that proposed changes to the grey belt definition will improve the operability of the grey belt definition, without undermining the general protections given to other footnote 7 areas? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The proposal would make the Grey Belt definition easier and more consistent to apply, and so is supported. Footnote 7 would still form part of the overall planning balance on decisions and so contribute towards the outcome, just not whether the land is defined as Grey Belt or not. This should be rooted within an assessment of whether the land is previously developed and/or whether it strongly contributes towards relevant purposes of the designation.

- 146) Do you agree that policy DP1 provides sufficient clarity on how development plans should deliver high quality design and placemaking outcomes? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree,~~ **strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

This policy would require design coding of the whole district, which would be unachievable in the development plan document itself, and would need in depth exploration in an SPD.

- 147) Do you agree with the approach to design tools set out in policy DP2? **Strongly agree, partly agree**, ~~neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

Further clarification is needed as to when design guides/codes/masterplans are necessary. Nevertheless, we agree with the proposed approach.

- 148) Do you agree policy DP3 clearly set out principles for development proposals to respond to their context and create well-designed places? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

However, giving substantial weight to ‘outstanding/innovative design which promotes high levels of sustainability’ will cause conflicts with the development plan. Would suggest toning this down to moderate. Singling out a consistency with

form and layout again provides a limited set of design parameters, hindering innovative design

- 149) Do you agree with the proposed approach to using design review and other design processes in policy DP4? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) If not, what else would help secure better design and placemaking outcomes?

N/A

- 150) Do you agree that policy TR1 will provide an effective basis for taking a vision-led approach and supporting sustainable transport through plan-making? **Strongly agree**, **partly agree**, ~~neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

Policy TR1 provides a strong and effective basis for embedding sustainable transport into the vision, strategy, and spatial choices of local plans. As previously mentioned, there is no definition for 'large-scale developments' in the glossary and whilst examples are provided, the absence of a numeric or contextual threshold leaves room for variable interpretation.

Some authorities, such as Newark & Sherwood, may face challenges where transport services are limited, settlements are dispersed, and active travel options are constrained. More guidance on proportionate rural application would be helpful, so the policy is flexible without weakening its intent.

- 151) Do you agree that policy TR2 strikes an appropriate balance between supporting maximum parking standards where they can deliver planning benefits, and requiring a degree of flexibility and consideration of business requirements in setting those standards? ~~Strongly agree~~, **partly agree**, ~~neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

TR2 provides a balanced framework that supports maximum parking standards where they deliver clear planning benefits, whilst still allowing local authorities to apply flexibility when setting those standards.

- 152) Do you agree with the changes proposed in policy TR3(1a), including the reference to proposals which could generate a significant amount of movement, and the proposed use of the Connectivity Tool? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

We support the inclusion of a reference to 'generate a significant amount of movement' as this moves away from a reliance on site size as a proxy for transport impact which will support a more accurate approach. The introduction of the Connectivity Tool provides a standardised, consistent, and transparent baseline for comparing accessibility across the different UK locations using a clear and repeatable methodology.

- 153) Do you agree that proposed policy TR4 provides a sufficient basis for the effective integration of transport considerations in creating well-designed places? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- No answer proposed
- 154) Do you agree with policy TR5 as a basis for supporting the provision and retention of roadside facilities where there is an identified need? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- No answer proposed.
- 155) Do you agree that the amended wording proposed in policy TR6 provides a clearer basis for considering when transport assessments and travel plans will be required, and for considering impacts on the transport network? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- Further clarity on the definition of what constitutes ‘significant amounts of movement’ and ‘all reasonable future scenarios’ might be beneficial or provide supporting guidance to ensure consistent interpretation.
- 156) Do you agree the proposed text in policy TR7 provide an effective basis for assessing proposals for marine ports, airports, and general aviation facilities? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- No answer proposed
- 157) Do you agree with the additional policy on maintaining and improving rights of way proposed in policy TR8? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.
- a) Please provide your reasons, particularly if you disagree.
- No answer proposed.
- 158) Do you agree with the approach to planning for healthy communities in policy HC1, including the expectation that the development plan set local standards for different types of recreational land, drawing upon relevant national standards? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- We strongly support the approach of expecting that development plans will allocate land for a variety of recreational uses and community facilities. We also support the emphasis on engaging with local communities and service providers, as this will help ensure that the delivery of social infrastructure aligns with local needs and priorities. The focus on securing sufficient education facilities is similarly welcomed.

