

Report to Cabinet

13 November 2024

Subject:	Brandhall Village – Delivery Strategy
Cabinet Member:	Councillor Peter Hughes Cabinet Member for Regeneration and Infrastructure
Director:,	Alan Lunt Executive Director of Place Mike Jones Monitoring Officer / Assistant Director – Legal & Assurance Alex Thompson Executive Director – Finance and Transformation / Section 151 Officer
Key Decision:	Yes The decision will result in the Council incurring expenditure which exceeds that included in any approved revenue or capital budget or the limits set out within an approved borrowing or investment strategy and was not the subject of specific grant. The decision will result in the Council incurring expenditure, making savings, or generating income amounting to £1m or more.
Contact Officer:	Allison Blakeway Economic Development Project Manager Allison.Blakeway@sandwell.gov.uk

1 Recommendations

For the reasons set out in the report, it is recommended that:

- 1.1 Approval is given to the delivery of the Brandhall Village scheme which incorporates the following:
 - A circa 27 hectare Eco-Park,
 - A replacement school for Causeway Green Primary School which achieves a carbon zero/ carbon neutral accreditation (e.g. PassivHaus) accreditation.
 - The provision of 190 new homes delivered to a minimum of Energy Performance Certificate - Grade A, of which a minimum of 25% will be for affordable provision.
- 1.2 approval is given to delivery approach 'Option 3' as the most appropriate method for project delivery of the Brandhall Village scheme as set out in appendix 1;
- 1.3 subject to 1.1 above, approval is given to authorise the Executive Director – Place in consultation with the Cabinet Member for Regeneration and Infrastructure to approve the final masterplan for the EcoPark;
- 1.4 approval is given to authorise the Executive Director – Place, in consultation with the Executive Director, Finance and Transformation and the Monitoring Officer/ Assistant Director - Legal and Assurance, to procure and award a contract for a development partner and to confirm the details of the transaction for the disposal of circa 5.1ha of land for housing delivery in accordance with the housing objectives identified in recommendation 1.1 and subject to the Disposal of Council Owned Land and Buildings Protocol.
- 1.5 the Executive Director, Finance and Transformation is authorised to allocate £187,000 of capital resources to fund the demolition of the former Club House and the making good for future incorporation into the site proposals, subject to available funding being identified and a satisfactory capital appraisal being undertaken.

- 1.6 the Executive Director – Place, in consultation with the Monitoring Officer/ Assistant Director – Legal and Assurance and the Executive Director - Finance and Transformation, be authorised to enter into any necessary legal agreements, submit any necessary planning applications/ agreements, undertake all necessary procurement processes (including entering into contracts for the provision of goods and services and any direct contract awards), undertake relevant community consultation relating to the scheme or its individual elements, and undertake/ exercise all other necessary actions/ powers to deliver the Brandhall Village scheme, including the demolition of the former Club House.
- 1.7 the Executive Director, Finance and Transformation is authorised to allocate up to £613,000 to provide the capital funds required to support the delivery of the EcoPark, subject to available funding being identified corporately and a satisfactory capital appraisal being undertaken.
- 1.8 the Executive Director, Finance and Transformation, in consultation with Cabinet Member for Regeneration and Growth, is authorised to increase capital funding allocated to the delivery of the park (detailed 1.6 above) within the approved delegation levels (max £1.0m) should it prove necessary once the park masterplan is finalised and final costs are understood, subject to available funding being identified corporately.
- 1.9 the Executive Director, Finance and Transformation is authorised to allocate revenue reserves of £310,000 to support the progression of the delivery of the project, including:
 - Agency and Legal support for procurement and disposal of 5.1ha of land for housing development.
 - Progression of discharge of planning conditions relating to site wide viability and the need and use of the school playing fields.
 - Preparation and submission of a Reserved Matters application for the Park proposals, including the associated supporting technical documents required.

