

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Cabinet  
**Date of Committee** 2nd November 2006  
**Report Title** Land at Corner of Park Road and Mill Street, Bedworth

**Summary** This report seeks authorisation for a land exchange between Warwickshire County Council (WCC) and Nuneaton and Bedworth Borough Council (NBBC) on the site at the corner of Park Road and Mill Street, Bedworth. The exchange of land will facilitate the redevelopment of the site (as proposed in the Masterplan for Nuneaton and Bedworth Town Centres) and protect the alignment of any future highway improvements by the County Council to support the Masterplan proposals and regeneration of the Town Centre.

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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Masterplan for Nuneaton and Bedworth Town Centres, November 2004

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

Other Committees  .....

Local Member(s)  Councillor R Chattaway – has some concerns.  
 (With brief comments, if appropriate) Councillor J Haynes – happy with the proposals.  
 Councillor F McCarney  
 Councillor K Singh

Other Elected Members  Councillor K Browne }  
 Councillor Mrs E Goode } for information.  
 Councillor Mrs J Lea }  
 Councillor B Longden (as Chair of Area Committee)

Cabinet Member  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

Councillor M Heatley – agreed, this does appear to be the best option.  
Councillor C Saint – I am happy that the matter goes forward to Cabinet.

Chief Executive  .....

Legal  I Marriott - agreed

Finance  C Holden – comments incorporated

Other Chief Officers  M Herbert, Resources Directorate – agreed.

District Councils  Nuneaton and Bedworth Borough Council - Individual Cabinet Member Decision 20th October 2004 (Ref: IC136).  
Nuneaton and Bedworth Borough Council – Cabinet 26th June 2006.  
Nuneaton and Bedworth Borough Council – Cabinet 14th June 2006.

Health Authority  .....

Police  .....

Other Bodies/Individuals  .....

**FINAL DECISION**                      **YES/NO**      (If 'No' complete Suggested Next Steps)

**SUGGESTED NEXT STEPS :**

*Details to be specified*

Further consideration by this Committee  .....

To Council  .....

To Cabinet  .....

To an O & S Committee  .....

To an Area Committee  .....

Further Consultation  .....

## Cabinet – 2nd November 2006

### Land at Corner of Park Road and Mill Street, Bedworth

#### Report of the Strategic Director for Environment and Economy

##### Recommendation

That authorisation be given to transfer ownership of the land shown as plot 2 in **Appendix A** from Warwickshire County Council to Nuneaton and Bedworth Borough Council in exchange for the land shown as plots 1 and 3, currently owned by Nuneaton and Bedworth Borough Council.

### 1. Introduction

- 1.1 An exchange of land between Warwickshire County Council (WCC) and Nuneaton and Bedworth Borough Council (NBBC) is proposed on the site at the corner of Park Road and Mill Street, Bedworth. The land to be transferred to NBBC is shown in **Appendix A** as plot 2; the land to be transferred to WCC is shown as plots 1 and 3.
- 1.2 The exchange of land has two benefits:-
  - (i) Facilitating the redevelopment of the site as one of the priority sites identified in the Masterplan for Nuneaton and Bedworth Town Centres.
  - (ii) Protecting the alignment of any future highway improvements by the County Council to support the Masterplan proposals and regeneration of the Town Centre.

### 2. Background

- 2.1 Approval was given on 25th January 2000 for the purchase of the Anchor Inn public house site in Bedworth to allow improvements to the George Street Ringway in the context of other proposals for the upgrading of Bedworth Town Centre (Executive Committee, 25th January 2000). The improvements to George Street Ringway were subsequently abandoned following consultation with a short life Town Centre Focus Group who showed little support for the proposals (Cabinet, 9th July 2002). The cleared Anchor Inn site has therefore remained neglected for a number of years. Options for future use of the land are set out below.

### 3. Preferred Option for Future Use of the Site

- 3.1 The Masterplan for Nuneaton and Bedworth Town Centres includes the Anchor Inn site as part of a wider area designated for redevelopment as one of the priority

project sites. The wider area incorporates the Kwiksave supermarket (which has now ceased trading) and the Borough owned and operated 40 space surface level car park.