- 159) Do you agree that Local Green Space should be 'close' to the community it serves? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

Designating local green space which is close to communities would allow more residents to easily access such spaces. However, we would welcome further clarity on what is meant by the term 'close,' and whether this could be quantified by the distance or number of metres that should separate designated green space from the communities it serves.

- 160) Do you agree that the proposed policies at HC3 and HC4 will support the provision of community facilities and public service infrastructure serving new development? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The authority already draws on the findings of its Infrastructure Delivery Plan when assessing the impacts of development on local infrastructure. The requirement in national policy to consider how significant numbers of additional people living in, working in, or visiting the area, would affect existing infrastructure is therefore welcomed. We also support the continued use of planning obligations and the Community Infrastructure Levy to secure essential infrastructure and recognise the importance of ensuring these obligations are in place to enable timely delivery of necessary facilities.

However, the proposal to utilise national standards for green space provision where locally specific standards are not specified in the Plan may pose issues. National standards may not reflect the local context and could lead to an under provision of green space.

- 161) Do you have any views on whether further clarity is required to improve the application of this policy, including the term 'fast food outlets,' and the types of uses to which it applies?

We would welcome further clarification on what constitutes a fast-food outlet, as this definition will help officers assess applications more accurately and consistently. For example, not all fast-food outlets are inherently unhealthy. A business that provides quick service but focuses on fresh salads, grilled options, or whole-food ingredients may operate in a fast-food format without fitting the typical health-related assumptions.

In addition, we consider that attempting to micromanage the distinction between hot food takeaways and fast-food outlets could prove challenging in practice. For instance, if a takeaway sells a salad, would this be classified as a healthy option, or would the assessment depend on whether more than say 30% of the menu is considered unhealthy? Similarly, a hot food takeaway located within a town centre may fulfil a clear role in the local economy and evening economy—so would such premises also be subject to restriction regardless of their context? Further guidance on how these judgements should be made would help to ensure consistent and proportionate decision-making.

- 162) Do you agree with the proposed approach to retaining key community facilities and public service infrastructure in policy HC6? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree,~~ **strongly disagree.**

a) Please provide your reasons, particularly if you disagree.

The statement that “*the policy applies only where the facility would be the last of its type in the area concerned*” is unworkable and lacks clarity. The term “local area” is undefined and could be interpreted in multiple, conflicting ways, for example does it refer to a town, a village, a town centre, a neighbourhood, or a suburb? Each of these has completely different physical scales, functions, and catchments. Without a clear definition, officers cannot apply this policy consistently or defensibly. As drafted, the requirement is vague, creates unnecessary uncertainty for applicants, and would make decision-making arbitrary and open to challenge. Further precision is essential if the policy is to be implemented effectively.

A village may have two pubs; one primarily a drinking establishment and another focused-on food. Under the current wording, the closure of one could be permitted simply because the other remains, despite the fact they provide distinctly different offers to the community. This fails to recognise the functional diversity within similar “types” of facilities and could unintentionally undermine local services that play different roles.

- 163) Do you agree with the approach taken to recreational facilities in policy HC7, including the addition of ‘and/or’ with reference to quantity and quality of replacement provision? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

a) Please provide your reasons, particularly if you disagree.

We support the overall approach set out in Policy HC7, as it reflects the direction of the 2024 NPPF. However, we believe that a facility should only be considered for loss where it would be replaced by equivalent or better provision in terms of both its quality and quantity. We are concerned that allowing loss based on only one factor could lead to a significant amount of new, but substandard, recreational provision. For this reason, the policy should not use ‘and/or.’

