

<p>CABINET MEETING – 14 APRIL 2010</p> <p>EXECUTIVE SUMMARY SHEET – PART I</p>	
<p>Title of Report: Disposal of land at Camberwell Way, Doxford International Business Park, Sunderland.</p>	
<p>Author(s): Report of the Deputy Chief Executive.</p>	
<p>Purpose of Report: This report seeks approval to the disposal of the Council's freehold interest in 1.29 acres of land at Camberwell Way, Doxford International Business Park, Sunderland.</p>	
<p>Description of Decision: Cabinet is recommended to agree to the disposal of the Council's freehold interest in 1.29 acres of land at Camberwell Way, Doxford International Business Park, Sunderland to Cloverleaf Restaurants Limited for the price set out in the report on Part II of this agenda and otherwise on terms to be agreed by the Deputy Chief Executive.</p>	
<p>Is the decision consistent with the Budget/Policy Framework? Yes</p>	
<p>If not, Council approval is required to change the Budget/Policy Framework</p>	
<p>Suggested reason(s) for Decision: To enable the development of a site for a use that is complementary to adjacent business park uses, and to secure further investment in the City.</p>	
<p>Alternative options to be considered and recommended to be rejected: The alternative options are: (i) To decline the application whereupon the development will not proceed; (ii) To release the site on the open market which may lead to the proposed development not proceeding. Both of these options have been considered and are not recommended.</p>	
<p>Is this a "Key Decision" as defined in the Constitution? Yes</p>	<p>Relevant Scrutiny Committee: Management</p>
<p>Is it included in the Forward Plan? Yes</p>	

DISPOSAL OF LAND AT CAMBERWELL WAY, DOXFORD INTERNATIONAL BUSINESS PARK, SUNDERLAND

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 Purpose of the Report

- 1.1 This report seeks approval to the disposal of the Council's freehold interest in 1.29 acres of land at Camberwell Way, Doxford International Business Park, Sunderland.

2.0 Description of Decision

- 2.1 Cabinet is recommended to agree to the disposal of the Council's freehold interest in 1.29 acres of land at Camberwell Way, Doxford International Business Park, Sunderland to Cloverleaf Restaurants Limited for the price set out in the report on Part II of this agenda and otherwise on terms to be agreed by the Deputy Chief Executive.

3.0 Background

- 3.1 The Council acquired land at Doxford Park for the development of the business park and the majority has now been developed. There is, however, a relatively small area which has not been developed and has been retained.
- 3.2 An application has been received from Cloverleaf Restaurants Limited to develop the site detailed for a business park amenity restaurant with 270 covers, around 90 car parking spaces and associated landscaping.
- 3.3 Business park occupants and visitors will be the main core business. It is estimated that the development will generate in the region of 65-70 jobs, a third of which will be full time.
- 3.4 Cloverleaf Restaurants Limited have illustrated that they have full site acquisition and development funding readily available. They specialise in the provision of amenity restaurants within business parks and have carried out nine similar developments including Sheffield, Bury, Doncaster, Nottingham and Derby.

3.5 The proposal has been considered in conjunction with relevant officers and is considered acceptable in principle. In addition to its own job creation, the facility will be beneficial to the business park. In particular it will improve its attractiveness by offering restaurant and business meeting facilities in support of existing businesses.

3.6 The net developable site area extends to 1.29 acres. The Council has retained part of the northern area of the site adjoining City Way and Camberwell Way to cater for future highway improvement works.

4.0 Planning

4.1 The area is allocated in the Unitary Development Plan for uses ancillary to primary uses on the remainder of the Doxford International site.

5.0 Reason for Decision

5.1 To enable the development of a site for a use that is complementary to adjacent business park uses, and to secure further investment in the City.

