

WEST NORTHAMPTONSHIRE COUNCIL CABINET

16TH JANUARY 2024

CABINET MEMBER FOR FINANCE: COUNCILLOR MALCOLM LONGLEY

Report Title	Disposal of former Collingtree Smallholding, Watering Lane, Collingtree
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List of Approvers

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Other Directors	Stuart Timmiss – Executive Director Place, Environment and Economy	03/01/2024
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Communications Lead/Head of Communications	Craig Forsyth	05/01/2024

List of Appendices

None

1. Purpose of Report

- 1.1 To seek authority to dispose of the former Collingtree Smallholding off Watering Lane, Northampton by way of a public works concession contract (“PWCC”) to secure a series of assets for the Council’s policy goals and service delivery.

2. Executive Summary

- 2.1 West Northamptonshire Council holds the freehold interest of the former Collingtree Smallholding site which extends to approximately 27 acres (11 ha). The site is just off the A45 on Watering Lane, close to Junction 15 of the M1 Motorway and adjacent to the Hilton Hotel. Northampton town centre is approximately 4.5 miles from the site.
- 2.2 The site was promoted by the then Northamptonshire County Council (NCC) as a residential development site, and it was allocated as part of the Northampton Local Plan Part 2. The allocation provided an indicative 265 dwellings.
- 2.3 The Council is now seeking to progress this disposal of the site. In support of this, it commissioned consultants to provide strategic advice on disposal options taking due consideration of the varying degree of forms of housing delivery solution (elderly care, self-build plots, etc). As the site is within the control of the Council, it is able, through the disposal, to influence the housing mix to best meet its own operational objectives. This could include delivery of social housing and properties needed for the Council's services.
- 2.4 It is also proposed that ten self-build plots are delivered. This would help the Council to meet its statutory duty to ensure sufficient self-build plots secure planning permission.
- 2.5 In line with the Council's environmental goals, it is proposed that disposal seeks the delivery of a local heat network, smart grid, and energy centre to support low carbon use, while also providing the Council with a long-term income stream. In addition, the appointed developer would provide all necessary infrastructure (roads and utilities) to service any retained plots for the Council.
- 2.6 Given the way in which the Council is looking to bring this scheme forward, it is proposed that this will be completed using a PWCC. PWCCs are used by public authorities to deliver services or construct infrastructure by allowing the use of private capital with the return to the private sector coming from exploitation of a public asset (in this case, the right to build and sell houses) whilst taking market risk (fluctuation in sales demand and values).
- 2.7 This arrangement is likely to reduce headline capital receipts compared to a simple disposal but would be more beneficial financially than a simple disposal because of the revenue savings available from the assets provided for service provision.
- 2.8 In summary, the procurement and disposal would require the provision of:
 - a) All site infrastructure, including that required to serve the sites and assets to be provided to the Council.
 - b) A heat network and smart grid, unless it becomes clear that they are impractical or would materially adversely affect land values.
 - c) A policy-compliant proportion and mix of social housing, to become part of the Council's social housing stock.
 - d) Assets for service delivery.

- e) Ten plots for self-build/custom-build housing.
- f) A plot suitable for a private sector care home.

2.9 The main risks are the variability of the housing market and planning risks, which affect all forms of disposal, and the relative unfamiliarity of the proposed form of disposal, which is more specific to the option recommended. This would be mitigated by clear explanation.

3. Recommendations

3.1 That Cabinet authorises the Assistant Director Assets & Environment in consultation with the Executive Director Finance and Portfolio Holder for Finance to agree terms for the disposal of the former Collingtree Smallholding, Watering Lane, Collingtree and enter any documentation required to implement or in connection with this disposal, in accordance with paragraph 6.18 with any minor variations found to be necessary or expedient.

4. Reason for Recommendations

4.1 The land is not required in its current state by the Council to meet operational needs.

4.2 The site was being held with future residential development in mind.

4.3 The development will see a site identified within the Northampton Local Plan Part 2 brought forward for development within the identified plan period to support housing supply.

4.4 To comply with the obligations on the Council to obtain the best consideration reasonably obtainable in a freehold land disposal.

4.5 Disposal by means of a public works concession contract would allow the Council to secure assets which are valuable in delivery its statutory duties and policy goals, whilst delivering efficiencies.

