



DERBY CITY COUNCIL

Scrutiny Management Commission

13 September 2005

Report of the Director of Corporate Services

# ITEM 8

## Property Disposals: Land Adjoining the former Baseball Ground

### RECOMMENDATION

1.1 To note the current position on the proposed disposal of this land.

### SUPPORTING INFORMATION

#### 2.1 Background

- Cabinet on 6 April 2004 authorised the principle of inclusion of our land, now shown marked A, B and C on Appendix 3, adjoining the former Baseball Ground within the masterplan area being considered by Walbrook Housing, the purchaser of the Baseball Ground from Derby County Football Club and linked areas
- the masterplan has been produced in accordance with the Planning Brief prepared for the area and with other established and emerging policies
- there has been extensive public consultation on those proposals which are illustrated on the plan attached at Appendix 2. Ward members have also had the opportunity to comment
- the public reaction has been almost unanimously supportive and the developers are now progressing their planning submission, which will be considered through the normal Planning Control procedures
- it is intended to report to Cabinet on 27 September to seek authorisation to the detailed proposed sale terms.

#### 2.2 Current position

The detailed sale terms will relate to the sites shown as A & B. The report will recommend this sale because of the benefits arising from our land being included within a comprehensive redevelopment approach, achieving market value. Walbrook's proposals for the combined site would deliver a range of house types judged to complement the existing housing stock and to meet the needs of the area. The report will also make reference to proposals being formulated for area C because the initial terms need to provide a linkage for the provision of equivalent Public Open Space ("POS") and establish a framework for other considerations such as land value, parking provision and the like. The developer's planning application for the combined site, excluding area C, was close to submission at the time of writing and a start on site could be anticipated as soon as permission is obtained and Walbrook's arrangements with Strata Homes (their preferred partner) are concluded. The proposals for area C are for a possible future healthcare facility. These are at an earlier stage and proposed sale terms would be reported to Cabinet once they became more established.

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Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 – Developer’s Indicative Masterplan Appendix 3 – Plan showing ownership boundaries based upon those Masterplan proposals

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

- 1.1 The receipt would contribute towards our capital programme.

**Legal**

- 2.1 None.

**Personnel**

- 3.1 None.

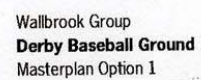
**Equalities impact**

- 4.1 None directly, but implementation of the developer's proposals would provide wide-scale regeneration benefits within a deprived area.

**Corporate Objectives and priorities for change**

- 5.1 The proposals mainly promote the Council's objective to provide **a shared commitment to regenerating our communities** and would also achieve other benefits.

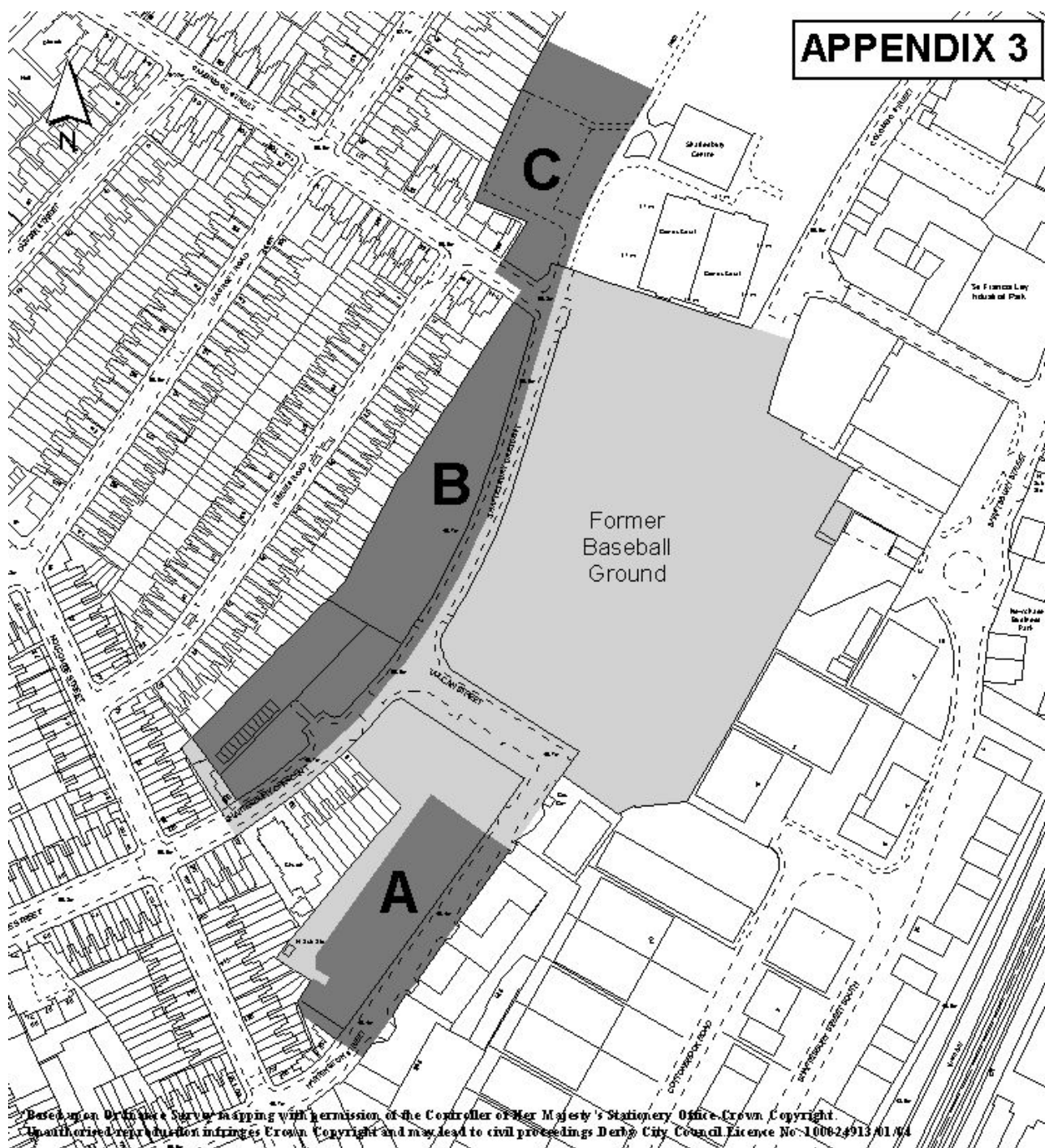


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## APPENDIX 3



**Land already owned by  
Walbrook**



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

**A** fronting Harrington Street  
within Harrington Street

2346msq 2806ysq

1118msq 1337ysq

Total 3464msq 4143ysq

**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