- 164) Do you agree with the clarification that Local Green Space should not fall into areas regarded as grey belt or where Green Belt policy on previously developed land apply? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

a) Please provide your reasons, particularly if you disagree.

This would remove ambiguity about how the policy is applied.

- 165) Do you agree with policy P1 as a basis for identifying and addressing relevant risks when preparing plans? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

a) Please provide your reasons, particularly if you disagree.

n/a

- 166) Are any additional tools or guidance needed to enable better decision making on contaminated land?**

No answer needed.

- 167) Do you agree with the criteria set out in proposed policy P3 as a basis for securing acceptable living conditions and managing pollution? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- The criteria listed provide a comprehensive overview of considerations for pollution and living conditions of occupiers/neighbours. The only query the Council have would be how LPAs are to interpret 'acceptable' or 'unacceptable' thresholds, I assume we would defer to our in-house experts.
- 168) Do you agree policy P4 makes sufficiently clear how decision-makers should apply the agent of change principle? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- n/a
- 169) Do you agree policy P5 provides sufficient basis for addressing possible malicious threats and other hazards when considering development proposals? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- n/a
- 170) Do you agree that substantial weight should be given to the benefits of development for defence and public protection purposes? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- n/a
- 171) Do you agree with the proposed changes set out in policy F3 to improve how Coastal Change Management Areas are identified and taken into account in development plans? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- n/a
- 172) Do you agree with the proposed clarifications to the sequential test set out in policy F5? **Strongly agree**, **partly agree**, ~~neither agree nor disagree, partly disagree, strongly disagree.~~
- a) Please provide your reasons, particularly if you disagree.
- The policy clearly lists when not to apply the sequential test. It also clarifies to not apply if for surface water flood risk only.
- However, to provide for a policy which is consistently implementable then it will need to be supported by guidance over how to define a catchment for the Test. This is more obvious with some forms of development than others. Particularly, with respect to housing proposals, how should a catchment be defined for this use? Applications are often supported by a case that the catchment for the Test should be limited to the specific settlement the housing proposal is located

within. In some instances, this has the potential to be overly restrictive, and to run counter to the purpose of the Test. With the parameters for its application being defined in such a way that they constrain consideration of land which would otherwise be suitable and reasonably available elsewhere. This is often an issue where the proposal is made in a smaller settlement subject to widespread flood risk.

Part 2 to the policy outlines those circumstances where the Sequential Test would not need to be applied. Point *a.* would allow this to occur where sites allocated through the Development have been subject to the Test as part of plan preparation. However, it is considered that the caveats to this present in F6 and the Exceptions Test ought to be similarly applicable here. This would concern situations where there has been a significant increase in the risk of flooding to the site subsequently, or the nature of the development itself has changed significantly from that which was allocated to introduce a more vulnerable use

Point *b.i* to the part 2 would mean that where a Strategic Flood Risk Assessment shows that no built development (including access or escape routes) would be located on an area at risk of flooding, from any source, now and in the future then the Test would not need to be used. No objection is raised to this in principle – but greater clarity is sought for circumstances where flood risk would affect those same access or escape routes marginally beyond the application boundary as they likely sit outside of the control of the applicant, and would have the effect of potentially cutting the site off during a flood risk event.

It is considered that to make the policy effective and implementable it will need to be supported by sufficient detailed guidance. Where this is not provided then it risks inconsistent application and definition being brought via the appeal process.

173) Do you agree with the proposed approach to the exception test set out in policy F6? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree

The integration of the various flood risk tables from the Planning Practice Guidance into national policy is helpful and brings clarity over their status. Especially in respect of Table 3 which details circumstances where development should be refused. However, it is considered that additional clarity over the relationship between the Sequential and Exception Tests should be provided. Confirming that if the Sequential Test is passed but the proposed use is incompatible with the level of flood risk- with Table 3 identifying it should be refused— that this incompatibility overrides the outcome of the Sequential Test.

174) Do you agree with the proposed requirement in policy F8 for sustainable drainage systems to be designed in accordance with the National Standards? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

The linking of the policy to national standards is supported.