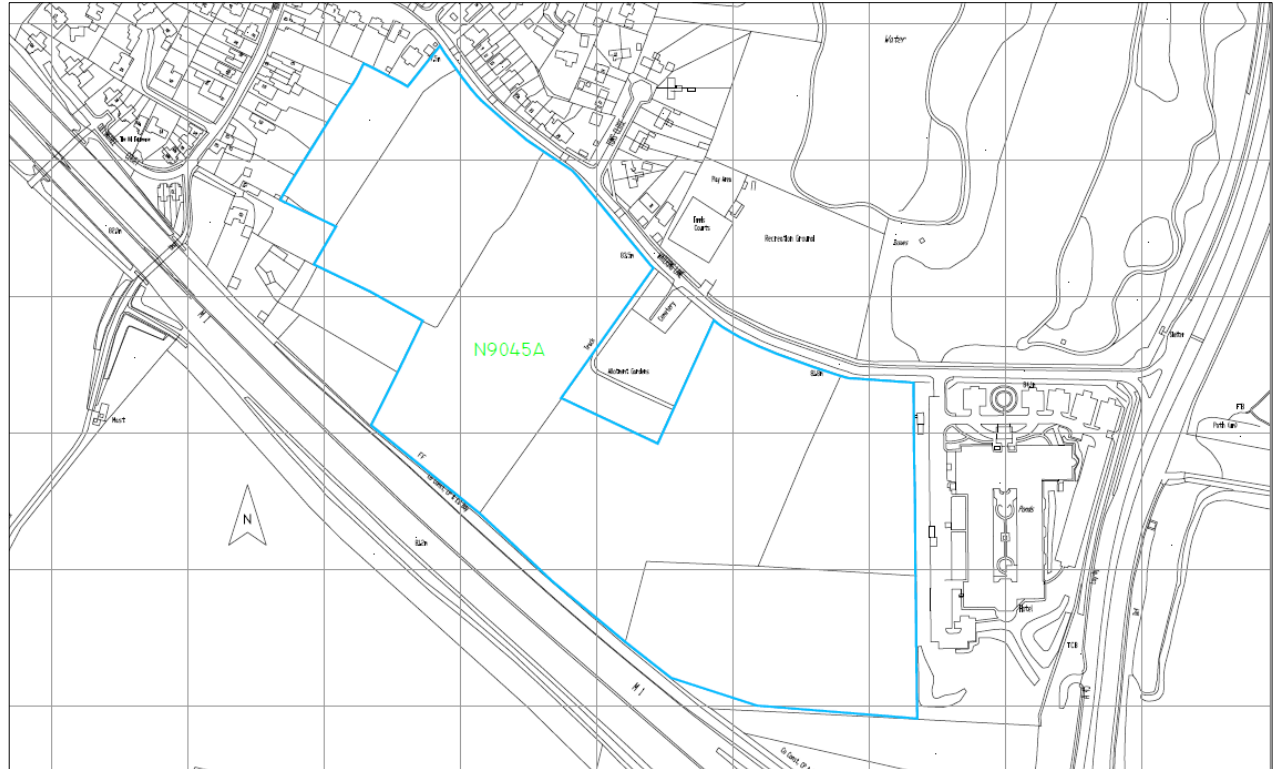
4.6 To generate capital receipts and/or provide the Council with assets that are of equal or greater value to the Council than the initial capital receipt would have been.

