

**CABINET
5 OCTOBER 2021**

**LAND AT FAVERDALE / BURTREE GARDEN VILLAGE
FEASIBILITY WORK**

**Responsible Cabinet Member –
Councillor Alan Marshall, Economy Portfolio**

Responsible Director – Ian Williams, Chief Executive

SUMMARY REPORT

Purpose of the Report

1. The purpose of this report is to seek approval for feasibility funding to engage the services of Esh Homes Limited to help facilitate an early planning application for the Council owned land shown on the attached plan at **Appendix 1** and incur the associated costs.

Summary

2. At the meeting of Cabinet on 11 July 2017, the Council's land, circa 27 Ha (67 acres) as shown on Appendix 1, was declared surplus to requirements. Work is ongoing to bring this site forward for development and it is envisaged a detailed report will be prepared for Cabinet once the feasibility work has been completed.
3. The Council land forms part of the Burtree Garden Village. Since July 2017, several actions have been completed including the development of a Masterplan Visioning Document and the agreement of a Design Code for the overall development. Burtree Garden Village forms an important part of the Council's Local Plan which is currently progressing through Examination in Public.
4. The intention is for a Joint Venture company to be formed to develop the Council owned land, as shown on the plan at **Appendix 2** and further proposals about this will be brought to Cabinet in due course. To facilitate this development there are several surveys and pieces of feasibility work that will be required to be carried out on the land. The feasibility works will be procured by Esh Homes Limited and the Council in compliance with the Council's procurement procedures.
5. The schedule forming the feasibility work are set out in **Appendix 3** to be considered in Part III of the report.

Recommendations

6. It is recommended that Cabinet:
 - (a) Approves the costs identified in Appendix 3 of the report and authorises the release of the funding necessary to appoint Esh Homes Ltd and for the Council to undertake the feasibility work required to submit a planning application. The costs to be funded from the Council's Investment Fund.
 - (b) The Assistant Director – Law and Governance be authorised to execute the necessary documents to facilitate future development.

Reasons

7. The recommendations are supported by the following reasons: -
 - (a) To provide a site capable of contributing to the delivery of new Housing and other affordable/social homes to satisfy the Borough's housing need.
 - (b) To achieve a capital receipt for the Council and increased Council Tax receipts from new homes.

Ian Williams
Chief Executive

Background Papers

No background papers were used in the preparation of this report.

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S17 Crime and Disorder	The report has no implications for crime and disorder
Health and Well Being	The report has no implications for health and well being
Carbon Impact and Climate Change	There is potential for any new Building to be easily accessible by sustainable transport modes which will help ensure the carbon footprint of the development is acceptable.
Diversity	No implications
Wards Affected	Brinkburn and Faverdale
Groups Affected	All
Budget and Policy Framework	The resolutions in this report will not make changes to the Budget and Policy framework.
Key Decision	No
Urgent Decision	No
Council Plan	This will help support facilitating development and economic growth for Darlington
Efficiency	The workload resulting from the recommendations in this report assumes resources at existing levels.

MAIN REPORT

Information and Analysis

8. The Council's land amounting to approximately 27 HA (67 acres) as shown at Appendix 1 currently forms part of the wider Burtree Garden Village proposals that are currently being considered as part of the Local Plan process.
9. As part of the Burtree Garden Village development discussions are ongoing between the Council and Homes England (who own adjoining land) to finalise a planning application for the site. Homes England are planning to submit a planning application (expected January 2022) which will include part of the Council's land that Esh/JV would develop as shown at Appendix 2.
10. It is proposed that Esh Homes Limited be appointed to undertake feasibility work in respect of the Council's land for the proposed residential development as part of the first phase of Burtree Garden Village.
11. Subject to planning, the draft scheme as outlined at Appendix 2 would provide approximately 188 new homes. Currently comprising of:
 - (a) 76 detached homes
 - (b) 82 semi-detached homes
 - (c) 30 terrace homes

Finance Implications

12. It is proposed that the feasibility works to be undertaken by Esh Homes Limited and the Council as set out in Appendix 3 are to be funded from the Council's Investment Fund and repaid from future capital receipts as the site is developed.

Procurement Implications

13. All procurement activity will be undertaken in accordance with DBC's Contract Procedure Rules and the Public Contract Regulations.