175) Do you agree with the proposed new policy to avoid the enclosure of watercourses, and encourage the de-culverting and re-naturalisation of river channels? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

- a) **Please provide your reasons, particularly if you disagree.**

Proposals are supported and the assistance this could provide for the ecological improvement of watercourses is noted.

- 176) **Do you agree with the proposed changes to policy for managing development in areas affected by coastal change? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Please provide your reasons, particularly if you disagree.**

n/a

- 177) **The National Coastal Erosion Risk Map sets out where areas may be vulnerable to coastal change based on different scenarios. Do you have views on how these scenarios should be applied to ensure a proportionate approach in applying this policy?**

- 178) **Do you agree with the proposed new additions to Table 2: Flood Risk Vulnerability Classifications? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.**

- a) **Should any other forms of development should be added? Please give your reasoning and clearly identify which proposed or additional uses you are referring to.**

- 179) **Do you agree that the proposed approach to planning for the natural environment in policy N1, including the proposed approach to biodiversity net gain, strikes the right balance between consistency, viability, deliverability, and supporting nature recovery? ~~Strongly agree, partly agree, neither agree nor disagree, strongly disagree.~~ partly disagree,**

- a) **Please provide your reasons, particularly if you disagree.**

Whilst the proposed approach mostly strikes the right balance there is particular concern regarding potential tensions with other aspects of the framework, particularly the 'brownfield-first' approach to development. Whilst 'brownfield' encompasses a wide range of types of land, it does include 'open mosaic habitat on previously developed land' which is a habitat of principle importance and therefore is a feature that N1 1b. rightly seeks to conserve. We feel that currently the proposed NPPF does not allow an informed balance to be reached regarding this priority habitat as nowhere within those aspects of the NPPF concerned with use of brownfield is there any acknowledgement of the fact that some brownfield sites are of high and important biodiversity value. We consider this was a weakness in previous versions of the NPPF, but one which the current proposed revision has an opportunity to address but currently does not do.

A subtle but important change is one from the previous NPPF paragraph 187d) which stated that policies and decisions should provide net gains for biodiversity. This requirement for all development to at least not result in a net loss for biodiversity is removed in the proposed NPPF with delivery of net gains restricted to those developments that will be subject to mandatory biodiversity gain when plan-making policies are being considered, and no mention of any need for other developments to at least ensure that they do not result in a measurable biodiversity loss. The cumulative impact of this should not be underestimated and

will dilute the gains resulting from mandatory biodiversity net gain, resulting in a distorted assessment of the true delivery of biodiversity net gain.

- 180) In what circumstances would it be reasonable to seek more than 10% biodiversity net gain on sites being allocated in the development plan, especially where this could support meeting biodiversity net gain obligations on other neighbouring sites in a particular area?**

We think it would be difficult to justify more than 10% biodiversity net gain on a site basis unless there was a clear and nationally adopted set of criteria to determine where this would be appropriate. We also consider that the rationale of such sites then being able to support the biodiversity net gain obligations on other neighbouring sites has not considered the potentially damaging effect on the emerging free market for biodiversity units via commercially operating habitat banks. Therefore, if local plans are to be restricted from seeking more than 10% biodiversity net gain across all developments subject to mandatory biodiversity net gain, we consider it better to not have the potential option to seek more on specific sites. What is not realised is that although the mandatory requirement is a minimum 10% gain, many developments provide more than this due to a variety of reasons like satisfying the habitat trading rules embedded in the Statutory Biodiversity Metric.

- 181) Do you agree policy N2 sets sufficiently clear expectations for how development proposals should consider and enhance the existing natural characteristics of sites proposed for development? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~**

- a) Please provide your reasons, particularly if you disagree.**

In respect of N2 1a and 1c, there is particular concern regarding potential tensions with other aspects of the framework, particularly the 'brownfield-first' approach to development. Whilst 'brownfield' encompasses a wide range of types of land, it does include 'open mosaic habitat on previously developed land' which is a habitat of principle importance and therefore is a feature that N2 1a and 1c. should be seeking to conserve. Currently, within those aspects of the NPPF concerned with use of brownfield there is no acknowledgement of the fact that some brownfield sites are of high and important biodiversity value. We consider this was a weakness in previous versions of the NPPF, but one which the current proposed revision has an opportunity to address but currently does not do.

