



DERBY CITY COUNCIL

**COUNCIL CABINET**  
17 April 2007

**ITEM 10**

Cabinet Member for Personnel, Performance  
Management and Economic Development

## Chellaston Business Park

### SUMMARY

- 1.1 The proposed developers of Chellaston Business Park previously sought agreement for access rights across our land to enable them to agree terms with the landowners after establishing this context. Consequently, detailed terms were provisionally agreed with the developers which were approved by Cabinet on 18 January 2005.
- 1.2 The developers have since carried out further research into the estimated costs of the infrastructure for this development site and have also had detailed discussions with the two major landowners on terms which would be mutually acceptable. This has led to the need to revisit the terms for access rights across our land.
- 1.3 Subject to any issues raised at the meeting I support the following recommendation.

### RECOMMENDATION

2. That the terms previously approved should be rescinded and the principles now set out within the confidential part of the report should be authorised to establish the context for replacing them.

### REASON FOR RECOMMENDATION

3. To...
  - reflect the increased estimated costs for providing the required infrastructure
  - allow the developers and major landowners to achieve the returns necessary to provide each of them with a reasonable incentive
  - confirm to *emda* that this scheme is progressing, allowing them to continue their commitment to support it through their forward funding programme
  - encourage this development scheme to proceed, thereby helping to achieve implementation of other corporate objectives including substantial economic development benefits and the provision of a new transport connection to provide relief to the A514 through Chellaston
  - provide an acceptable return for our land ownership interest, on terms which will also protect our interests in the future.



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Report of the Corporate Director of Corporate and Adult Social Services

## **Chellaston Business Park**

### **SUPPORTING INFORMATION**

1.1 This is included in the confidential report in the exempt section of the agenda.

### **OTHER OPTIONS CONSIDERED**

2. Another option is included within the confidential report in the exempt section of the agenda.

**For more information contact:** Jim Olford 01332 258426 e-mail [jim.olford@derby.gov.uk](mailto:jim.olford@derby.gov.uk)  
**Background papers:** None  
**List of appendices:** Appendix 1 – Implications  
Appendix 2 – Plan  
Appendix 3 – Report within Confidential part of the Agenda

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

- 1.1 These are included in the confidential report in the exempt section of the agenda.

**Legal**

2. These are included in the confidential report in the exempt section of the agenda.

**Personnel**

- 3.1 None.

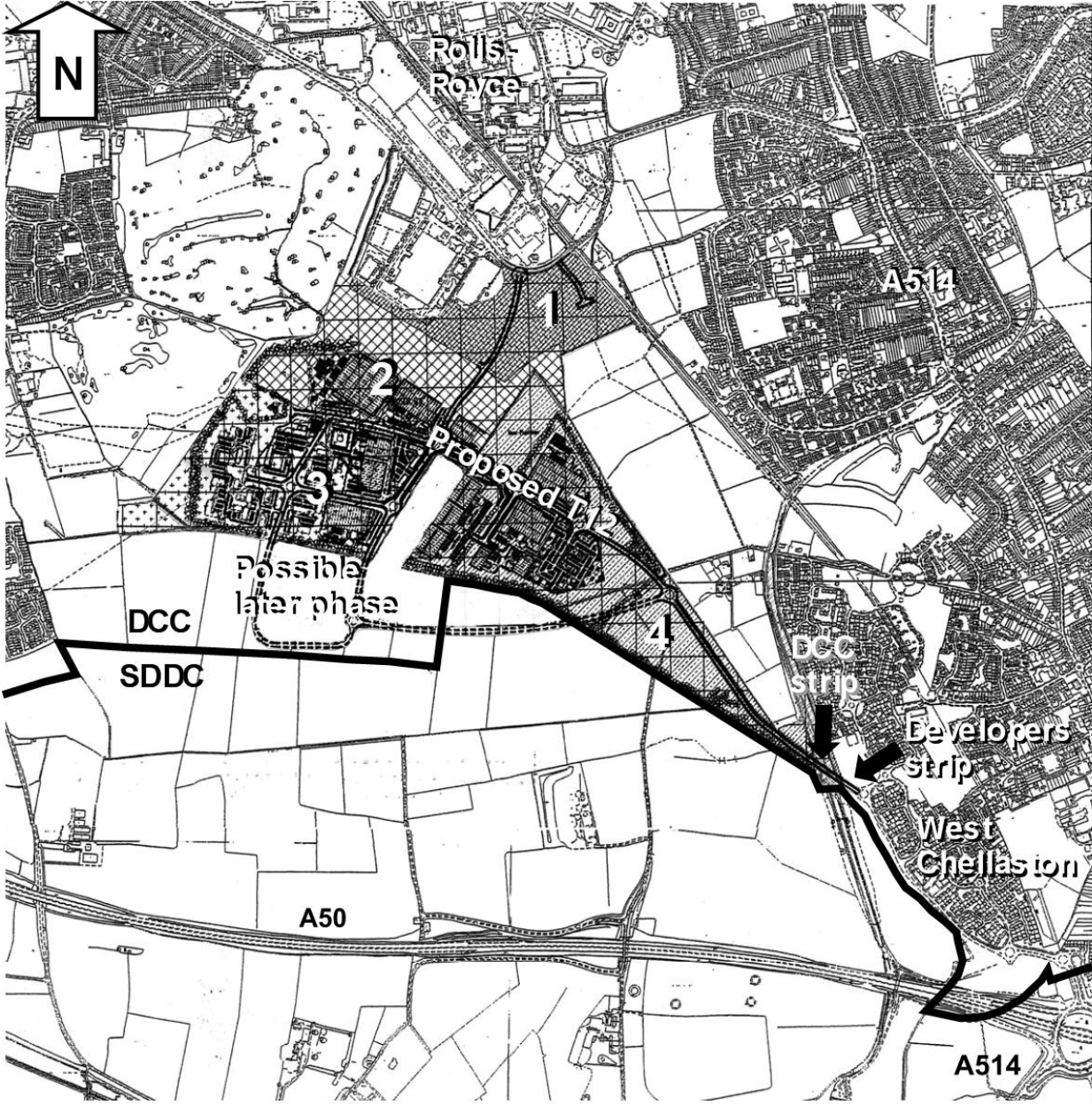
**Equalities impact**

4. None

**Corporate objectives and priorities for change**

5. Implementation of this major project would contribute to many of our Corporate objectives.

# Appendix 2



<b>1</b>	<b>Rolls-Royce retained land (own development) 30.85 acres</b>
<b>2</b>	<b>Rolls-Royce retained land serviced from T12 56.33 acres</b>
<b>3</b>	<b>Rolls-Royce land within development 67.92 acres</b>
<b>4</b>	<b>Harpur Crewe land within development 93.88 acres</b>

Not to Scale