



DERBY CITY COUNCIL

**COUNCIL CABINET  
27 SEPTEMBER 2005**

Cabinet Member for Personnel, Performance  
Management and Economic Development

## **ITEM 9**

### **Proposed Disposal of Land Adjoining the Former Baseball Ground**

#### **SUMMARY**

- 1.1 We need to consider proposed Terms for the sale of land adjoining the former Baseball Ground.
- 1.2 The proposed Terms are set out in the confidential report.
- 1.3 Subject to any issues raised at the meeting, I support the following recommendation.

#### **RECOMMENDATIONS**

- 2.1 That a freehold disposal is authorised of an area of 1.0763 hectare (2.66 acres) to Walbrook Housing on terms contained within the confidential Appendix 4 attached to the report.
- 2.2 That the following proposed arrangements are authorised for a 0.3295 hectares (0.81 acre) part of Shaftesbury Park...

(1) Central Derby PCT are given a continuing opportunity to identify their potential requirements for a LIFT project

(2) If that proposed use is confirmed, or alternatively if Walbrook Housing identify a use offering other benefits to the community, that:

- normal Public Open Space procedures are then commenced for the possible disposal of this area
- if approved under those procedures, an equivalent area of replacement POS would be provided by Walbrook within the site acquired from the Council and/or within the land they already own, in addition to the area of POS which is required for development of that combined development site
- a further report would be made on the detailed terms provisionally agreed for any such disposal.

#### **REASON FOR RECOMMENDATION**

3. To facilitate proposals to achieve more comprehensive redevelopment within this locality on terms which would provide an appropriate return and which also provide for the possibility of a healthcare facility or other community benefit.



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Report of the Director of Corporate Services

### **Proposed Disposal of Land Adjoining the Former Baseball Ground**

#### **SUPPORTING INFORMATION**

- 3.1 On 6 April 2004 Cabinet considered a report on development proposals which were then emerging from Walbrook Housing who had previously acquired the Baseball Ground ("BBG") from Derby County Football Club ("DCFC") and adjoining land from a company owned by its then Chairman. That report authorised in principle that our adjoining land should also be considered within their Master Plan as being potentially available for development.
- 3.2 Since then:
- Walbrook now intend to deliver their development proposals through arrangements being concluded with Strata Homes Limited, rather than through a development company which had been established with Wheeldon Brothers
  - demolition of the former BBG has been completed
  - Walbrook's immediate proposals are now focused upon the core area identified on the plan attached at Appendix 2, rather than spread more widely, to concentrate upon achieving delivery within an area within their immediate control. The areas of 1.0763 hectare (2.66 acres) which they wish to acquire from us ("the initial sale") are shown as "A" and "B" on the plan attached at Appendix 3. These areas were the sites of cleared unfit houses, leased to DCFC for car parking until the BBG became disused
  - the completed Master Plan was subject to public consultation which has recently been completed. It is understood that the responses were almost unanimously positive
  - LIFT proposals in this locality are not complete, but an area of 0.3295 hectares (0.81 acre) has been identified within Shaftesbury Park which could be suitable for this purpose, shown as "C" on the plan attached at Appendix 3. The Terms provisionally agreed for the initial sale would require equivalent POS to be provided if disposal of this area is subsequently authorised under separate POS procedures

Walbrook are still considering the possibility of extending the potential benefits over a wider area. They are in continuing discussions with English Partnerships, the Housing Corporation and ourselves to investigate additional possibilities.

- 3.3 The previous report detailed under sub-headings the specific context for planning, housing, POS, sports provision and education. The Master Plan and the terms reported in the attached confidential Appendix 4 have addressed these issues to the satisfaction of relevant Departments in principle, subject to further detailed consideration of planning and highways issues. Operational concerns regarding shared parking arrangements for the Shaftesbury Centre and suchlike would need to be addressed during detailed consideration of terms for the second proposed disposal. If that aspect later progressed, any subsequent report could include:
- reference to how any Section 106 contributions which could be anticipated to result from development of the housing site may have resulted in direct improvements to Shaftesbury Park and/or Shaftesbury Sports Centre
  - the overall context of the evolving 25 year investment plan for our sports centres, including other options for funding, establishing priorities for the modernisation and improvement of buildings, including Shaftesbury Sports Centre
  - if linked to a sale for an adjoining health facility, whether the opportunity could be taken to make a significant contribution to the Health Agenda by achieving an integrated Sport and Leisure/PCT project.
- 3.4 Ward members have been consulted and no comments were made.
- 3.5 This proposed sale was considered by Scrutiny Management Commission on 13 September. Their views will be reported at the meeting.

## OTHER OPTIONS CONSIDERED

4. Considered from a land ownership perspective, our other option would be to seek a separate purchaser for the developable part of our land ownership. Joint redevelopment over a larger area would allow more widespread regeneration benefits to be achieved, thereby maximising the potential return from the disposable parts of our landholdings.

<b>For more information contact:</b>	Jim Olford 01332 258426 e-mail <a href="mailto:jim.olford@derby.gov.uk">jim.olford@derby.gov.uk</a>
<b>Background papers:</b>	None
<b>List of appendices:</b>	Appendix 1 – Implications Appendix 2 – Developer's Indicative Masterplan Appendix 3 – Plan showing ownership boundaries based upon those Masterplan proposals Appendix 4 – Terms, in Confidential part of Agenda

<b>IMPLICATIONS</b>
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**Financial**

1. The Council would gain a capital sum from the sale of appropriate parts of this site. Maintenance costs are incurred in the interim.

