

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3494
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Chase Farm, Gedling - development land
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To appoint external planning consultants to submit a hybrid planning application to Gedling Borough Council to obtain outline planning permission for residential redevelopment and detailed permission for a new spur road off of the soon to be constructed Gedling Access Road (GAR).2. To seek approval for a dispensation from any formal requirements under Contract Procedure Rule 5.1.1, as required in accordance with Financial Regulation 3.29 for the appointment of external consultants.3. To agree the total proposed spend to be initially financed from the Trading Account and recovered as a cost of sale.
Reasons for the Decision(s)	<p>In early 2015 the City Council sold the majority of Chase Farm but retained 6 acres of potential development land. In the subsequent years, property colleagues have managed to get this land included in Gedling Borough Council's SHLAA (Strategic Housing Land Availability Assessment) plans. It is now designated as a "deliverable site" for 35 detached homes.</p> <p>Having already declared the land surplus in DD3298, it has now been decided to dispose of the freehold interest in this land (now that the GAR is to be constructed in the summer/autumn of 2019) once outline planning approval has been granted for residential use and detailed consent has been gained to build a spur road off of the proposed new GAR. This spur will provide the required access to build out the site and will add considerable value to our retained land.</p>
Other Options Considered:	<p>To market without outline planning consent for residential redevelopment and detailed planning for the access spur road</p> <p>- Rejected as the consents being sought will provide a higher degree of developable certainty that will make the site more attractive in the open market and significantly increase the capital receipt.</p>
Background Papers:	None

Published Works: DD3298

Affected Wards: Citywide

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Dispensation from Financial Regulations: Yes

Exempt Information:

Description of what is exempt: Financial information

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains information relating to the financial or business affairs of particular individuals (namely the authority holding the information and its proposed consultant) disclosure of which may prejudice the Council's position in negotiations.

Documents exempt from publication: Use of Planning Consultants Exempt Appendix Chase Farm DDM.docx

Use of Consultants
Number of Days:63
Rate per Day:534.68
Total value:33685
Start date:11/03/2019
End date:13/05/2019

Reason for using a consultant:	<p>There is internal resource to obtain planning consent for completion of this scheme however, given the specialist works needed and the limited amount of time involved to ensure a sale completion of the land within the 2019/20 financial year, external quotes have also been sought.</p> <p>Given the value of these proposed works, three consultants have been approached and asked to offer us a fee proposal by informal tender.</p> <p>Works will include site surveys/investigations, completion of a hybrid planning application and negotiations with planners in respect of planning obligations and reserved matters.</p>
Other options considered:	<p>To offer the land for sale without obtaining outline planning for residential redevelopment and detailed permission for the construction of the spur road.</p> <p>This option has been rejected as planning consents will make the site more marketable and attractive to potential developers. It will also significantly increase the capital receipt to the Trading Account.</p> <p>To use in-house capacity for the planning applications. This option has been rejected as the cost would be higher than using a consultant.</p>
Name of consultant:	Planning & Design Group Limited (PADG)
Reason for selection?	PADG has provided the most competitive fee quote in terms of value for money, quality, timing and service.
Has the consultant previously completed work for the City Council?	PADG were commissioned in November 2016 to provide a similar service for the Council for the development of 265 new homes on Council owned land at Clifton West. The consultants work on this scheme was excellent.
Specific activities to be undertaken by the consultant are:	<p>Scoping and start up meeting.</p> <p>Service of relevant notices under T&CPA on adjoining freeholders.</p> <p>Commissioning required surveys, investigations and reports.</p> <p>Project management. Public consultations. Desktop site investigations. Outline drawings. Design and access statement. Preparation and submission of hybrid outline/detailed planning application.</p>
Period of engagement:	9 weeks
By what process was the consultant selected?	Invitations to quote for providing these services were offered to NCC Design Services, Letts Wheeler Ltd and Planning and Design Group Ltd. The fee quotes and scoring matrix are detailed in the exempt appendix.
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None
Equality:	EIA not required. Reasons: This decision does not propose any changes to services or policy.
Relates to staffing:	Yes

Decision Type:	Officer
Executive Decision?	No
Scheme of Delegation Reference Number or Other Source of Delegation:	247 - To submit planning applications in relation to council owned land and property.
Advice Sought:	Legal, Finance, Procurement, Human Resources
Legal Advice:	<p>This report does not raise any significant legal issues as the value of the decision is below the applicable financial threshold for the purposes of the Public Contracts Regulations 2015.</p> <p>Advice provided by Andrew James (Team Leader Contracts and Commercial) on 08/03/2019.</p>
Finance Advice:	<p>Costs of using a consultant will be initially funded by Property trading account and then will be recovered as a cost of sale.</p> <p>Advice provided by Mandy Bryce (Finance Analyst) on 14/02/2019.</p>
Procurement Advice:	<p>If a dispensation from the requirement to obtain formal quotations in accordance with Contract Procedure Rule 5.1.1 is approved, there are no procurement issues with this appointment.</p> <p>Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 28/02/2019.</p>
HR Advice:	<p>The proposal to engage consultants due to time limits and associated costs is supported.</p> <p>Advice provided by Joanne Hill (Service Redesign Consultant) on 18/02/2019.</p>
Signatures:	<p>Jon Collins (Leader of the Council)</p> <p>SIGNED and Dated: 09/04/2019</p> <hr/> <p>Kevin Shutter (Director of Strategic Assets and Property)</p> <p>SIGNED and Dated: 04/04/2019</p> <p>Laura Pattman (Strategic Director of Finance) - Dispensation from Financial Regulations</p> <p>SIGNED and Dated: 01/04/2019</p> <p>Chief Finance Officer's Comments:</p>