

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, 14 October 2025 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)
Councillor R Cozens, Councillor L Brazier, Councillor S Forde, Councillor C Penny, Councillor P Taylor and Councillor J Kellas

ALSO IN ATTENDANCE: Councillor N Allen, Councillor I Brown, Councillor J Hall and Councillor P Rainbow

APOLOGIES FOR ABSENCE: Councillor S Crosby

304 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.

305 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

Councillors J Kellas and P Taylor declared Other Registerable Interests in Agenda Item No. 7 - Newark Towns Deal Project Updates as Newark Town Councillors.

Councillor L Brazier declared an Other Registerable Interest in Agenda Item No. 8 - Sherwood Levelling Up Fund Programme Update as an Ollerton & Boughton Town Councillor.

Sanjiv Kohli declared an interest in Agenda Item No. 12 - HRA Development Programme - Acquisition of S106 Homes at Rainworth as a Director of Arkwood Developments.

306 MINUTES FROM CABINET MEETING HELD ON 9 SEPTEMBER 2025

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

307 14 MARKET PLACE, NEWARK

Agreed that this item be deferred to a future meeting of the Cabinet.

308 NEWARK TOWNS DEAL PROJECTS UPDATE (KEY DECISION)

The Business Manager - Economic Growth & Visitor Economy presented a report which provided an update on the local delivery of Towns Deal programme and the progress made in relation to the remaining and completed scheme projects. It was reported that the government had announced the shift from Towns Deal as known to date, to become part of the new 'Local Regeneration Fund' and updates were provided on three projects that were underway, Castle Gatehouse, 32 Stodman Street and Newark Cultural Heart.

In respect of Newark Cultural Heart, there was an additional £40,000 revenue budget requirement to facilitate and conclude the final stage of designs. In evolving the design recommendations, the Town Council had agreed to a revised market layout accommodating 45 semi-permanent market stalls with flexibility to increase this number with pop-up stalls. In addition the Town Council were to seek to relocate the market for 12 months to allow the Market Place scheme to be implemented.

AGREED (with 6 votes for and 1 abstention) that Cabinet:

- a) note the updates associated with the Towns Deal projects, including the revised scheme name of the 'Local Regeneration Fund', as detailed in 1.3 of this report;
- b) approve an additional revenue budget of £40,000 funded by the Change Management Reserve, towards the design phase of the Newark Market Place improvement scheme (Newark Cultural Heart), as detailed in paragraph 2.10 of this report; and
- c) approves delegated authority for the Deputy Chief Executive / Director – Resources in consultation with Council's Director - Planning & Growth, for the Council to enter into a varied or new lease agreement via a surrender and regrant with Newark Town Council, as detailed in paragraph 2.14 of the report.

Reasons for Decision:

To ensure Members are aware of the recent updates and developments associated with the Towns Deal programme, and to support the progression of remaining and live schemes.

Options Considered:

It remains an option for the Council to decline to participate within the remaining activity associated with the Towns Deal scheme (or newly re-named Local Regeneration Fund), refusing to accept grant funding and deliver final projects. This approach is not recommended as it would represent a missed opportunity to deliver transformative change within Newark.

309 SHERWOOD LEVELLING UP FUND (LUF) PROGRAMME UPDATE (KEY DECISION)

The Economic Development Grants & Programmes Manager and Regeneration Project Delivery Manager presented a report which provided an update on the Sherwood Levelling Up Fund 3 programme and proposed key recommendations to enable the ongoing delivery of the Ollerton and Clipstone regeneration projects.

In respect of Ollerton it was reported that the regeneration scheme had progressed through RIBA Stage 3 Developed design stage, ready to submit for planning application in October 2025 following the full business case approval. The report referred to the acquisition of the Forest Centre and the involvement of Ollerton & Boughton Town Council in the project.

In respect of Clipstone, it was reported that the regeneration scheme continued to operate in 3 core phases, commercial units at the Clipstone Holdings site, an enhanced sports and leisure facility and an improved educational and visitor offering at Vicar Water Country Park. An update was provided on each of these phases.