**Legal**

2. None.

**Personnel**

3. None.

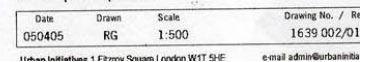
**Equalities impact**

4. The housing mix proposed is intended to cater for the needs of all sectors of the community.

**Corporate objectives and priorities for change**

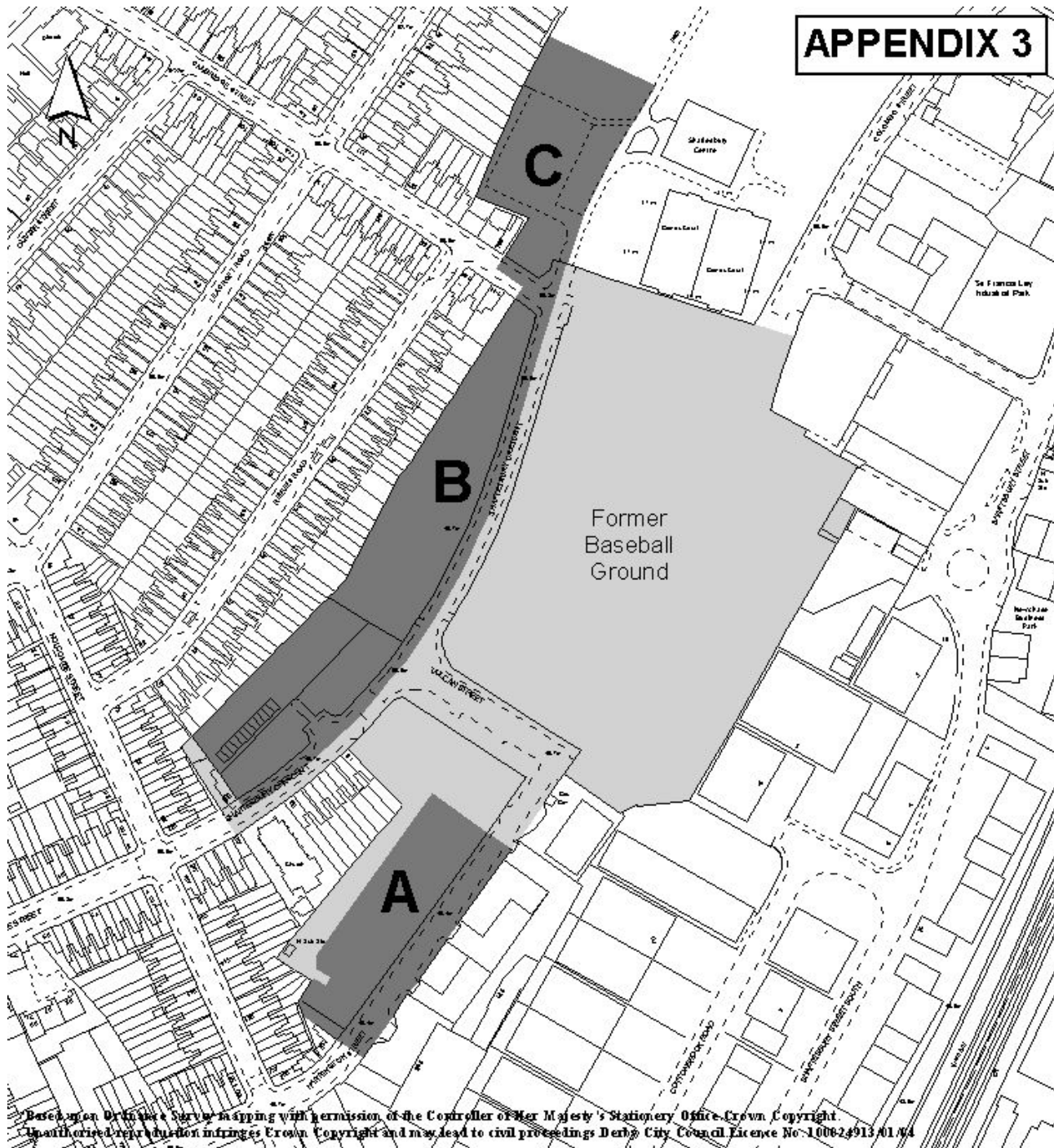
5. The proposal covers many of the Corporate Plan themes.







# APPENDIX 3



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**Land already owned by  
Walbrook**

**A** fronting Harrington Street  
within Harrington Street  
2346msq 2806ysq  
1118msq 1337ysq  
Total 3464msq 4143ysq



**Land for sale to  
Walbrook (A & B)  
and potentially  
available subsequently (C)**

**B** fronting Shaftesbury Crescent  
within Shaftesbury Crescent  
5999msq 7175ysq  
1300msq 1555ysq  
Total 7299msq 8730ysq

Possible later proposals  
**C** fronting Cambridge Street  
within Cambridge Street  
3086msq 3691ysq  
209msq 250ysq  
Total 3295msq 3941ysq

Area C is a notional area, subject to change