

TRUSTEE BOARD OF GILSTRAP AND WILLIAM EDWARD KNIGHT CHARITIES
4 MARCH 2021

LAND OFF CEDAR AVENUE/LINCOLN ROAD, NEWARK - UPDATE

1.0 Purpose of Report

- 1.1 To consider the various options for the future of the land owned by the Trust at Cedar Avenue, Newark including an alternative proposal received to develop the site as a 'Children's Wood and Wildlife Meadow'.

2.0 Background

- 2.1 At the last meeting of the Trustee Board on 2 October 2020, Members considered future options for the land owned by the Gilstrap Charity at Cedar Avenue, Newark. The land is currently used as non-designated open space and the siting of a multi-use games area but is included within the Council's Allocations DPP for residential development to provide 24 dwellings with retention of on-site public open space.
- 2.2 It was noted that a proposal to develop the site into a 'Children's Wood and Wildlife Meadow' had also been received from the Winthorpe Estate Residents Group. The Board agreed that consideration of the options detailed in the report (a copy of which is appended for Members ease of reference – as **APPENDIX ONE**) for the future use, retention or disposal of the land off Cedar Avenue/Lincoln Road, Newark - should be deferred pending all members receiving refresher training on the Council's role and responsibilities as Charity Trustee. This training has been unavoidably delayed but is now arranged to take place on 25 February 2021. Concern was also expressed in relation to receiving the proposal from the Winthorpe Residents' Group as its members were anonymous.

3.0 Children's Wood and Wildlife Meadow' Proposal

- 3.1 A revised proposal has now been received from four local residents, who have formed themselves into "The Gilstrap Charity Children's Wood and Wildlife Meadow Committee" (GCWWM Committee). The residents have identified themselves and their Chairman has indicated that they are keen to meet with the Trustee Board Members to discuss their proposal for the land at Cedar Avenue. A copy of the revised version of the proposal is appended to this report as **APPENDIX TWO**.
- 3.2 The GCWWM Committee have pointed out that they are not affiliated, associated, or in any way connected to the administration of "Winthorpe Estate Residents' Group" or for that matter any local social media groups, organisations or associations. They are simply a group of residents that are focussed on retaining the site as green open space for the benefit of the local residents.
- 3.3 Clearly if the Board wishes to consider this proposal further, then it is suggested that engagement with the GCWWM Committee would be essential and more investigation, time and thought would need to be given to ascertain accurate costings.

3.4 There are also two other aspects of the proposal that would require careful thought by the Board, given its obligations as Trustee. These relate to the suggestion that the Charity protect the land through a Deed of Dedication with Fields in Trust, which would effectively preserve the land as amenity land in perpetuity, and to create a public right of way over the land. Both of these matters would need to be considered by the Trustee Board as to whether they would be in the best interests of the Charity.

4.0 Financial Comments (these have been repeated from the previous report dated 02.10.20)

4.1 As per the previous report to the Board, there are potentially three options for the piece of land: the continued sale of the development site; its retention by the Charity for its current use; or disposal to another public body or organisation to retain as amenity field and public open space. The first option will gain a significant capital receipt. The second and third options will require further exploration and negotiations and agreements before the financial information can be fully identified and reported.

5.0 RECOMMENDATION

That the Board consider the various options for the future use, retention or disposal of the land off Cedar Avenue/Lincoln Road, Newark, including the alternative proposal put forward for the development of the site as a Children's Wood and Wildlife Meadow.

Reason for Recommendation

To consider the best option for the future of the land at Cedar Avenue/Lincoln Road for the interests of the Gilstrap Charity.

Background Papers

None

For further information please contact Karen White on Extension 5240.

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