Whilst we strongly support the objectives of N2 1f, we consider the current terminology would benefit from more clarity. Integrated nest boxes are formed of many types and designs for different target species. 'Swift boxes' target just a single, albeit important, species, but these need to be in groups of at least 3 as swifts are communal nesters, uptake rates can be low, and because of height and orientation requirements these are not suitable on many buildings. Focussing on just this one species is likely to result in significant missed opportunities to provide enhancements for other important bird species with features like 'sparrow terrace nest boxes'. We would therefore recommend the following amendment, using the term 'wildlife boxes' to ensure that this important aspect of N2 1f delivers the maximum benefit across a range of species: "f....*Development should incorporate integrated wildlife boxes into their*

construction unless there are compelling technical reasons which prevent their use, or would make them ineffective;...”

182) Do you agree the policy in Policy N4 provides a sufficiently clear basis for considering development proposals affecting protected landscapes and reflecting the statutory duties which apply to them? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, including how policy can be improved to ensure compliance

No answer provided.

183) Do you agree policy N6 provides clarity on the treatment of internationally, nationally, and locally recognised site within the planning system? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

N6 1a provides two options i. and ii detailing where a development proposal affecting an international site would be acceptable; i is concerned with the outcome of an ‘appropriate assessment’. We are very concerned that this is potentially not a viable option given that the Habitats Regulations Assessment (HRA) Handbook, published by DTA Publications which has provided the authoritative guidance for the preparation of most ‘appropriate assessments’ in the UK for decades, has been withdrawn as the publishers consider that the guidance and supporting case law can no longer be relied upon now that the Planning and Infrastructure Act has gained Royal Assent and Environmental Delivery Plans have been introduced via Part 3 of the Act. Therefore, we consider that it will not be possible to undertake a defensible ‘appropriate assessment’ therefore leaving just Environmental Delivery Plans as the only viable option.

N6 c.i considers that development proposals should not be supported if there would be a significant adverse effect on the integrity of the site. With no supporting definition of what the integrity of a Local Nature Reserve or local wildlife site is, or how a ‘significant’ impact should be determined, there is a marked lack of clarity in this aspect of N6.

184) Are there any further issues for planning policy that we need to consider as we take forward the implementation of Environmental Delivery Plans?

N6 1a provides two options i. and ii detailing where a development proposal affecting an international site would be acceptable; i is concerned with the outcome of an ‘appropriate assessment’. We are very concerned that this is potentially not a viable option given that the Habitats Regulations Assessment (HRA) Handbook, published by DTA Publications which has provided the authoritative guidance for the preparation of most ‘appropriate assessments’ in the UK for decades, has been withdrawn as the publishers consider that the guidance and supporting case law can no longer be relied upon now that the Planning and Infrastructure Act has gained Royal Assent and Environmental Delivery Plans have been introduced via Part 3 of the Act. Therefore, we consider that it will not be possible to undertake a defensible ‘appropriate assessment’ therefore leaving just Environmental Delivery Plans as the only viable option.

Consequently, there is an urgency for the Environmental Delivery Plans to be developed and become available.

- 185) Do you agree the government should implement the additional regard duties under Section 102 of the Levelling-Up and Regeneration Act? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons.

It would make the policy application more consistent across all heritage assets.

- 186) Do you have any evidence as to the impact of implementing the additional regard duties for development?

No

- 187) Do you agree with the approach to plan-making for the historic environment, including the specific requirements for World Heritage Sites and Conservation Areas, set out in policies H1 – H3? ~~Strongly agree, partly agree,~~ **neither agree nor disagree**, ~~partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

It is a promising idea, but the Council is concerned regarding periodic reviews of Conservation Area and the resources that are required to do this. There are also concerns about whether design codes, particularly when applied in a rigid, 'black and white,' manner, can be used effectively across different sites.