5. Report Background

The Site

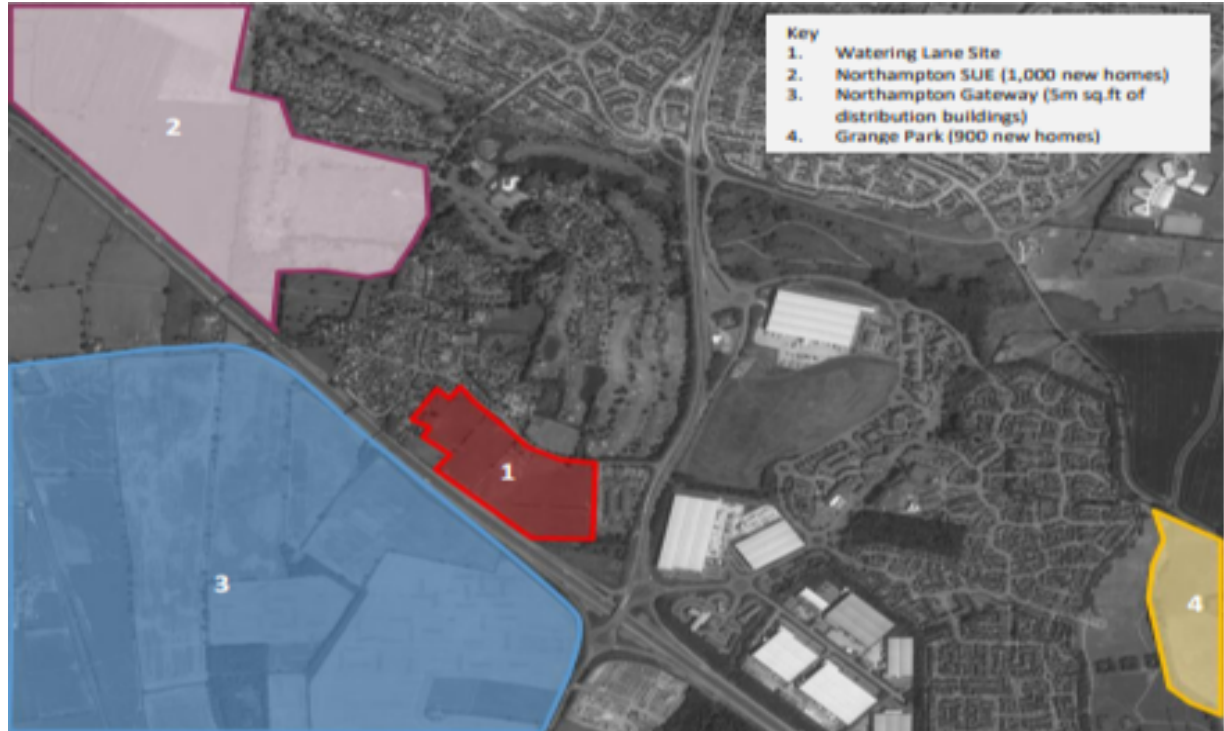
5.1 The former Collingtree Smallholding formed part of the Northamptonshire County Council portfolio. The site extends to approximately 27.127 acres (10.978 hectares) and is situated just off the A45 off Watering Lane, close to Junction 15 of the M1 Motorway and adjacent to the Hilton Hotel, as shown on Plan 1.

Plan 1: Collingtree Smallholding



- 5.2 The site previously formed part of the Northamptonshire County Council (NCC) portfolio and was being held with future development in mind. The site had until recently been let on a farm business tenancy for agricultural purposes while the development proposals were being formed. As the Council is looking at undertaking intrusive and non-intrusive surveys on the site, this tenancy was not renewed to minimise potential exposure to crop loss compensation, but also to de-risk the proposed disposal process.
- 5.3 The site is allocated as part of the Northampton Local Plan Part 2 under site reference 1104 (Watering Lane, Collingtree). The allocation provided an indicative 265 dwellings of which a minimum 200 dwellings were assumed to be deliverable within the plan period (2011 – 2029). The site also sits within proximity to several other significant development sites including the Northampton SUE (1,000 new homes), Northampton Gateway (5m sqft of warehouse and distribution), and the residential extension of Grange Park (c900 new homes). The allocations are shown on Plan 2.

Plan 2: Development plan allocations in the area



- 5.4 West Northamptonshire Council (WNC), and Northamptonshire County Council (NCC) before it, identified the site as a key residential development opportunity and since its allocation in the Local Plan, has received strong unsolicited interest from regional and national volume housebuilders who are keen to acquire the site.
- 5.5 While the site has been allocated as a residential development site, given the breadth of services provided by West Northamptonshire Council, it would be remiss of the Council not to consider how the site (or parts of it) could be used to meet its wider operational needs and statutory duties. While delivering such needs might result in a lower, or even nil, capital receipt the revenue savings by providing or delivering such uses may be of equal or greater value.
- 5.6 Consideration has been given to using the site to deliver:
- Affordable housing (above the level which might be secured under planning policy allowing for viability testing).
 - Children's homes.
 - An elderly person's home.
 - Supported living accommodation.
 - Self-build plots.
- 5.7 In line with the Council's Sustainability Strategy including its net zero goals and its Estate Climate Strategy, consideration has also been given to the creation of an environmentally sustainable development. Specific proposals are discussed later in this report.

