

When telephoning, please ask for: Helen Tambini
Direct dial 0115 914 8320
Email democraticservices@rushcliffe.gov.uk

Our reference:

Your reference:

Date: Wednesday, 13 May 2026

Record of Decisions taken by Cabinet – Tuesday, 12 May 2026

At a meeting of the Cabinet held on Tuesday, 12 May 2026 the following decisions were reached on the items listed in the attached schedule.

The implementation of any key decisions are suspended until the call-in period has expired without a call-in being validly invoked.

Under the Rushcliffe Borough Council Constitution, call-in is available in respect to key decisions only.

The call-in deadline for any key decisions contained in this Decision Notice is before the end of the working day on Thursday, 21 May 2026. Subject to any call-in request being received, all the decisions will be actioned after Thursday, 21 May 2026.

Any Member of the Council shall be entitled to call for a decision to be suspended. To effect the call-in procedure, the appropriate form should be completed and returned to the Chief Executive by the end of the working day on Thursday, 21 May 2026.

NON-KEY DECISIONS

EAST MIDLANDS FREEPORT CHANGE OF ACCOUNTABLE BODY

It was RESOLVED that:

- a) the transfer of accountable body status for the East Midlands Freeport (EMF) from Leicestershire County Council (LCC) to the East Midlands Combined County Authority (EMCCA) be approved;
- b) EMCCA becoming a founder member of the East Midlands Freeport be agreed; and
- c) the necessary changes to the governance documents be agreed, to enable this transfer to take place in accordance with the principles set out in this report.

REASON FOR DECISIONS

This path is preferred, as it allows for the necessary transfer of responsibilities, while limiting changes to the governance documents to administrative matters, thus preserving the integrity and stability of the existing arrangements. The Chief

Executive is the designated member representative of the EMF. This proposal changes the principles on which EMF was founded when it agreed to join the company. It is, therefore, appropriate for Cabinet to consider any changes to those arrangements.

RATCLIFFE ON SOAR POWER STATION LOCAL DEVELOPMENT ORDER – AMENDMENT

It was RESOLVED that:

- a) the consultation representations received on the proposed amendments to the Ratcliffe on Soar Local Development Order be noted;
- b) the proposed amendments to Ratcliffe on Soar Local Development Order in accordance with Schedule 4A(3) of the Town and Country Planning Act 1990 (as amended) be approved; and
- c) the Director – Development and Economic Growth or Assistant Director of Planning be granted delegated authority to incorporate the approved amendments into the Ratcliffe on Soar Local Development Order and publish the amended Local Development Order.

REASON FOR DECISIONS

The proposed Local Development Order (LDO) amendments are to respond to changing economic and national policy circumstances regarding data centres; to allow greater flexibility to bring about appropriate environmental mitigation works; and to address limitations within the LDO condition relating to Local Labour Agreements.

The key issue with the LDO at present is that, whilst it identifies data centres as an appropriate use on site, by restricting their delivery to the northern part of the site only, it is not possible to accommodate a major data centre on any part of the site in the short term. This is because the northern part retains the power station buildings, which first need to be demolished, and British Gypsum is seeking to bring forward an open cast gypsum mine on the north east part of the site, having now secured planning consent. By comparison, the southern site is less constrained and development on this land can be brought forward more quickly. An amendment to the LDO to allow data centres on the southern part of the site would therefore enable both the site overall and the LDO's planning framework to respond to major data centre opportunities and initiatives arising now or in the near future.

The reason for commencing the LDO amendment ahead of the three year review and to specifically include data centres on the land to the south of the A453 is due to the East Midlands Combined County Authority (EMCCA) submitting a bid for an AI Growth Zone to Government.

Cabinet deferred the report from the previous meeting to further consider concerns raised regarding the future comprehensive redevelopment of the whole site. Positive

discussions have taken place with the land owner, Uniper, who have confirmed the following:

- Substantial progress has been made on decommissioning to enable safe demolition of the power station to begin, with the company continuing to work proactively with regional partners and stakeholders to resolve remaining redevelopment constraints and accelerate the holistic redevelopment of the site.
- Further to this, Uniper has advised that contractual negotiations for the demolition project are progressing positively with the necessary consents and internal approvals now in place; and that Uniper is working at pace to successfully conclude contract negotiations and address the outstanding planning conditions to allow work to proceed. Uniper expect to be able to confirm this in the coming weeks.

Cabinet is asked to consider this key milestone of Uniper's commitment to invest in extensive decommissioning and demolition works on the northern part of the site, enabling it to come forward and support the wider region's objectives for inward investment and job creation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Pregon'.

Sara Pregon
Monitoring Officer