- 188) Do you agree with the approach to assessing the effects of development on heritage assets set out in policy H5? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The quality of heritage submissions is currently extremely poor, creating a significant additional workload for officers. Improving the standard of these submissions would help enable faster, more efficient decision-making.

- 189) Do you agree with the approach to considering impacts on designated heritage assets in policy HE6, including the change from "great weight" to "substantial weight", and in particular the interactions between this and the statutory duties? ~~Strongly agree, partly agree, neither agree nor disagree,~~ **partly disagree**, ~~strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The changing of one word is more than semantics and does reduce the perceived weighting, however, it is acknowledged that the wording of Sections 16, 66 and 72 would still provide the statutory duties and remain paramount.

- 190) Do you agree with the new policies in relation to world heritage, conservation areas, and archaeological assets in policies HE8 – HE10? **Strongly agree**, ~~partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

The wording has a better structure and provides greater detail and clarity on assessment of proposals within Conservation Areas.

191) Do you have any other comments on the revisions to the heritage chapter?

Positives: -

- The new structure is more logical and brings together principles for designated and non-designated assets.
- Greater consistency across all heritage assets by aligning terminology and requirements.
- Now includes explicit inclusion of positive effects and enhancement as valid outcomes for heritage proposals.
- The requirement for periodic review of conservation areas could help update and improve designations over time.
- Clearer requirements for applicants to assess and justify impacts, which could improve the quality of submissions.

Concerns: -

- Public benefits now explicitly include energy efficiency and low carbon heating measures, which may affect the balance between heritage protection and sustainability.
- Decision makers are tasked with judging the adequacy and accuracy of Applicant's robust supporting statements, but the process for resolving disagreements is not clearly defined.

192) Do you agree with the transitional arrangements approach to decision making? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.

N/A

193) Do you have any further thoughts on the policies outlined in this consultation?

No answer proposed.

194) Do you agree with the list of Written Ministerial Statements set out in Annex A to the draft Framework whose planning content would be superseded by the policies proposed in this consultation? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please provide your reasons, particularly if you disagree.

N/A

195) Do you consider the planning regime, including reforms being delivered through the Planning and Infrastructure Act, provide sufficient flexibility for energy generation projects co-located with data centres to be consented under either the NSIP or TCPA regime? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

- a) Please give reasons.

The reforms proposed would allow greater flexibility for energy projects co-located with data centres to be assessed under a single regime as deemed appropriate. It

would allow flexibility to make sure both parts of a project can be assessed under one regime and prevent disjointed assessment and delays.

- 196) Would raising the Planning Act 2008 energy generation thresholds for renewable projects that are co-located with data centres in England (for the reason outlined above) be beneficial? Yes/No**

- a) If so, what do you believe would be the appropriate threshold? Please provide your reasons.**

It would be beneficial for energy generation thresholds for renewable energy projects which are co-located with data centres to be increased. This would give the developer more certainty on how their project will be assessed and under which regime. It would also potentially give the LPA a greater role in decision making for these types of projects at a local level. However, resourcing and expertise would be potential issues. For example, making sure LPAs have the in-house resource and expertise to deal with larger projects coming through that would normally go through the NSIP regime. Currently the threshold is 50 megawatts in the Planning Act 2008, raising this to 75 megawatts might be a good incremental change that could be managed by LPAs. Raising any further could potentially double the size of the projects LPAs are used to, whereas 75 megawatts would be a more balanced / incremental increase.

- 197) Do you have any views on how we should define 'co-located energy infrastructure'? Please provide your reasons.**

In terms of a definition for 'co-located energy infrastructure,' it would be important that any definition require a single project approach with some explicit link between the two parts of the project. The proposal would have to demonstrate a direct and clear link, for example the same applicant/developer, physical proximity, power connection links, usability links, end user links, etc.