Development and delivery options

- 5.8 The Council commissioned Public Sector Plc (PSP) to undertake an assessment of the site and provide advice, not only on the disposal method that would yield the highest capital receipt but also the impact on value of deploying various alternative housing options (self-build, elderly care etc.). While the site has an allocation for 265 houses, it is possible that a simple disposal to a volume housebuilder might not be the most cost effective or advantageous delivery model for the Council.
- 5.9 Allocations such as this often assumed to result in disposal to bulk housebuilders and are generally calculated on a dwellings per hectare basis. Such an assessment would not necessarily consider a more diverse, mixed, delivery method. For example, it is possible, with appropriate master planning, that greater densities could be delivered, or varied approaches (elderly care) could drive higher values, whilst staying within wider site constraints such as highways.
- 5.10 The PSP team was asked to model the potential delivery of a range of residential led solutions and used its expertise to suggest others. The options assessed included:
- PLC / volume housebuilder disposal (“PLC”).
 - SME housebuilder disposal (“SME”).
 - Self-build.
 - Specific private rented sector provision (“PRS”).
 - Residential care home.
 - Net zero carbon homes.
- 5.11 PSP provided an indicative layout plan for the development. While a more detailed planning assessment will be needed for an actual scheme, this shows how the site could be configured into individual development plots. This highlighted that it may be possible to increase the density of the scheme beyond the current allocation, the extent of which will be dependent on planning consideration and the level of green space buffer that may be required between the scheme, Collingtree Village, and the M1. The indicative scheme is shown on plan 3.

Plan 3: PSP indicative layout plan



5.12 As with many large-scale development sites, Collingtree Smallholding has several constraints that will impact on the density, phasing, and ultimate costs and value of development. These include:

- Volatility in build costs (a general issue, not isolated to the current scheme).
- Noise and air pollution from the M1.
- Traffic and access into the site with potential highways improvements (A45).
- Disruption to the local community during the construction phase.
- The sites being adjacent to a conservation area.

5.13 Some of the above constraints can, and need to be, mitigated on site, such as green space buffers between the development and the M1. Others, such as the off-site highway works are likely to have an impact on development costs. While highway Improvements required for the Northampton Gateway site have already enhanced the junction with Watering Lane and the A45, it is possible that this will require further development as existing infrastructure may not be sufficient to accommodate the traffic movements from any proposed scheme. A detailed traffic impact assessment would be completed as part of any future planning process.

5.14 The options considered by PSP were:

- | | | |
|----------|---|--|
| Option 1 | - | PLC housebuilder sale. |
| Option 2 | - | SME-led with self-build. |
| Option 3 | - | PLC-Led with SME and self-build. |
| Option 4 | - | PLC / SME / self-build and PRS. |
| Option 5 | - | PLC / SME / self-build / PRS mix and private sector care home. |

- Option 5B - As Option 5 + 20% increase in density.
- Option 6 - PLC / SME / self-build / PRS mix and net zero carbon homes.
- Option 7 - Self-build only.
- Option 8 - PLC only including flats and extended through buffer zone.

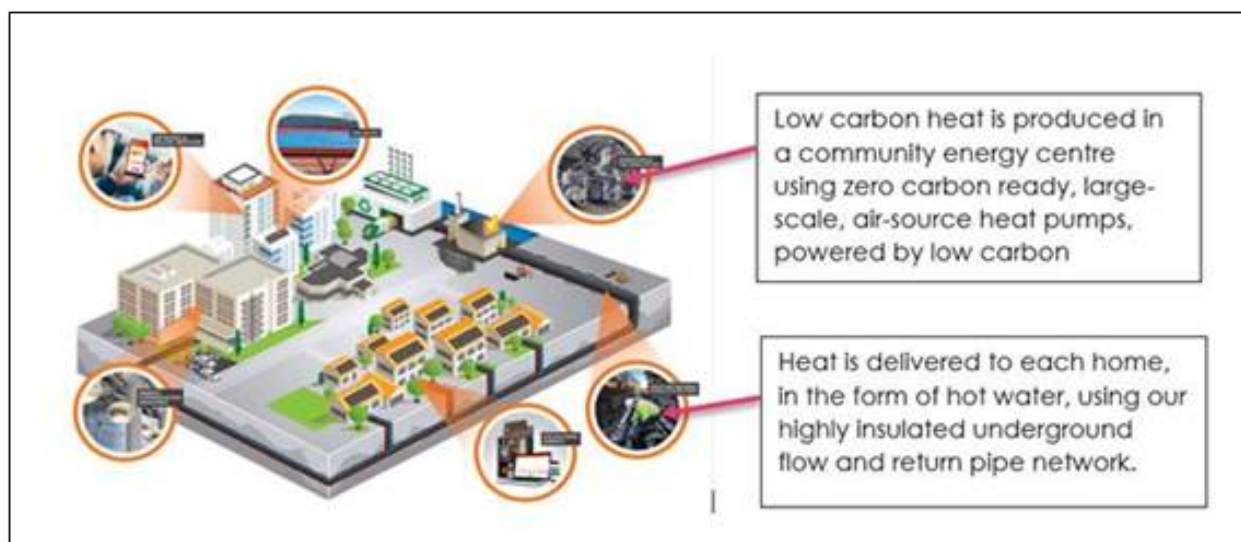
5.15 While the value of the options would be subject to a wider disposal process, PSP believed a sale to a PLC housebuilder would yield the highest capital receipt, albeit only marginally higher than a mixed tenure disposal which included self-build plots and provision of a site for elderly care / supported living. The PSP assessment did not include any assessment of the revenue savings that could be delivered through the provision of, for example, an elderly persons / supported living scheme or a children’s home on the site. In addition, it did not consider the operational and financial benefits of the Council securing affordable housing on site in lieu of capital receipt.

