

17 September 2012**Agenda Item: 11(a)****REPORT OF THE CORPORATE DIRECTOR****COMMERCIAL SITE, TOP WIGHAY FARM, ANNESLEY ROAD, HUCKNALL –
SELECTION OF PREFERRED DEVELOPER****Purpose of the Report**

1. To seek approval to the appointment of a preferred development partner to work with the Council to bring forward part of the commercial development site at Top Wighay Farm, Hucknall, in order to allow for a period of exclusive negotiation with the preferred developer.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the confidential Exempt Appendix.
3. The County Council own land at Top Wighay Farm, Annesley Road, north of Hucknall totalling some 157 acres. A large part of that site is identified in the Gedling Core Strategy as being a site capable of development, principally for housing. Part of the site [16.26 acres] is identified as having potential for commercial [business] / employment generating] uses.
4. Discussions have been held with a number of potential development partners to work with the County Council in bringing forward part of the commercial site [see plan] for planning approval and development, in line with the Core Strategy. This Report details the steps undertaken by the Council and its agents to secure a potential development partner and makes recommendations as to the selection of a "preferred development partner" with whom it is proposed to conduct detailed and exclusive negotiations.
5. The selection process, and submissions by potentially interested development partners, contains matters, which are deemed to be extremely commercially sensitive to both the Council and the prospective development partners. Therefore,

this commercially sensitive information is contained within the confidential Exempt Appendix to the Report.

6. The Council's external professional advisers [Jones Lang Lasalle] invited expressions of interest from a range of developers experienced in this type of development. Those expressing interest were then invited to submit detailed propositions outlining their scheme proposals, indicative land bids, cost assumptions and planning and highways strategies.
7. In total, 4 parties submitted detailed proposals and these have been the subject of detailed scrutiny. The party who is recommended for selection as preferred developer is considered to represent the best value to the County Council having regard to *all* of the following:-
 - Potential land proceeds
 - Quality of scheme
 - Costing assumptions
 - Appreciation of planning and environmental issues and strategy for pursuing solutions
 - Proposed highways solutions
 - Commitment to working in partnership with the County Council to deliver the scheme
 - Quality of professional appointments [especially Planning consultants, which will be a key success driver]
 - Previous track record in delivering similar schemes
8. If the proposed development partnership is successful in securing detailed planning consent for the development of the commercial site, this will result in the creation of several hundred new jobs in the area, together with construction jobs during development

Other Options Considered

9. These are detailed in the confidential Exempt Appendix.

Reason/s for Recommendation/s

10. The Report identifies a party who is considered to represent the best development partner for the Council, having regard to scheme content, financial proposition, understanding of the planning and other considerations of the site, and "track record" in delivering this type of development.

Statutory and Policy Implications

11. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights,

the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval be given to the appointment of a preferred development partner as set out in the confidential Exempt Appendix and a further report will be presented at a future meeting seeking approval to the detailed terms of the proposed conditional land sale, and strategy for future disposal of the allocated housing sites.

**IAN BREARLEY
ESTATES SPECIALIST**

For any enquiries about this report please contact: IAN BREARLEY 07775 541641

Constitutional Comments (SSR 6/8/12)

12. The recommendation falls within the scope of decisions that may be approved by the Finance and Property Committee.

Financial Comments (CS 22/08/12)

13. There are no costs arising directly from appointing the "preferred" development partner. The costs incurred on planning application(s) would be borne by the partner and would be reflected in any agreement accordingly. Ultimately, this development should lead to significant capital receipts that may be realised over a period of time, which in turn could be used to fund NCCs capital programme.

Background Papers

14. Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972: None

Electoral Division(s) and Member(s) Affected

15. Ward(s): Newstead
Member(s): Cllr Chris Barnfather

File ref.: /IB/SL/
SP: 2289
Properties affected: 00077 - Top Wighay Farm