- 198) Do you think the renewable energy generation thresholds under Section 15 of the Planning Act 2008 for other use types of projects should be increased, or should this be limited to projects co-located with data centres? Yes/No**

- a) Please provide your reasons.**

Unsure – are views are explored in more detail below in Q199.

- 199) What benefits or risks do you foresee from making this change? Please provide your reasons.**

If the thresholds for all energy generation projects increased, it would certainly have repercussions on LPAs in terms of availability of resource and expertise. Benefits and risks are detailed below.

Benefits:

It could allow more decisions to go through the LPA at a local level, meaning greater community engagement and involvement, supporting ideals of localism.

It would allow greater flexibility and certainty for developers on the decision-making process and outcomes.

Risks:

As an authority with a high number of solar farm applications, there could be political sensitivities and community conflicts around such applications, especially if we see larger projects coming through at an LPA level, opposed to being NSIPS. The LPA would be at the coalface of this as decision maker on potentially larger projects.

This would have knock on impacts regarding appeals and the costs to LPAs involved in defending decisions.

If the thresholds were to be increased it would certainly raise questions of how LPAs can deal with larger schemes in terms of resource and if there is the in-house expertise required, or if there would be increased reliance on external consultants to support LPAs in determining larger scale projects at a local level.

- 200) Would you support the use of growth testing for strategic, multi-phase schemes?**
~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer.

Clauses can already be included in legal agreements to secure developer contributions which allow for a review period at certain stages/triggers. The use of growth setting at the outset has the potential to cause uncertainty of delivery of planning obligations and an underestimation of growth on behalf of developers. Applying/reviewing developer contributions at each stage of a phased development to ensure what is being requested is required at the time of the implementation of each stage, in a similar way to the application of CIL charges, would work for some contributions. However, this is likely to cause uncertainty for both developers and communities.

- 201) Would you support the optional use of growth testing for regeneration schemes?**
~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer

As explained in Question 200, the Council has similar concerns relating to uncertainty. However, it may be possible to demonstrate through growth testing that sites more likely to face viability challenges could provide planning obligations in the future which would be welcomed.

- 202) Do you agree greater specificity, including single figures, which local planning authorities could choose to diverge from where there is evidence for doing so, would improve speed and certainty?** ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer. If you agree, the government welcomes views on the appropriate figure – for example, whether 17.5% would be an appropriate reflection of the industry standard for most market-led development.

If clear expectations are provided up front, it would provide greater certainty for developers. However, 17.5% is high and 15% would be more appropriate based on the local context.

- 203) Are there any site types, tenures, or development models to which alternative, lower figures to 15-20% of Gross Development Value might reasonably apply?**

Affordable housing schemes

- a) Please explain your answer. The government is particularly interested in views on whether clarifying an appropriate profit of 6% on Gross Development Value for affordable housing tenures would make viability assessments more transparent and speed up decision-making.**

As set out in existing planning guidance, agree: *A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.* Setting an appropriate profit (6% suggested) on Gross Development Value for affordable housing tenures would make viability assessments more transparent and should speed up decision making.

- 204) Are there further ways the government can bring greater specificity and certainty over profit expectations across landowners, site promoters, and developers such that the system provides for the level of profit necessary for development to proceed, reducing the need for subjective expectations?**

Yes

- a) Please explain your answer.**

A policy that sets specific profit figures for certain types and scale of developments, including a clear set of criteria/thresholds. Outside of these criteria, room for divergence from a specific figure could then be allowed subject to evidence.

- 205) Existing Viability Planning Practice Guidance refers to developer return in terms a percentage of gross development value. In what ways might the continued use of gross development value be usefully standardised?**

There are currently multiple ways of calculation GDV – a standardised method could be adopted to provide consistency.

- 206) Do you agree there (sic) circumstances in which metrics other than profit on gross development value would support more or faster housing delivery, or help to maximise compliance with plan policy? ~~Strongly agree, partly agree,~~ **neither agree nor disagree**, ~~partly disagree, strongly disagree.~~**

- a) Please explain your answer.**

n/a

- 207) Are there types of development on which metrics other than profit on gross development value should be routinely accepted as a measure of return e.g. strategic sites large multi-phased schemes, or build to rent schemes?**

- a) Please explain your answer.**

No answer proposed.