- 3.2 The development site is bounded by Mill Street to the north, Church Way to the east and Park Road to the west. To protect the alignment of any future highway improvements at the Park Road Mill Street junction in support of future Masterplan proposals, a land exchange is proposed between the County Council and Nuneaton and Bedworth Borough Council at the corner of Park Road and Mill Street of roughly equal plot sizes.
- 3.3 The initial scheme submitted by the developers for redeveloping the site excluded the Anchor Inn site and showed development on Nuneaton and Bedworth Borough Council's land which would be required for the realignment of the highway. Following discussions with Nuneaton and Bedworth Borough Council, the developers amended the scheme design to incorporate the proposed land exchange, thereby protecting the road realignment. This now forms the Borough Council's preferred scheme for redeveloping the site, as approved at Nuneaton and Bedworth Borough Council's Cabinet meeting on 26th June 2006). The preferred scheme is for a small Aldi supermarket, retail units and associated parking.
- 3.4 The WCC owned land which is proposed to be transferred to NBBC falls within the area designated for parking in the preferred redevelopment. The scheme could proceed without the exchange of land, albeit with a reconfigured parking layout. The exchange of land will be marginally beneficial to the scheme layout, allowing a continuous alignment along the frontage of Mill Street and Park Road and helping to improve the street scene.
- 3.5 The NBBC owned land which is proposed to be transferred to WCC is adjacent to the existing highway. A transfer of ownership to WCC would serve to protect the alignment of any future highway improvements by the County Council without compromising the redevelopment of the site. Should the NBBC land not be transferred to WCC it will be necessary to use CPO powers in the future to acquire the land to enable highway improvements to be completed.
- 3.6 An assessment of the land values has been carried out by property teams from both the County Council and Nuneaton and Bedworth Borough Council. Both parties agree that the parcels of land have similar values and each parcel is capable of development, albeit that they will both form part of the landscaping/car parking of the proposed scheme. A straight exchange is therefore proposed with no money payable to either parties.
- 3.7 In respect of any proceeds generated by the Borough Council on the subsequent sale of the land to the preferred developer, the Borough Council have resolved that all funds raised by the sale of Nuneaton and Bedworth Borough Council land within the town centre priority sites will be earmarked to assist delivery of the Masterplan as a whole (Nuneaton and Bedworth Borough Cabinet meeting, 14th June 2006). As this site forms part of one of the priority sites identified in the Masterplan, this resolution will apply, bringing benefits to both the County Council and Borough Council as joint promoters of the Masterplan.

- 3.8 Authorisation for Nuneaton and Bedworth Borough Council to proceed with the proposed land exchange was agreed by an Individual Cabinet Member Decision on 20th October 2004 (Ref: IC136).

