

# Talke Road, Alsager

## Option 9: To sell as a self-build opportunity.

### Advantages:

1. Contributes towards meeting the need for self-build within the borough.
2. The land in question has been allocated in the Local Plan; site LPS 21 and will contribute towards the development of 550 houses.
3. Potential to generate a capital receipt, although developers' profit would be retained by the home builders.

### Disadvantages:

1. A comprehensive and cohesive development in a plan-led way will not be delivered.
2. Brownfield and bound between the back of existing housing and the railway line the site does not appear to be attractive for this use.
3. Mobilisation cost would not be shared over site; remediation of the wider site would not be dealt with in a holistic way.
4. Given the Council would be required to provide serviced plots, the Council would be required to obtain planning permission for the scheme, undertake remediation of the land and establish roads and other services. Due to the layout of the site and the Council having to remediate the land, the cost per plot would be comparatively expensive as opposed to a similar greenfield plot, closer to the main public highway. The Council would also have to arrange the relevant guarantees and warranties regarding groundwork, which would be complex and costly to do, if at all achievable.
5. All the costs and risks (less development of housing) set out in option 7 would be carried by the Council, however developers profit associated with the construction of housing would not.
6. There is currently significant construction cost inflation in the UK, and this is likely to remain for a considerable period of time. On a comparatively expensive site, in an area with a house price ceiling, there is an increased level of uncertainty whether all plots would be sold or if sold, developed. (A development appraisal has not been undertaken).
7. Lacking an element of developers profit on a complex site, it is possible that the Council may find that the site is not feasible, the number of units to break even are not achievable, the plots are not sold, or the Council has to step into sites where development has failed.
8. Building costs and risks rest with the individual on self-build. One ongoing risk would be if the individual fell into financial difficulties or became bankrupt, and therefore construction may stall or cease. This could blight other plots and wider area until the building is completed, and also the council may be obligated to step in to ensure completion and cohesion of the wider development.

### Financial return:

A capital receipt will be received. This would not include developer's profit. There is a risk that the Council would not be able to sell all the plots or have to manage the failure of development of some plots.

### Financial costs short term

- The Council would be required to fund (upfront) serviced plots.
- Remediation of the land to make it suitable for development.

**Financial Costs longer term**

- The Council will still have the responsibility of the potential future regulation on treatment on Contaminated Land.

**Considered as a Disposal of Public Open Space under legislation:**

Yes