2 Reasons for Recommendations

- 2.1 During July 2022, Cabinet confirmed its preference for the specific elements of the Brandhall Village scheme to comprise provision of a replacement primary school for Causeway Green Primary School, provision of 190 new homes, and the retention of the remainder of the site for a public park.
- 2.2 The Director of Finance, in conjunction with the Director of Regeneration and Growth were requested to report back on the best funding strategy of the preferred option (including external funding if necessary), and to seek approval for inclusion in the capital programme. (Minute 147/22 refers).
- 2.3 Agreement is sought on the proposed objectives for the delivery of the scheme, and confirmation of the proposed partnership approach, as these have implications for the proposed delivery strategy and associated funding streams required for the scheme.
- 2.4 The report seeks to secure authorisation for capital and revenue resource allocations to ensure delivery of the overall scheme.

3 How does this deliver objectives of the Council Plan?

Growing Up in Sandwell	<p>The proposed scheme includes provision of land for a replacement school for Causeway Green Primary School. The condition of the current school building is poor and is subject to regular flooding. The provision of a new school as part of this proposal will result in a better-quality learning environment.</p> <p>The proposed development of new homes will provide high quality accommodation for all residents.</p> <p>The provision of a new park will provide opportunities for play and recreation, promoting healthy lives and access to opportunities to have fun.</p>
Living in Sandwell	<p>The provision of a new park will provide a high quality, safe, open space environment that all members of the community can enjoy.</p> <p>The provision of housing will incorporate provision for affordable homes, enabling those most in need can benefit from the scheme.</p>

Thriving Economy in Sandwell	The proposed site has good access to public transport links (bus and rail), and proposals for the park aim to ensure active travel opportunities are promoted. The provision of high-quality homes to EPC-A standards, and a net zero/carbon neutral accredited (e.g. PassivHaus) school together with the proposals for the park will contribute towards the Councils Net Zero by 2041 aspirations, and for the school by 2031. Opportunities for developing community volunteering and potential for community management of the park are being considered.
Healthy in Sandwell	The provision of a new public park which is easily accessible to the local community will provide opportunities to improve both physical and mental health.
One Council One Team	The scheme has been developed in consultation with the community and the scope of development proposed has been significantly reduced as a result. The scheme is being progressed on a comprehensive basis utilising skills from a range of teams within the Council. The proposed implementation strategy is based on a sound financial basis, including a capital receipt.

4 Context and Key Issues

- 4.1 Proposals for the development of Brandhall Urban Village have been progressed since the decision to close the former Golf Course in May 2020 (Minute 36/20 refers).
- 4.2 In November 2022, Cabinet reaffirmed its decision in July 2022 to retain 27ha of land on site as a public park and designated this as a Site for Local Importance for Nature Conservation, provide 2.78ha of land for the provision of a replacement school for Causeway Green Primary School, and release of 5.1 ha of land for the creation of 190 new homes, of which 25% were required to be affordable.
- 4.3 The decision also granted delegated authority to progress an Outline Planning Application for the proposed scheme, which was granted in 2023, and required a further report be brought back to Cabinet setting

out the funding strategy and to seek approval for inclusion in the Capital Programme (Minute No 147/22 refers). Full proposals for the school are also required to be reported, and these will be addressed in a future report.

- 4.4 In the intervening period, consideration has been given to the standards to which the scheme should be built, how this can be delivered, and the anticipated requirement for funding, given the inter-relationship between the three elements of the project.

Scheme Objectives

- 4.5 The Brandhall site benefits from limited site constraints, is in single ownership, and is in an attractive market location. In comparison to most other sites in the Borough, it presents a significant opportunity to seek high standards development.
- 4.6 To progress the scheme successfully, it will be necessary to ensure the overall aspirations of the Council are clearly communicated, and that those who assist with the delivery of the individual elements are equally committed to achieving them. In relation to the three elements of the scheme the following aspirations are recommended:

Eco-Park

- 4.7 The provision of a substantial new public park has resulted from the significant response from the local community to consultations on the future use of the site. Specifically, this included a clear desire for the site to form a natural greenspace within the urban fabric, enabling the protection and enhancement of species and habitats, providing opportunities for recreation to benefit physical and mental well-being, and to ensure impacts of climate change could be mitigated especially carbon absorption.
- 4.8 From this, the concept of an “Eco-Park” has been promoted. Whilst there is no specific definition of an “Eco-Park”, in this context it has been interpreted as a place which (not exclusively):
- Capitalises and enhances the sites natural habitat and biodiversity.