#### **4. Alternative Options for Future Use of the Site**

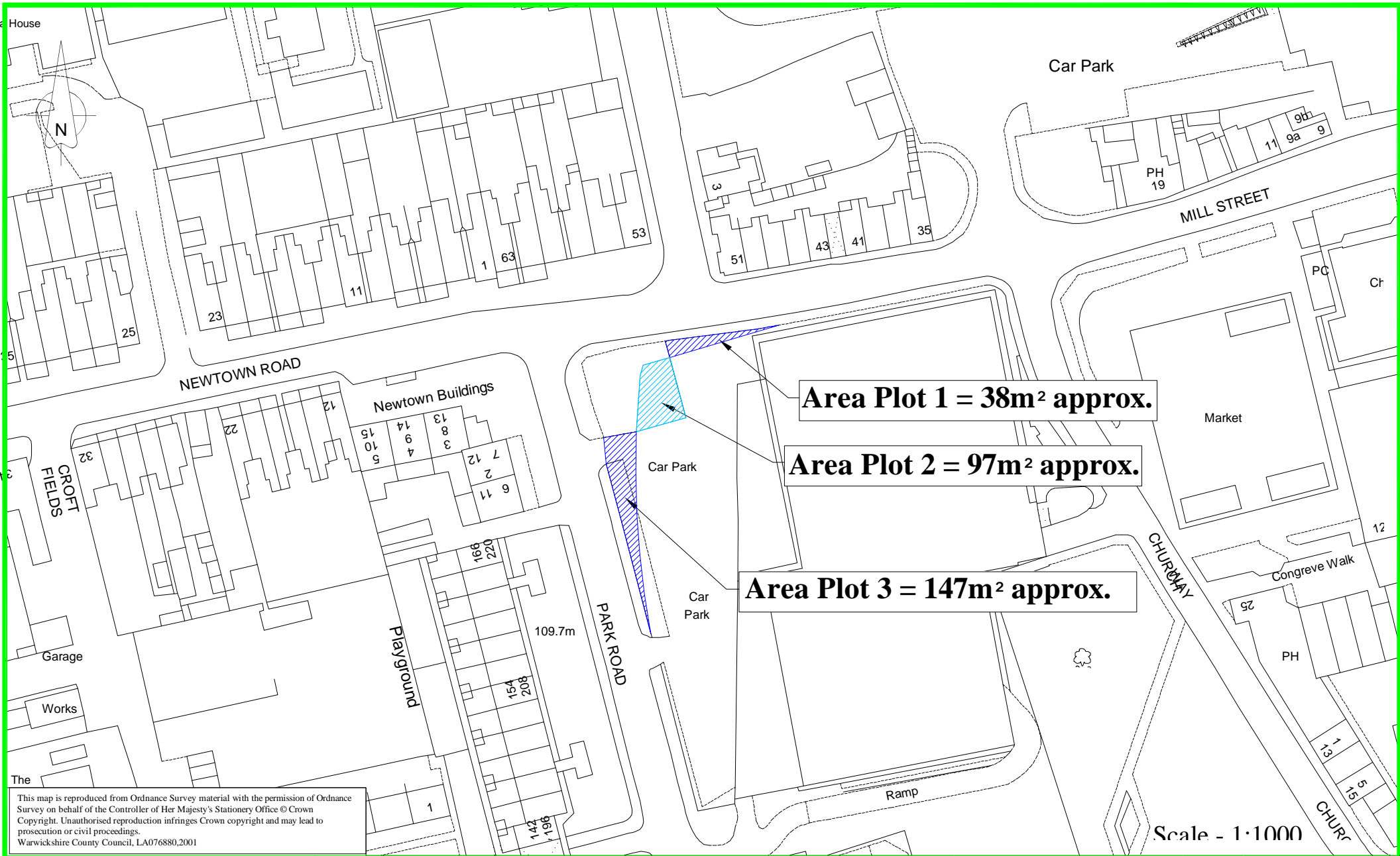
- 4.1 An alternative proposal for the former Anchor Inn site, assuming the highways improvement scheme is abandoned, could be to approach the preferred developer and offer the land for sale as part of the redevelopment, but as the developer has already demonstrated an ability to develop the site without incorporating the WCC property, this option is uncertain and carries substantial risk. If this option were achievable, the Resources Directorate indicates that this could generate a capital receipt, albeit lower than the market value for commercial development due to the area forming part of the landscaping/car parking in the preferred development. The Resources Directorate indicates that market value of the site assuming retail development values, on a straightforward pro-rata rate per acre, on a total site area of approx 0.07 acres, would be a maximum of approx £70,000, but having demonstrated that this site is not needed to complete the scheme or would simply become additional landscaping/parking, the developer is only likely to offer a minimal sum (substantially less). The Resources Directorate therefore advised that this is not an advisable option.
- 4.2 A disadvantage of this option is that it precludes any future highway improvements at the Park Road/Mill Street junction which may be required for future Masterplan proposals e.g. the redevelopment of the Tesco site.
- 4.3 If an agreement on the sale of the site to the preferred developer could not be reached, a second option could be to develop the site in isolation. The Resources Directorate has advised that this option is unlikely to be economically viable due to the very small site. The potential to generate a capital receipt would therefore be substantially reduced or nil. This option would also be inconsistent with the Town Centre Masterplan and, as with the alternative option described in paragraph 4.1, precludes any future highway improvements at the Park Road/Mill Street junction which may be required for future Masterplan proposals.

#### **4. Recommendation**

- 4.1 Taking into account the issues outlined above for each of the options, it is considered that the possible short term financial gain from the sale of the land to the preferred developer is outweighed by the medium to long term gain of furthering the Masterplan proposals by facilitating the land exchange and enabling the fulfilment of the original purpose for purchasing the property.
- 4.2 It is therefore recommended that Cabinet authorises the exchange of land as described in paragraph 1.1 above.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

17th October 2006



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Cabinet Meeting : 2 November 2006

Plan No.:

Subject:  
Land at corner of Park Road and Mill Street, Bedworth Appendix A

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APPENDIX A