AGREED (unanimously) that Cabinet:

- a) notes the updates associated with the LUF 3 programme including the revised name of 'Local Regeneration Fund', as detailed in 1.4 of the report;

Ollerton Project

- b) approves a budget to be added to the Council's Capital Programme in 2025/26 to finance the acquisition of the Forest Centre unit, funded by UK Shared Prosperity Fund grant, and LUF 3 grant, in advance of securing planning permission and Full Business Case (FBC) approval, as noted in paragraphs 1.11 and 1.12 of the report. In addition, a revenue budget of £40,000 was required to retain the unit until demolition. The full costings are contained within the Exempt Appendix;
- c) to delegate the finalisation and execution of the Agreement for Lease (and any other associated legal contracts required) with Ollerton and Boughton Town Council, in advance of securing planning consent, but upon completion of Heads of Terms, to the Director - Planning & Growth, as noted in paragraph 1.15 and 1.16 of this report;
- d) approves a commitment to the Change Management Reserve of £1,225,000 and £105,000 from Capital Receipts towards the Ollerton Regeneration scheme, in accordance with paragraph 1.17; and
- e) approves a budget of £682,746 to be added to the Capital Programme in 2025/26, financed by LUF 3 grant, to fund RIBA 4 activities, in advance of securing planning consent and finalisation of legals, but following FBC approval, as noted further in paragraph 1.20.

Reasons for Decision

To ensure Members are aware of the recent updates and developments associated with the LUF 3 programme, and to enable ongoing progression of the Ollerton scheme for delivery within potential Government timescales. Without access to further funding, there is an elevated risk that the project is unable to meet spend timescales detailed within this report.

Options Considered

It remains an option for the Council to refuse to accept any future grant towards the scheme or decide not to proceed with programme delivery. This approach is not recommended as it would represent a missed opportunity to deliver genuine and impactful transformative change in the communities of Ollerton and Clipstone.

Without the establishment of further budgets for Ollerton in advance of planning approval and FBC approval, delivery risk is elevated, particularly regarding LUF funding timescales. This would result in the potential loss of community and partnership momentum, and increased costs due to further delays.

310 NOTTINGHAMSHIRE & NOTTINGHAM LOCAL NATURE RECOVERY STRATEGY (LNRS) - FINAL FOR PUBLICATION (KEY DECISION)

The Business Manager - Planning Policy & Infrastructure presented a report which informed the Cabinet of the County Council's response to the consultation response submitted in respect of the Local Nature Recovery Strategy. The consultation response approved by the Cabinet on 10 June 2025 highlighted there were still areas of concern, and these had been addressed by the County Council as set out in the report.

It was considered that whilst there were still concerns regarding the implementation of the Strategy and its potential effects on workload when reviewing biodiversity net gain calculations, they were not sufficiently material to justify an objection to the final Strategy being published.

AGREED (unanimously) that:

- a) the Council raises no objection to the proposed Nottinghamshire & Nottingham Local Nature Recovery Strategy being published; and
- b) officers prepare any guidance necessary regarding usage of the LNRS in relation to planning development and the preparation of biodiversity net gain assessments.

Reasons for Decision

Officers consider that the LNRS proposed for publication is sufficiently acceptable and when published will be a consideration when plan making and therefore has relevance in respect of Ambition 6 of the Community Plan.

Options Considered

None, as a Supporting Authority it is considered important that the Council informs the County Council's LNRS team whether it intends to object or not to the publication of the LNRS.

311 GREEN GATEWAYS UPDATE

The Director - Communities & Environment presented a report which updated the Cabinet on the 'Green Gateways' pilots undertaken in 2025 and made a proposal to successfully deliver more sites in the District.

Options to explore green gateways were part of the Community Plan and aimed to enhance the natural environment at entrances into towns and villages to increase biodiversity and improve residential and visitor wellbeing. The report gave an overview and key learning from the three pilot schemes undertaken in Bilsthorpe, Blidworth and Boughton and set out proposals for progressing the initiative into other parts of the District.

AGREED (unanimously) that Cabinet:

- a) note the findings and lessons learned from the pilot initiative to green entrances and exits to towns and villages in Newark & Sherwood in line with the aspiration set out within the Community Plan;
- b) agree that officers try to identify a further five towns and parishes for inclusion in the initiative in 2025/26 and in subsequent years through to Local Government Reorganisation in 2028;
- c) agree that Newark & Sherwood District Council will absorb the labour costs for the planting initiatives within existing resources, but costs associated with the purchase of plants, seed and bulbs is met by the Town and Parishes, as well as the cost of their future maintenance either via the Town and Parish or VIA; and
- d) give approval for one-off costs of £8,606 to fund a rotavator and bowser be agreed, as well as an annual cost of £1,034 for access to a water rental, with both to be from within the Environmental Services budget, to enable future delivery of the project.

Reasons for Decision

The pilot scheme demonstrated that green gateways with wildflowers will enhance biodiversity in towns and villages in line with the Community Plan, but ongoing success depends on having appropriate resources and a commitment to a future maintenance plan.