- Creates new natural environments e.g. aquatics through Sustainable Urban Drainage Systems, provision/woodlands through tree-planting etc.
- May contain areas where physical access is restricted to allow nature to take over, but also allows spaces for recreation which benefit physical and mental well-being.
- Provides natural play spaces where play becomes adventure (e.g. trail setting/following, bug hunting, etc)
- Enables change to be managed over time through re-wilding/re-greening.
- Allows Community Education and Volunteering programmes to ensure community engagement and ongoing involvement in its development.

4.9 The above objectives will ensure that the proposed park meets community aspirations, as well as contribute towards the Council's Climate Change strategy, and is therefore recommended as a primary objective of the scheme.

Causeway Green Primary School

4.10 The Climate Change Strategy 2020-2041 has the overall objective of the Council being a Net Zero Council by 2031, and a Net Zero Borough by 2041. Specifically, the associated Action Plan identifies the need for all schools to be Net Zero by 2030.

4.11 At the inception of the scheme, market research determined that a design such as PassivHaus, as opposed to a more traditional build, would deliver against the Council's sustainability targets. Current designs for the replacement school are being developed on PassivHaus principles, as the concept is seen as a sustainable build solution without excessive use and dependency on high-specification elements to achieve carbon neutrality. Given the nature of the design, they require very little heating/cooling, and result in significantly reduced energy requirements, and thus reduce the costs of operation of the building.

4.12 The provision of a net zero/ carbon neutral ready design like a PassivHaus standard will ensure the new school contributes towards the Climate Change Strategy and will be complementary to the Eco-Park objectives in the wider scheme. A further report incorporating full details of the proposed school scheme is required to be submitted to Cabinet in

due course. However, the principle of delivering a net zero/carbon neutral (e.g. PassivHaus) accredited school is recommended as a key objective.

Housing Standards

- 4.13 To complement the Eco-Park and carbon neutral objectives for the park and school elements of the site, consideration has been given to the appropriate standards to be achieved for the housing scheme.
- 4.14 There is currently no national standard definition of a sustainable home, and a range of standards are utilised ranging from measures of energy efficiency (thus reducing carbon utilisation through using less energy) through to very detailed considerations of the embodied carbon incorporated into both the construction and operational phases of housing construction. In general, increased levels of sustainability result in increased costs of construction, with recent market research suggesting a difference in cost between £5,000 and £20,000 per unit.
- 4.15 In determining a suitable standard for the Brandhall site, the extent to which any standard set would result in unreasonable aspirations for future regeneration projects given the extent of the costs involved needs consideration, despite market testing indicating that the housing opportunity is likely to generate significant market interest. It is, therefore recommended that the aspiration for the housing scheme is set at a minimum of EPC-A. This will ensure an improved energy efficiency standard above the standard building regulation requirements, and whilst it is towards the lower end of the cost range, it will set a standard for future developments of this nature which is achievable and affordable.

Delivery approach

- 4.16 Whilst the three distinct elements of the scheme are anticipated to be brought forwards independently, the creation of a high quality, integrated and well-connected urban village will require a coordinated approach to ensuring project delivery.
- 4.17 The delivery of the park has the potential to capitalise on mitigation opportunities arising from the built forms, for example utilising sustainable urban drainage features to create new water-based environments or enhancing the existing ecology on site through the

provision of biodiversity net gain requirements. Such an approach ensures the wider benefits of the built elements of the scheme are utilised for the wider community, whilst limiting the cost burden of park delivery for the Council.

4.18 Three options have been considered to secure the delivery of the remaining elements, with the benefits and disadvantages of each summarised in the table below.