5.16 Cabinet will be aware that the Council, like many others, faces a shortage of social / affordable housing which it is currently actively seeking to address. Under the current local plan, developments in Northampton should provide for 35% of the properties to be affordable. For this site, this would equate to approximately 92 dwellings. However, the viability assessment process can result in lower numbers. As the Council has a need for social housing, it is likely to be of greater value for the Council to receive dwellings rather than a higher capital receipt.

Heat network

5.17 The Council’s net zero goals call for a net zero West Northamptonshire by 2045. Energy performance of the district’s housing stock will be fundamental to achieving this. Whilst this can in theory be achieved in various ways, one of the most practical is likely to be the use of heat networks. Heat networks help reduce carbon emissions by removing the need for individual heat sources. They provide a locally managed solution for heating and hot water by replacing individual gas boilers with larger high efficiency heat sources such as centralised heat pumps located in an energy centre. A generic heat network is shown in Figure 4; of course, the buildings shown are not those proposed for this site.

Figure 4: Generic heat network



- 5.18 When properties are connected to a heat network all that is required within the property is a heat exchanger. This frees up space within the property for other uses. The heat is then used in whatever internal heating system the property has, such as radiators. Avoiding the need for local heat pumps to achieve low-carbon heating reduces maintenance burdens on householders and removes the noise heat pumps can make.
- 5.19 The Council is currently undertaking a feasibility study into a heat network or networks for Northampton and Rothersthorpe. This is largely funded by the Heat Networks Delivery Unit of the Department for Energy Security and Net Zero, with a view to securing capital grants towards scheme delivery if this proves viable.
- 5.20 Given this background, the opportunity to create a local heat network as part of development of the site has been assessed. In addition to the general benefits of heat networks, installing network as part of development of the site should offer efficiencies; the pipework can be laid along with other infrastructure.
- 5.21 While only indicative at this stage, to supply 100% of the projected heat demand from heat pumps, the scheme would require 800kw of heat pumps and approximately 150m³ of thermal storage, the latter providing a means of storing and managing the supply to enable it to be distributed when needed (at peak times).
- 5.22 While a detailed assessment will need to be undertaken when a scheme has been further defined, the estimated cost of installing the heat network on site would be approximately £2.5m. This equates to circa £10k per dwelling, comparable to other low-carbon heating solutions. In practice the cost should be lower since the equipment and pipework would be installed alongside the general construction of the site rather than, for example, opening up an existing road, laying pipes, and then reinstating.
- 5.23 On completion, it is proposed that the facility would be owned and operated by the Council, creating a longer-term investment opportunity (through the sale of heat to the dwellings). Based on initial projections, this could deliver a positive return of approximately £800k over a 40-year period, while also supporting the Council's wider sustainability agenda.

Smart grid

- 5.24 Managing the supply and demand for electricity via what is commonly known as a 'smart grid' helps maximise the use of renewable electricity and thus minimises carbon emissions. A local smart grid can be operated by an independent distribution network operator (IDNO). Such a system would take locally-generated green electricity, such as from roof-mounted solar (photovoltaic) panels, and balance it across the site, probably with a battery energy storage facility. This combination allows maximum use to be made of local green energy first, and then of power taken from the grid at off-peak prices. This should help households reduce their overall electricity costs without having to individually manage batteries and what can be quite complex management systems.

- 5.25 It is simplest to introduce a smart grid as part of a new development. Given this, it is proposed to pursue a smart grid for the new development. It would be managed from the energy centre alongside the heat network.

