

Summary of Issues for Option 1 Arnold Master Plan and Health Centre at Croft Road Car Park

Resource Implications

There are a number of potential resource implications for the Council, not all of which can be answered in the time available. These are:

1. Costs of buying in specialist services to assist with the Development Agreement, specialist retail land valuation, any compulsory purchase orders etc to enable option 1 to be implemented.
2. Provision of new toilet facilities or refurbishment of existing provision at King George V Playing Field along with any revised signposting required, estimated at £15,000 for refurbishment and £80,000 for new.
3. Provision of temporary accommodation for shop mobility assuming permanent provision is made with the new Health Centre estimated at £30,000.
4. Redirection of staff resources to deal with this issue, this represents an opportunity cost but is considered desirable if members agree to the request by LIFTCo.

The estimates provided are all broad brush given that there has not been time to undertake more detailed studies but they do provide some guidance to assist members in reaching a decision

Recommendations

It is recommended that members support option 1 of the Arnold Master Plan and the request by LIFTCo to sell the required land and that

1. the Estates and Valuation Manager be instructed to negotiate terms with ASDA for a Development Agreement that will facilitate the redevelopment of the northern part of Arnold in accordance with option 1 of the Arnold Master Plan.
2. the agreed Heads of Terms to be reported to Cabinet for approval
3. the indicative costs for the buy-in of specialist services needed to facilitate the Development Agreement and subsequent implementation for the whole of option 1 of the Arnold Master Plan be reported to Cabinet for approval
4. the Estates and Valuation Manager be authorised to dispose of the relevant land to LiftCo in accordance with Standing Orders dealing with land including the requirement to provide a permanent home for shop mobility.
5. the relevant officers investigate the cost of replacement public toilets or refurbishment of King George V Playing Field Public Toilets and alternative temporary accommodation for shop mobility and that a further report on the costs and feasibility be brought back to Cabinet for decision
6. the Town Centre Manager undertake additional consultation on car parking, shop mobility and public toilet provision to assist members with any future decisions

