

16 June 2014

Agenda Item: 5(d)

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

LAND BETWEEN WEST CARR ROAD & ORDSALL ROAD, RETFORD

Purpose of the Report

To seek approval of the Finance & Property Committee to: -

1. The progression of the sale of land between West Carr Road and Ordsall Road, Retford, DN22 7EA, subject to contract and planning, as set out in the exempt appendix.
2. That negotiations commence for the provision of additional parking within the Post 16 Centre and Leisure Centre PFI Red Line boundary and for funding contribution from Public Sector Partner.
3. That a further paper is submitted to Committee outlining the results of the negotiations prior to entering in to any agreement for the provision of the proposed car park as above.

Information and Advice

4. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
5. The land between West Carr Road and Ordsall Road, Retford comprises approximately 5.21 hectares (12.87 acres), shown as hatched black on the attached plan.
6. The report to Finance & Property Committee of the 24 March 2014 whilst recommending sale of the land also provided that the approval be subject to a two month delay during which concerns expressed in relation to parking availability for the adjoining Retford Leisure Centre and Post 16 Centre site could be explored.
7. Part of the residential development site (located to the north of the access road as shown cross hatched black on attached plan and identified by the text box and arrow) comprises the former car park area that used to serve the now demolished old Ordsall Hall Comprehensive School and Leisure Centre.

8. Concerns were expressed by local residents citing difficulties for visitors and staff in parking at the adjoining Retford Leisure Centre and Post 16 Centre and who sometimes used part of the County Councils adjoining residential development site as an unauthorised overspill parking area.
9. In the Report of 24 March 2014 the Committee were advised that the removal from the residential development site of all, or part, of the land referred to in item 5 above would impact substantially on the capital receipt that the County Council would derive from the sale of the land for development. Since the last report to Committee officers have explored options for providing additional car parking that would limit the impact on the development site.
10. The preferred bidder has considered three alternative options for the removal of land from the residential development site to provide additional parking for the Retford Leisure Centre and Post 16 Centre (subject to planning and terms being agreed with the PFI Provider for their inclusion within the PFI Red Line Boundary) layouts were provided ranging from 16 to 50 spaces.
11. At the same time as the above a study was initiated to consider the parking provisions under the original planning permission approved in January 2005 and the parking provision that would apply under current planning rules if the development was being constructed today. It also considered the potential within the Post 16 Centre and Leisure Centre PFI Red Line boundary to create additional parking, subject to planning.
12. The study identified two principal areas as offering the potential for provision of a significant number of additional car parking spaces. The first area (Area 1) is to the north of the site above the access road but whilst this would offer the greatest potential for additional spaces the area overall has extensive tree coverage and any work here would impact on tree rooting zones with potential loss of trees. As such this area was considered unsatisfactory and similarly, for the same reason, so was the adjoining area within the residential development site that abuts the Post 16 Centre and Leisure Centre site and was also considered as referred to in item 8 above.
13. The second area (Area 2) is in the south-west corner of the site comprising a triangular shaped area of open grass. This area was considered as being the best option for the provision of a significant additional parking area subject to a re-alignment of the boundary to facilitate a widening of the access point from the existing 4 metre deep gap between the building and the boundary to some 7 metres. This would allow for two way car passage but require the boundary to be set back some 3 to 4 metres in to the residential development site (the preferred bidder has indicated it can adapt its scheme to cope with a 3 metre 'intrusion' at this point).
14. The study concluded that if being constructed today additional parking of some 67 spaces would likely to be provided and that, subject to planning permission, additional parking provision could be provided within the PFI site and that the best option for this would be Area 2 in the south-west corner of the site that whilst this location might have the site area to suggest a capacity for some 67 spaces the exact number of spaces would be subject to design confirmation and would be likely

to be less than this. It should be noted that there is no need to provide these spaces as the regulations are not retrospective. It is not at the Council's discretion how many spaces are appropriate based on need. This is merely a guide.

15. As advised in the previous report the Committee should note that both the Retford Leisure Centre and the Post 16 Centre are subject to a Private Finance Initiative (PFI). In relation to the Leisure Centre it is subject to a back-to-back agreement which means that costs associated with any additional parking provided will pass on to the County Council. Similarly the exact location of the extended car park area will be subject to the approval of the PFI Provider.
16. An initial cost assessment has been carried out, as referred to in the exempt section of this report, but ultimately any work of this nature will be tendered by the PFI Provider, subject to detailed survey and planning, and with PFI Provider on costs for management and maintenance through the PFI term. As the car park provision is not a mandatory requirement it is being considered to resolve a local car parking issue, negotiations will be taking place with partner bodies to establish whether a financial contribution will be made available for the construction and operation of the car park.

Other Options Considered

17. Retention of the land for other purposes is not appropriate as the land is surplus to requirements.

Reason/s for Recommendation/s

18. To secure a capital receipt.

Statutory and Policy Implications

19. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval is given to the progression of the sale of land between West Carr Road and Ordsall Road, Retford, DN22 7EA, subject to contract and planning, as set out in the exempt appendix.
- 2) That negotiations commence for the provision of additional parking within the Post 16 Centre and Leisure Centre PFI Red Line boundary and for funding contribution from Public Sector Partner.
- 3) That a further paper is submitted to Committee outlining the results of the negotiations prior to entering in to any agreement for the provision of the proposed car park as above.

Jas Hundal
Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Peter Grinnell 07753 625269

Constitutional Comments (CEH 5.6.2014)

20. The recommendations fall within the remit of the Finance and Property Committee by virtue of its terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market.

Financial Comments (TR 4.6.2014)

21. The financial implications are set out in the exempt appendix to the report.

Background Papers

22. Report to Finance and Property Committee of the 17 December 2012.
Report to Finance and Property Committee of the 24 March 2014.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

23. Ward(s): Retford West
Member(s): Councillor Ian Campbell