Assets for service delivery

- 5.26 The Council has urgent needs for social housing, and for various specialist forms of housing for children, young people, adults with special needs, and older people. These are important both to meet social needs but also to reduce costs; in many cases the Council is currently paying very high costs to private sector providers when in-house provision could materially reduce the cost.
- 5.27 In the case of social housing, given the need for this, it is proposed that the Council requires that 35% of the dwellings constructed on the site are provided to it. These would be added to the Council's social housing stock. The exact mix of units would be determined in engagement with the Council's Housing & Communities team and Northamptonshire Partnership Homes, reflecting need and suitability for this location.
- 5.28 Work is still underway to define the exact mix of assets which would best be provided on the site, but these are likely to include a small number of dwellings to be used for children, young people, adults with special needs, or older people. It is proposed that these be finalised through business cases which demonstrate credible invest to save propositions.
- 5.29 The Council has duties to secure that planning permission is granted for sufficient self and custom build homes (see legal implications). It is therefore proposed that the developer be required to provide a minimum of ten plots for self or custom building. These would be serviced by the developer ready for sale to people desiring to build or specify their own home.

Local issues

- 5.30 It has been identified that there are issues with parking for the nearby sports facilities. It is suggested that, as part of scheme design and the planning process, efforts be made to accommodate additional parking provision. It may be possible to share the area of the site used for storm water storage (flood risk mitigation) on the grounds that in times of heavy rain it is unlikely sports activities would be taking place.
- 5.31 There is also an identified local desire for additional allotments. It is therefore proposed that part of the open space required for the scheme takes the form of allotments if the planning considerations permit this.

Disposal route

- 5.32 Given the way in which the Council is looking to bring this scheme forward, it is proposed that this will be completed using a PWCC. PWCCs are used by public authorities to deliver services or construct infrastructure by allowing the use of private capital with the return to the private sector coming from exploitation of a public asset (in this case, the right to build and sell houses) whilst taking market risk (fluctuation in sales demand and values).

5.33 The opportunity would be advertised on the correct procurement portal and also brought to the attention of likely interested parties, both large housebuilders and other companies capable of delivering the scale of development envisaged.

6. Issues and Choices

Disposal structure

6.1 As part of the work undertaken by PSP, the Council requested that it undertake a comprehensive review of the viable options on site to assist the Council's decision-making process.

6.2 Table 1 summarises those outcomes of those options, provides RAG Rating based on anticipated receipt levels: green being the highest and red the lowest. The actual values are not given in this report as they are commercially sensitive. It then considers the wider factors affecting the desirability of each option and then finally gives each an overall RAG rating. The second RAG rating is based on the principle that it cannot rise the RAG from the financial assessment but can lower it if other factors mean it is less favourable.

Table 1: Option outcomes

Option	Use Type / Developer	No. of Units	Value rating	Other factors	Overall rating
1	PLC housebuilder sale	265	Green	<ul style="list-style-type: none"> Known quantity. Likely relatively quick delivery compared to other options. 	Amber
2	SME-led with self-build	265	Red	<ul style="list-style-type: none"> Develops house-builder market capacity. Potentially quicker delivery. Potentially more stable delivery across economic cycle. More diverse character. Assistance with self-build statutory duty. 	Red
3	PLC-led with SME and self-build	265	Amber	<ul style="list-style-type: none"> Largely known quantity. Similar benefits to 2, at smaller scale. 	Amber
4	PLC / SME / self-build and PRS	265	Green	<ul style="list-style-type: none"> Similar to 3 with provision of some dedicated PRS units (other events scaled down). 	Amber
5	PLC / SME / self-build / PRS mix & private sector care home	245	Green	<ul style="list-style-type: none"> Similar to 4 with addition of care home (other elements scaled down). 	Green
5B	As Option 5 + 20% increase in density	288	Green	<ul style="list-style-type: none"> As 5 but with additional housing delivery. 	Green
6	PLC / SME / self-build / PRS mix &	265	Amber	<ul style="list-style-type: none"> As 4 but with lower carbon outcomes. 	Amber

Option	Use Type / Developer	No. of Units	Value rating	Other factors	Overall rating
	net zero carbon homes				
7	Self-build only	265	Amber	<ul style="list-style-type: none"> • Potentially more stable delivery across economic cycle. • More diverse character. • Assistance with self-build statutory duty 	Amber
8	PLC only including flats and extended through buffer zone	300	Green	<ul style="list-style-type: none"> • As 1 with increased numbers. • May be challenging to deliver due to lack of buffer zone. 	Amber

6.3 As Table 1 indicates, Option 5 (and 5B) combine the best financial returns with the best outcomes on other factors. It is not necessary to distinguish between them for the purposes of procurement since the site density will emerge out of developer proposals and detailed planning consideration. The Council can simply encourage best use of the land.