	Benefits	Disadvantages
Option 1 <ul style="list-style-type: none"> • Council acts as master-developer, providing the park, and necessary infrastructure for the housing scheme. • Developer required to deliver housing only 	<ul style="list-style-type: none"> • Council controls deliver of scheme and ensures appropriate place-making is delivered. • Limited developer risks and thus likely to generate a greater return on land disposal 	<ul style="list-style-type: none"> • Significant requirement for use of Council resources and upfront capital investment
Option 2 <ul style="list-style-type: none"> • Developer leads delivery of whole project 	<ul style="list-style-type: none"> • Capitalises on developer's expertise and thus reduces Council burden 	<ul style="list-style-type: none"> • Council has reduced ability to influence scheme implementation. • Timescales for delivery set by developers. • Greater risk for developers, thus likely to generate smaller return than Option 1
Option 3 <ul style="list-style-type: none"> • Partnership approach based on shared delivery objectives and responsibilities 	<ul style="list-style-type: none"> • Maximises developer resource utilisation. • Enables shared use of areas of expertise to assist scheme delivery. • Partnership working to ensure 	<ul style="list-style-type: none"> • Requirement for commitment to capital investment for non-development related requirements in the park

	comprehensive integration and delivery of overall scheme	
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4.19 It is considered that Option 3 represents the most appropriate method for delivery and is therefore the recommended approach.

Next Steps

School

4.20 Further information on the school delivery requirements will be provided in a separate report from the Director of Children's Services and Education in early 2025. However, it is currently anticipated that construction of the new school will commence in mid-2025, with a target opening of the new school in early 2027.

Park Masterplan

4.21 One of the main requests arising from earlier consultations was to ensure that the community remained fully engaged in the development of the park proposals. Early engagement was undertaken in Summer 2023 to provide some early indications of preferences, and these now need taking forward. Consultants have been appointed to progress the preparation of a masterplan, and further community engagement sessions are planned for late November 2024 to ensure ongoing involvement in the development of the proposals. The final masterplan is not expected to be finalised until Spring 2025 and will be subject to further consultation prior to its confirmation. It is recommended that delegated authority be granted to the Executive Director – Place in consultation with the Cabinet Member for Regeneration and Infrastructure to approve the final masterplan once this work is completed.

4.22 The Outline Planning consent requires that detailed Reserved Matters applications are submitted to provide greater details of the proposals, as well as conditional requirements needing to be met. It is therefore anticipated that a Reserved Matters application will be required to be submitted once the masterplan is finalised. Authorisation for the

provision of resources to support the preparation of the planning application and associated supported documentation is sought.

- 4.23 The masterplan preparation also includes the provision of an implementation and cost plan and maintenance requirements. Early assessments of the potential costs involved in delivering the park were undertaken based on indicative proposals in the outline planning application which amounted to an overall cost of circa £1.6m. However, once the partnership approach to delivery was considered, and those elements which could be delivered by the developers as part of their mitigation was considered the outstanding amount identified was reduced to £613,000, including the demolition of the Clubhouse but without any contingency. Removal of the cost of the demolition (addressed separately), and inclusion of an appropriate contingency results an estimated requirement of £613,000. The cost of borrowing this amount over a 25-year period equates to a revenue requirement of £45,000/per annum. Approval is therefore sought to secure the financial resources to support the park delivery, subject to a satisfactory capital appraisal.
- 4.24 It is noted that the final masterplan may result in a slightly higher requirement, and approval is sought to grant authority to the s151 Officer in consultation with the Cabinet Member for Regeneration and Infrastructure to increase this amount within approved delegation limits (max. £1.0m) should this prove necessary once the final masterplan scheme is determined.
- 4.25 The future maintenance requirements will also be considered as part of the masterplan to ensure Brandhall Park continues to meet the demands of residents, users, and neighbours upon its completion. Whilst consideration is currently being given to how the site will be managed, the annual maintenance costs are estimated to be in the region of £40k to £60k per annum. At present the site is currently maintained using operatives within Green Services and includes flailing walking routes/desire lines, tree management and Water Course Maintenance at an estimated cost of circa £10,000/annum.. However, some of the additional financial requirement may be met through the provision of 30-year management plans which are statutorily required as part of the Biodiversity Net Gain provision funded through appropriate planning agreements with the preferred developer. Financial implications for ongoing maintenance will be considered once the maintenance strategy

is finalised, and any specific adjustments required to the revenue resources identified will be reported accordingly.