208) Do you agree that guidance should be updated to reflect the fact a premium may not be required in all circumstances? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) In what circumstances might a premium, or the usual premium, not be required?

No answer proposed.

b) What impact (if any) would you foresee if this change were made?

No answer proposed.

209) Do you agree that extant consents should not be assumed to be sufficient proof of alternative use value, unless other provisions relating to set out in plans are met? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer.

For the reasons set out in the consultation document – extant planning consents for an alternative use could potentially drive-up land values artificially. As a result, there's a risk of contributions being negotiated down.

210) If extant consents were not to be assumed as sufficient proof of alternative use value, should this be at the discretion of the decision-maker, or should another metric (e.g. period of time since consent granted) be used? ~~Decision maker discretion / Another metric / Neither~~

a) If another metric, please set out your preferred approach and rationale.

If an alternative metric e.g. period of time since consent granted it should be supported by details of how the site was marketed.

211) What further steps should the government take to ensure non-policy compliant schemes are not used to inform the determination of benchmark land values in the viability assessments that underpin plan-making?

The existing PPG guidance works relatively well but bringing into policy would strengthen it.

212) Do you agree that the residual land value of the development proposal should be cross-checked with the residual land values of comparable schemes; to help set the viability assessment in context. ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please explain your answer.

It is difficult to see how this would work in practice, especially in a rural context where the pool of comparable schemes is likely to be very limited. It may prove more of a hinderance than a help.

213) Do you agree that a 2.5-hectare threshold is appropriate? ~~Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.~~

a) Please provide your reasons, particularly if you disagree.

n/a

214) Do you agree that a unit threshold of between 10 and 49 units is appropriate? **Strongly agree**, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

n/a

215) Do you foresee risks or operability issues anticipated with the proposed definition of medium development? **Yes/No**.

The potential for sites to be subdivided to seek the benefits of medium sized development rather than an entire site being delivered as a large site and planned holistically.

216) If so, please explain your answer and provide views on potential mitigations.

217) Do you have any views on whether the current small development exemption should be extended to cover a wider range of sites – indicatively to sites of fewer than 50 dwellings, or fewer than 120 bedspaces in purpose-built student accommodation?

a) Please provide your reasons.

No answer proposed

218) If the exemption were to be extended, do you have any views on whether the development of 120 purpose-built student accommodation bedspaces is an appropriate equivalent to a development of 50 dwellings for the purposes of the levy exemption?

a) Please provide your reasons.

No answer proposed

219) If the exemption were to be extended, do you have any views on whether the exemption should be based solely on the existing metrics (dwellings/bedspaces) or whether there should also be an area threshold.

No answer proposed

220) If you do have views on possible changes to the small developments levy exemption, please specify the potential impact of the possible change of the levy exemption on people with protected characteristics as defined in section 149 of the Equality Act 2010.

No answer proposed

221) What do you consider to be the potential economic, competitive, and behavioural impacts of possible changes to the levy exemption? Please provide any evidence or examples to support your response.

No answer proposed

222) Do you agree with the proposal to extend the Permission in Principle application route to medium development? **Strongly agree**, partly agree, neither agree nor disagree, **partly disagree**, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

PIPs are very controversial and involve a lot of work already. It can often give agents/landowners false hope of development which can fail due to technical matters at the next stage.

- 223) Do you have views about whether there should be changes to the regulatory procedures for these applications, including whether there should be a requirement for a short planning statement?**

Yes, additional information should be submitted, statement, ecology, highways especially, and allow decision makers to consider more and the fee should be proportionate to the work required.

- 224) Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic?**

- a) If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how.**

The integration of policy for Travellers into the NPPF is welcomed however longstanding issues relating to the failure of the land market to meet GRT community needs continue to exist.

- 225) Is there anything that could be done to mitigate any impact identified?**

The Council would welcome support and investment from the Government in this area of policy.

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