6.4 In relation to the options set out in Table 1, the Council could choose any of the Options or it could leave the land in its current state (and presumably place it on a new farm tenancy). Leaving it in its existing state would not deliver the objectives of the Local Plan, assist in meeting housing need, generate a meaningful financial receipt, or provide assets for the Council's use. It is therefore not recommended.

6.5 None of the options have a material differential impact on people with different protected characteristics except that in some cases they would make specific provision for people with disabilities or of different ages. Such discrimination is lawful if a proportionate means of achieving a legitimate end; in this case, those ends include meeting specific needs, and ensuring good use of public money.

6.6 Given this, option 5/5B is recommended for the structure of the disposal.

Other issues

6.7 The Council has additional choices regarding (a) whether it requires provision of a heat network and smart grid, (b) whether it makes policy-compliant levels of affordable housing provision a requirement of the land agreement, and (c) whether and to what extent to require the provision of assets for service provision and to address local issues.

Sustainability measures

6.8 As outlined above, providing a heat network and smart grid should enhance the sustainability of the development, reducing customer costs, whilst creating a small income stream for the Council. Based on the modelling they would have no material impact on the land value. Their inclusion would also help the selected developer increase its skills in this area and therefore make it more

likely they would be provided on other sites, helping towards the Council's 2045 goal for a net zero West Northamptonshire.

- 6.9 It is therefore proposed these elements be included in the requirements for the land agreement unless it becomes clear that they are impractical or would materially adversely affect land values.

Social housing

- 6.10 Providing policy-compliant affordable housing as part of the land agreement would be likely to reduce land values, in two ways.
- 6.11 Firstly, land value for a scheme including affordable housing will intrinsically be lower because developers normally receive some value when selling the affordable housing they build to a registered provider of social housing. This would not occur in this case. However (see 7.1.2), the value concerned would be, in effect, 'paid' by the Council's housing revenue account to its general fund; thus, there should be no real loss.
- 6.12 Secondly, building the requirement to provide affordable housing into the land agreement would ensure it was not 'squeezed out' through viability assessments of a planning application. The point of those viability assessments is to increase land value to a point acceptable to the landowner. Thus there is likely to be a true financial loss arising under this heading.
- 6.13 However, the Council also benefits from the provision of social housing, most obviously in the reduced need for temporary accommodation for people who are homeless. Social housing also delivers a range of social, and thus financial, benefits from people having a stable home, greater ability to access employment, and so on. Delivering social housing is also key to several of the Council's objectives.
- 6.14 It is therefore proposed that the requirement for a policy-compliant level of social housing is a requirement of the land agreement.

Provision of assets for service provision and local issues

- 6.15 As noted above, the Council has needs for assets for various forms of service delivery, including for children, young people, and adults with various needs. Providing the right assets it likely to allow significant revenue savings as well as helping to meet people's needs in more appropriate ways. The Council has limited sites on which it can provide these facilities, so it makes sense to seek to provide some of them on this site. The proposed PWCC would provide a structure to allow their provision in an efficient way. It is likely to be desirable to distribute them across the development.
- 6.16 Given the service benefits and potential financial savings it is proposed the delivery of suitable assets is included in the land agreement. As the business cases for these are still being defined,

it is proposed that the final number and mix is subject to approval by the Director of Finance based on invest to save principles.

- 6.17 Addressing the local issues identified in 5.30 and 5.31 should also assist in a smooth planning process and, if managed efficiently, should not result in a loss of land value. It is therefore proposed they be facilitated through the procurement process and subsequently management of the land agreement.

Summary

6.18 In summary, it is proposed that the procurement and land agreement:

6.18.1 Is procured as a PWCC based around Option 5/5B.

6.18.2 Requires the provision of:

- g) All site infrastructure, including that required to serve the sites and assets to be provided to the Council.
- h) A heat network and smart grid, unless it becomes clear that they are impractical or would materially adversely affect land values.
- i) A policy-compliant proportion and mix of social housing, to become part of the Council's social housing stock.
- j) Assets for service delivery, as per approved business case(s) under 6.16.
- k) Ten plots for self-build/custom-build housing.
- l) A plot suitable for a private sector care home.