Former Clubhouse Buildings

- 4.26 The former Clubhouse buildings have remained vacant since the Golf Club closed, and these have resulted in ongoing cost burdens associated with maintaining security being incurred. No future use has been identified for the building, and their condition continues to deteriorate.
- 4.27 Over the summer period, significant anti-social behaviour was experienced, where the site was accessed and vandalism undertaken, raising health and safety concerns, and demolition of the Clubhouse should be considered an urgent priority to reduce long-term maintenance burdens, reduce health and safety risks and provide community assurance.
- 4.28 An updated cost estimate for the demolition of the buildings has been obtained and confirmed at a cost of £187,000 (including 20% contingency). The cost of borrowing over a 20-year period equates to a revenue cost of £15,500 per annum. Approval is therefore sought to secure the financial resources to support the demolition of the building, subject to a satisfactory capital appraisal.

Developer Procurement

- 4.29 The next steps in relation to the delivery of the housing scheme will be to progress the appointment of a development partner and progress the disposal of the sites allocated for housing development within the overall scheme.
- 4.30 Delegated authority was previously granted in July 2022 to the Director of Regeneration and Growth, (now the Executive Director – Place) to take the necessary steps (including publication of necessary statutory notices under S.122(2A) of the Local Government Act 1972 (and consideration of any objections received) related to the appropriation of any public open space for Education or Housing purposes and for the then Director of Finance, (now Executive Director – Finance and Transformation) to make the necessary financial adjustments with regard to the appropriation. The appropriation of the public open space for

Education and/or Housing purposes was also authorised at that time. The appropriation and relevant advertising of the site for disposal under s122(2A) of the Local Government Act 1972 will be progressed following approval of this report.

- 4.31 The procurement of a developer will require the appointment of agency support to identify and implement the most appropriate procurement method for disposal as well as providing valuation advice at the point of disposal. Associated legal advice and support will also be necessary to support the disposal process, and authority to commit the relevant resources to undertake this work is sought.
- 4.32 Given the timescales for an appropriate procurement process to be undertaken, it is not anticipated that a development partner will be appointed until Summer 2025 following which a Reserved Matters application will be sought for the proposed housing scheme. Consequently, it is currently anticipated that housing development is not expected to start on site until Spring/Summer 2026 at the earliest.

5 Alternative Options

Do Nothing

- 5.1 Under the 'Do Nothing' scenario, the site would remain in its current state as an inaccessible greenspace. This option was considered as one of the options for the future of the site at the Cabinet meeting of July 2022.
- 5.2 Consideration was given to the fact that despite some use by members of the public, the site would remain largely inaccessible. However, there would be ongoing health and safety risks and maintenance implications associated with the site and the buildings, which may need mitigation to ensure the site is safe.
- 5.3 In addition, it was recognised that leaving the site in its current state would not contribute towards meeting housing needs or delivering the new school, although it would contribute to a wider sustainability and climate change objectives and consider the views of those who had previously opposed any development of the site.

- 5.4 Given the Cabinet decision of July 2022 (endorsed in November 2022) to deliver the new primary school, 190 new homes and a new park, and the ongoing maintenance and health and safety implications, the Do-Nothing option has been discounted.

Sell the site

- 5.4 An alternative option would be to sell the whole site to the best bidder. This would generate a capital receipt for the Council which could be used to assist delivery of other Council objectives. It is anticipated that, development of the site in its entirety would result.
- 5.5 However, this approach would not consider the views of the local community, who have indicated quite clearly through consultation that development of the site should remain very limited. Neither would it provide a suitable site for the replacement provision of Causeway Green Primary school.
- 5.6 The disposal of the site would generate a significant capital receipt. However, this would put at significant risk the Council's reputation for working with its local communities, taking their views into account, and delivering on the commitments it makes. The Cabinet confirmed its preferences for the site in its decision in July 2022 and its subsequent endorsement in November 2022. Therefore, an option which seeks to dispose of the site in its entirety is not considered as a suitable alternative to delivery.

