

## **Report to Portfolio Holder for Growth and Regeneration**

**Subject:** Ambition Arnold, RIBA Stage 02 public consultation

**Date:** 20<sup>th</sup> of May 2025

**Author:** Assistant Director of Housing, Growth and Regeneration

### **Wards Affected**

All

### **Purpose**

To seek approval to undertake public and stakeholder consultation to inform the development of Ambition Arnold's RIBA Stage 02 plans for Arnold North.

### **Key Decision**

No

### **Recommendation(s)**

#### **THAT:**

- 1. Public and stakeholder engagement be undertaken to support the development of Ambition Arnold's RIBA Stage 02 plans for a new arts centre (including a theatre) leisure centre and library for Arnold North.**

## **1 Background**

- 1.1 In 2022 the Council approved a budget of £200,000 to support the development of a town centre masterplan and feasibility works, branded Ambition Arnold.
- 1.2 The approval was based upon the understanding that to address the issues of decline in Arnold town centre a strategic masterplan was required on which a robust scheme for improvements could be based that are deliverable and commercially and economically viable. The strategic plan providing a framework for future development and leveraging funding and investment.

- 1.3 In November 2023, the Council was successful in securing an additional £150,000 One Public Estate Programme 10 funding to extend and support the wider Ambition Arnold project.
- 1.4 In 2023 the Council appointed through the SCAPE framework, Wilmott Dixon to undertake the Ambition Arnold masterplan and relevant feasibility works to RIBA 2.
- 1.5 Wilmott Dixon's supply chain includes Leonard Design Architects who have been appointed to undertake a masterplan exercise. RIBA stage 02 drawings focussing on plans for a new arts centre (including a theatre) leisure centre and library are being finalised in preparation of the public and stakeholder consultation.
- 1.6 Ambition Arnold's Visionary Masterplan was approved by Cabinet on the 12th of December 2024. Work is underway to develop and complete a viable business case for the north of Arnold Town Centre.

## **2 Proposal**

- 2.1 It is proposed that approval is given to undertake public consultation on Ambition Arnold's RIBA Stage 02 plans for Arnold North. The consultation will inform the final masterplan document that will be presented to Cabinet later in the Autumn 2025.
- 2.2 An Equalities Impact Assessment has been undertaken to inform the engagement approach (Appendix 1). This approach will include ensuring that RIBA stage 02 plans will be available to the public and stakeholders both online and at drop-in events at both the Arnold Library and at the Arnold Summer Fair during June 2025.
- 2.3 A web page will also be made available to the public with an opportunity to submit opinions online or via a paper option including large print.
- 2.4 The Council is also intending to use established forums to update stakeholders and other groups such as the Youth Council, Seniors Group, Developers Forum, Gedling Business Partnership, South Place Based Partnership, etc.

## **3 Alternative Options**

### **3.1 Do Nothing**

The Council has the option of not undertaking consultation to inform the development of Ambition Arnold's RIBA Stage 02 plans for Arnold North. However, this option has been rejected. The doctrine of legitimate expectation would apply, this common law principle requires consultations in cases where people have come to legitimately expect a process of consultation. A failure to undertake consultation could be grounds for a judicial review should a public consultation not take place. The Council is also governed by section 3 of the Local Government Act 1999 which requires consultation where a decision relates to service provision at the earliest opportunity.

## **4 Financial Implications**

- 4.1 The cost of the consultation materials is within budget and included in the Wilmott Dixon's contract that includes display boards and materials.

## **5 Legal Implications**

- 5.1 Engagement with the local community and those who use the local community where the authority is considering future change to the services and use of the local area are likely to fall within the requirement of consultation through legitimate expectation. In addition, there is a requirement under section 3 (2) to undertake consultation when reviewing service provision and economic impacts at the earliest opportunity. The latter is a required function and requires consultation in a manner as prescribed by law.
- 5.2 Consultation should be undertaken properly and should ensure the process is fair and considered. The principles of consultation should be followed ensuring the consultation is clear, concise, for a specified period, targeted, evaluated and the results communicated back to the community. Where consultation is not undertaken properly the Council could be open to challenge by means of Judicial Review.

## **6 Equalities Implications**

- 6.1 An Equality Impact Assessment has been completed to ensure that the consultation is inclusive to all groups.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 A Carbon Impact Assessment has been completed. The consultation wherever practical will use online materials and feedback options to minimise waste and carbon emissions.

## **8 Appendices**

- 8.1 Appendix 1 - AA Riba 02 EIA

- 8.2 Appendix 2 - AA Riba 02 CIA

## **9 Background Papers**

- 9.1 Ambition Arnold Visionary Masterplan Cabinet Report
- 9.2 Leader Decision - Arnold Town Masterplan

## **10 Reasons for Recommendations**

- 10.1 The Council is seeking the views of residents and stakeholders to inform the development of an Arnold town masterplan. The masterplan is to provide a framework for regeneration, investment and funding for the future that can support the long-term sustainability and prosperity of the town.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**