6.18.3 Facilitates the provision of overspill parking for the neighbouring sporting facilities and additional allotments.

7. Implications (including financial implications)

7.1 Resources and Financial

7.1.1 To avoid compromising the Council's commercial position the expected returns are not given in this report.

7.1.2 In the case of social housing, the assets would have been paid for by the Council's general fund (GF) but would fall within the housing revenue account (HRA). Accordingly, an adjustment to the capital financing requirement would need to be made to reflect the fact that the assets benefited the HRA.

7.1.3 In the case of other assets, these would fall within the GF but would be intended to produce a net benefit to the GF. This is because whilst the capital receipt would be reduced, savings would be made from the services provided using those assets.

7.1.4 Perhaps the largest risk to land value flows from the potential for additional works to be done to Watering Lane or its junction with the A45. Whether any such works are required can only be

determined through the planning process. Risks around the cost of utility supplies should be mitigated by the proposed sustainability measures.

7.2 Legal

7.2.1 Given the objectives the project is intended to address, it is proposed to pursue it as disposal combined with a public works concession contract.

7.2.2 The general power of disposal in Section 123 of the Local Government Act 1972, which gives the Council the power to dispose of land by it in any manner it wishes provided that the local authority achieves the best consideration that can reasonably be obtained. In this case – which is where the concession contract element comes in – part or perhaps all of the consideration would come in the form of assets constructed by the developer and passed to the Council. Section 123 does contain provisions dealing with under-value disposals, but it is not proposed to rely on those for these purposes.

7.2.3 The current framework for public works concession contracts is given the Concession Contracts Regulations 2016, which although based on European Union law have been retained in force under UK legislation. The provisions of the Regulations will be replaced by the relevant parts of the Procurement Act 2023 when these come into force. These makes similar provisions.

7.2.4 This arrangement would be a PWCC because the developer would be empowered to exploit a public asset (through the ability to deliver houses), but also takes on real market risks (demand and prices of new homes).

7.3 Risk

7.3.1 The scheme carries a number of risks, of which the significant ones are as follows.

7.3.2 R1: Variability of the housing market, which may affect the willingness of developers to tender and the prices they are willing to pay. There is relatively little the Council can do to mitigate this risk. However, allowing staged payments may be acceptable and would potentially reduce the perceived risk to developers, thus enhancing the prices they are willing to offer.

7.3.3 R2: The proposed disposal route, and the requirement for provision of assets as part of the scheme, may not be familiar to all developers, and therefore might inhibit some from coming forward or the prices they are willing to offer. However, the site is highly attractive, and nothing is required not within the skill set of most developers. It seems unlikely that this risk will prove significant. The Council would also seek to clearly explain the process and reassure developers it is not onerous.

7.3.4 R3: Planning risks, including issues around highways, noise, air quality, and flooding are inevitable risks for any development project. Whilst not eliminated, the combination of the site being an allocation in the local plan and the feasibility work carried out should have minimised these. As noted in 7.1.4, the largest is likely to be around highways, as these types of issue are often only identified as traffic impacts are considered in detail by local and National Highway teams after a planning application is submitted.

7.3.5 There are few risks with leaving the site undeveloped, except that it may become less practical to develop over time.

7.4 Consultation and Communications

7.4.1 The Council has engaged with Collingtree Parish Council, which identified the issues around sports parking and allotments. These are addressed in the proposals above.

7.4.2 Consultation will take place on a planning application following a land agreement, and is also expected prior to a planning application being submitted.

7.5 Consideration by Overview and Scrutiny

7.5.1 None.

7.6 Climate Impact

7.6.1 The disposal strategy proposed is specifically designed to reduce carbon emissions, and also to help develop capacity in the development industry to deliver low-carbon development. As such the proposal should make a material contribution to both the Council's 2030 goal for net zero in its own operations and the 2045 goal for net zero for West Northamptonshire as a whole.

7.7 Community Impact

7.7.1 By proceeding with the disposal of the former Collingtree Smallholding, the Council would be facilitating the development of additional housing to support the five-year housing supply. In addition, through the Control of the land, the Council is also looking to deliver an environmentally sustainable development, but also delivering a mixed-use scheme that seeks to meet some of the challenges faced by the Council such as Adult Social Care, and the delivery of self-build plots.

8. Background Papers

8.1 None