Propose an alternative delivery method

- 5.6 Detailed consideration has been given to delivery methods and these are identified in Paragraph 4.15 above.
- 5.7 Consideration has been given as to whether the Council should take the lead on delivering the whole scheme and whilst this may generate a higher return on disposal of the housing site, it would take significant officer resourcing and up-front capital investment to deliver the scheme. This option has therefore been discounted.
- 5.8 A second option has been considered which relies on a Developer-led approach to delivery. However, whilst this will reduce the significant commitment in terms of time and financial resources required from the

Council, it does result in a limited ability to shape/influence the scheme and its timing, as well as reducing the any potential return. This option has therefore been discounted.

- 5.9 As a result, it is recommended that the most appropriate option for delivering the Brandhall scheme is to identify a suitable development partner who will share the Council’s aspirations for the scheme and work in partnership to see the site’s objectives delivered, and this is the proposed approach recommended for approval.

6 Implications

<p>Resources:</p>	<p>Finance The financial requirements of the proposed delivery of the Brandhall Village scheme are as follows:</p> <ul style="list-style-type: none"> • Revenue - £310,000 to support land disposal, progress planning applications and planning conditions discharge • Capital - £800,000 total allocation to assist with park delivery and the demolition of the Club House. The cost of borrowing this capital will have revenue implications of £61,500 for the first twenty years, reducing to £15,500 for a further five years after that. <p>Personnel The delivery of the Brandhall scheme will require the utilisation of existing staff resources from a number of different teams across the Council including Regeneration, Education, Green Spaces, Property and Assets, Legal and Governance, and Finance. Communications team support will also be required from time to time as the scheme progresses.</p> <p>Capital Asset The Brandhall scheme will result in the efficient use of Council owned land and create additional capital assets (school and the park). A small area of land will be subject to disposal to a development partner, which will generate a capital receipt.</p>
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<p>Legal and Governance:</p>	<p>Land Disposal The Local Government Act 1972 enables the disposal of Council-owned land subject to certain requirements, including appropriation requirements and disposal for the best consideration. Specific requirements are set out in the Council’s Disposal of Council Land and Assets Protocol.</p> <p>Town Planning Each element of the scheme will require that relevant planning consents are obtained as required under the Town and Country Planning Acts</p> <p>Community Consultation The Localism Act 2011 requires that community views are considered in developing major proposals for development. Community views are also required as part of the Town and Country Planning Acts. Specific guidance is given in the Council’s Statement of Community Involvement.</p> <p>Black Country Millennium Forest Part of the Site is affected by a Deed of Dedication, dated 15 July 1997 made between the Council (1) National Urban Forestry Unit (2) and The Millennium Commission (3) under which the Council covenants not for a period of 99 years to part with possession of the property affected by that Deed, without the consent of NUFU and the Commission, nor without such consent change the use of the land. The Deed of Dedication only affects part of the site and includes a provision allowing the Council to dispose of the Site (after 25 years), provided replacement areas are dedicated by the Council. NUFU (or its successor body) and the Millennium Commission will therefore be consulted to confirm the replacement areas proposed by the Council are agreed.</p>
<p>Risk:</p>	<p>Financial Risk The key financial risks are associated with the costs of the delivery and ongoing maintenance of the park. Authority to secure the revenue and capital commitments required to support the scheme are incorporated into this report, and contingency allowances are recommended as needed. Further</p>