Options Considered

Not to proceed with the full scale roll out of the Green Gateways Project.

312 YORKE DRIVE REGENERATION PROJECT UPDATE (KEY DECISION)

The Regeneration Project Delivery Manager presented a report which provided an update on the progress of the Yorke Drive regeneration project and sought the necessary approvals to enable the project to progress into the next phase of delivery. The report focused on the project progress since February 2025 and the full approvals required for the full execution of the programme of moving and rehousing of tenants and residents, the 'decant programme' to enable project delivery. The report set out the position with affected residents and the Compulsory Purchase Order process.

AGREED (unanimously) that Cabinet approve delegation to the Director - Housing, Health & Wellbeing to:

- a) exercise the Council's powers pursuant to Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order (CPO) in order to acquire such interests and rights in or over the land shown edged red on the plan at Appendix A (the "Land") or any part of the Land required in order to facilitate the Yorke Drive Regeneration project (the "Scheme");

- b) acquire all interests within the Land as may be necessary to facilitate the Scheme, either by agreement or compulsorily; including entering into negotiations and arrangements with any third parties for the acquisition of their land interests; and
- c) take all steps incidental, conducive or consequential to the making of, confirmation and implementation of the CPO or to the voluntary acquisition of the Land or any part it including (but not limited to):
 - 1. making further amendments to the draft Statement of Reasons;
 - 2. issuing and serving all required notices (including press, site, and individual notices);
 - 3. the preparation and presentation of the Council's case at any future local public inquiry;
 - 4. approving the terms for the acquisition of legal interests in the Land
 - 5. approving agreements with landowners setting out the terms for the withdrawal of any objections to the CPO including (but not limited to) the exclusion of land from the Order
 - 6. the payment of compensation and dealing with any blight notices served in connection with the CPO
 - 7. making any necessary additions, deletions, or amendments to the Land and to seeking any necessary modifications to the CPO and any CPO maps; and
 - 8. in the event the order is confirmed, publishing and serve notices of confirmation of the Order and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire the Land or any part of it.

Reasons for Decision

To enable the programme of moving and rehousing of tenants and residents to be fully executed, in line with the Council's ambition to fully transform the Yorke Drive estate and Lincoln Road playing fields.

Options considered

Alternative options have been considered to negate the need for a CPO, as detailed below, but have been discounted:

- 1) To enhance the incentives to remaining homeowners to reach a voluntary sale would cause inconsistencies with the Council's previous and live acquisitions of other privately owned properties.
- 2) The retention of individual properties within the scheme would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the wider regeneration benefits of the proposals.

- 3) The option to 'do-nothing' is no longer feasible, due to the contractual commitments to ensure the programme is delivered on time. Failure to move out existing residents, including the private homeowners, may result in financial penalties and project delays for the Council.

(Councillor Cozens left the meeting during the consideration of this item).

313 HRA DEVELOPMENT PROGRAMME - ACQUISITION OF S106 HOMES AT RAINWORTH (KEY DECISION)

The Business Manager - Healthy Places presented a report which set out the business case for the acquisition of twenty S106 housing units at Rainworth. The Council had been approached by Arkwood Developments with an opportunity to purchase off-plan, twenty of the S106 properties to be delivered by the company at Rainworth. The report and exempt appendix set out the business case for the acquisition of those properties. The report demonstrated that there was demand for the units in question, that it provided value for money and that there was a strategic justification for the Council intervening in this particular development.

AGREED (unanimously) that Cabinet:

- a) approve the Business Case for the acquisition of 20, S106 properties at Rainworth from Arkwood Developments Ltd;
- b) approve that delegated authority be granted to the Director - Housing, Health & Wellbeing, in consultation with the Portfolio Holder for Housing, to finalise terms (including, but not limited to property type and specification) and enter into contract with Arkwood Developments Ltd. for the purchase of 20 x S106 properties on the terms set out in exempt Appendix 1; and
- c) approve that the Capital programme for Phase 6 of the new build programme is increased by £200,000 to £11,150,000 financed as shown in the table at 3.3 of the report.

Reasons for Decision

This recommendation aligns with the Council's ambition to increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.

The recommendation also supports the Council's Commercial Strategy 2022-26 through the support of its Arm's Length Development Company.

Options Considered

The alternative option is to not purchase the S106 properties from Arkwood Developments Ltd. This alternative has been discounted further to the rationale set out in the business case, section two of this report.

Meeting closed at 7.20 pm.

Chair