	<p>details will be confirmed once the park masterplan is completed. All capital investment will be subject to a satisfactory capital appraisal being undertaken.</p> <p>Legal Risk The delivery of the scheme requires compliance with a range of legislative and regulatory requirements as identified above. Compliance with all legal requirements will be undertaken as the project progresses.</p> <p>Technical Risk Extensive work has been undertaken to understand any technical risks associated with the proposed schemes. This has shown no major barriers to delivery which cannot be accommodated within the scope of the three elements of the scheme.</p> <p>Reputational Risks The proposed Brandhall Village scheme has been devised following extensive community consultation and has taken the views of the community into account. The key reputational risk now relies on the scheme progressing to the delivery stages in accordance with the aspirations set out in this report.</p>
Equality:	<p>It is considered that there are no disproportionate impacts upon any groups with defined characteristics arising from the Brandhall Village scheme.</p> <p>The proposed park will generate improved access to local greenspace and will be designed to incorporate provision for all sections of the community.</p> <p>The provision of new homes will include the provision of 25% affordable new homes, as well as meeting lifetime home requirements set out in planning policy.</p> <p>The provision of a new school will ensure improved provision of Education facilities in the local area and will be designed to ensure all needs can be accommodated.</p>
Health and Wellbeing:	<p>The provision of a publicly accessible eco-park on the Brandhall site will create new opportunities for physical recreation which will benefit both mental and physical well-being for all residents.</p> <p>The retention of significant areas of greenspace, as well as enhanced planting/habitat protection will also</p>

	<p>address the impacts of climate change, particularly in relation to air quality and carbon sequestration. All the buildings on site will meet high quality build standards, particularly in terms of thermal efficiency, resulting in beneficial living and learning environments</p>
Social Value:	<p>The proposed schemes will be subject to contractual requirements which will expect, as a matter of course, appropriate social value contributions to be made, and these will be considered as part of any tender evaluation. Specifically, opportunities throughout the delivery of the Brandhall Village will consider the ability to secure local jobs and apprenticeships, community education and volunteering opportunities, obtaining materials from within the local supply chain, as well as contributing towards improving the environment.</p> <p>The existing contract with the Park Masterplan consultants has secured support for Perryfields Primary School to design their outdoor play space.</p>
Climate Change:	<p>The proposed scheme will contribute towards reducing the impacts of Climate Change through the following:</p> <ul style="list-style-type: none"> • Achieving a Net Zero/Carbon Neutral standard (e.g. PassivHaus) school • Requiring the provision of all housing to meet EPC-A standard as a minimum. • Maintaining/enhancing and improving the biodiversity of the site, as well as improving carbon absorption through additional planting in the Eco-Park • Promoting the use of active travel methods, and particularly ensuring that routes through the park are destination-linked e.g. shops, school. • Provision of EV-Charging units for car parking within the school and housing schemes (planning requirements) • Consideration for the provision of micro-generation facilities on site (e.g. photo-voltaic panels etc)

	<ul style="list-style-type: none">• Reducing flood risk through the provision of sustainable urban drainage systems
Corporate Parenting:	Not applicable

7. Appendices

Appendix 1 - Delivery Approach

8. Background Papers

None

Delivery approach

	Benefits	Disadvantages
Option 1 <ul style="list-style-type: none"> • Council acts as master-developer, providing the park, and necessary infrastructure for the housing scheme. • Developer required to deliver housing only 	<ul style="list-style-type: none"> • Council controls deliver of scheme and ensures appropriate place-making is delivered. • Limited developer risks and thus likely to generate a greater return on land disposal 	<ul style="list-style-type: none"> • Significant requirement for use of Council resources and upfront capital investment
Option 2 <ul style="list-style-type: none"> • Developer leads delivery of whole project 	<ul style="list-style-type: none"> • Capitalises on developer's expertise and thus reduces Council burden 	<ul style="list-style-type: none"> • Council has reduced ability to influence scheme implementation. • Timescales for delivery set by developers. • Greater risk for developers, thus likely to generate smaller return than Option 1
Option 3 <ul style="list-style-type: none"> • Partnership approach based on shared delivery objectives and responsibilities 	<ul style="list-style-type: none"> • Maximises developer resource utilisation. • Enables shared use of areas of expertise to assist scheme delivery. • Partnership working to ensure comprehensive integration and delivery of overall scheme 	<ul style="list-style-type: none"> • Requirement for commitment to capital investment for non-development related requirements in the park