6.0 Alternative Options

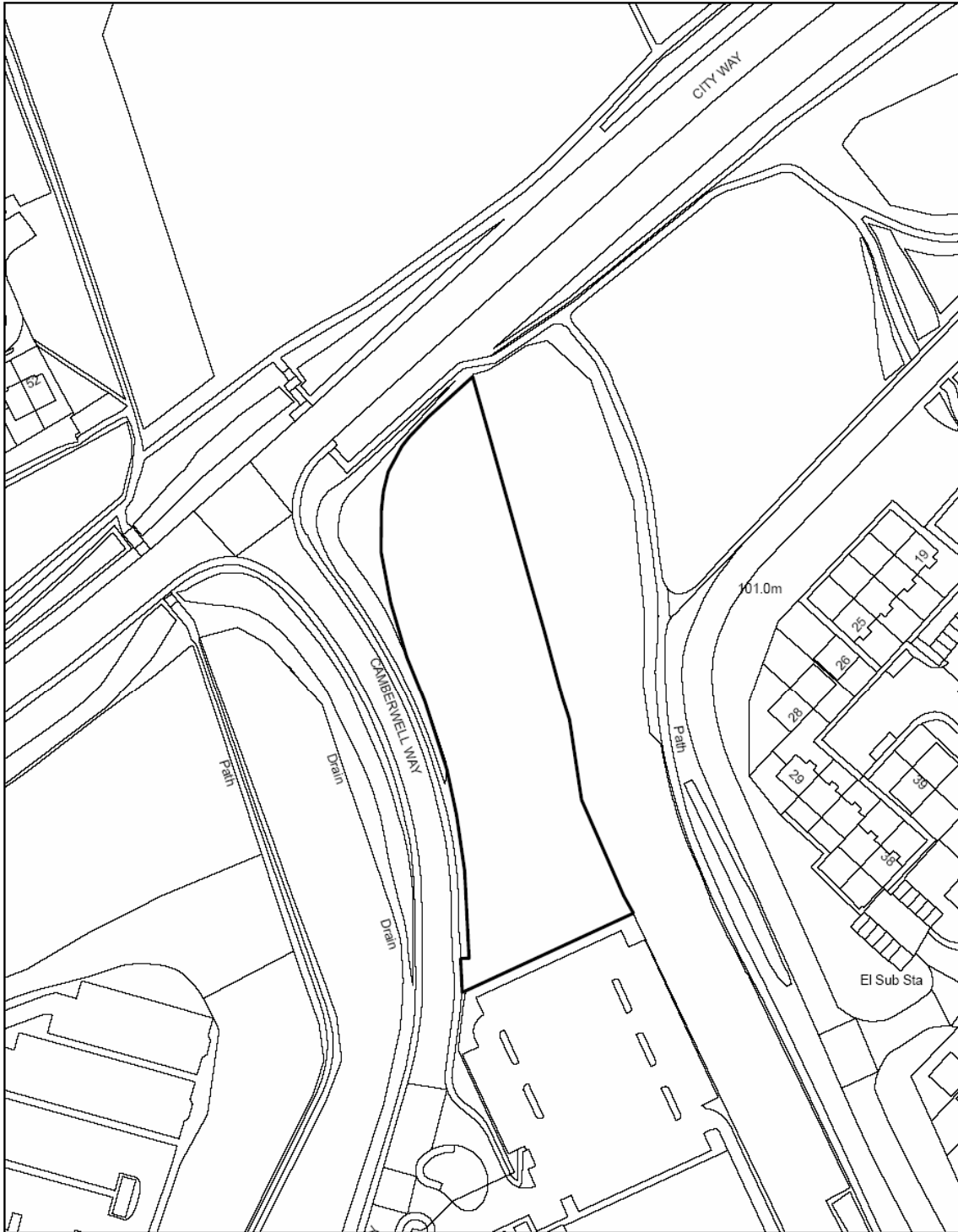
6.1 The alternative options are:-
(i) To decline the application whereupon the development will not proceed;
(ii) To release the site on the open market which may lead to the proposed development not proceeding.
Both of these options have been considered and are not recommended.

7.0 Relevant Consultations

7.1 The Chief Solicitor and the Director of Financial Resources have been consulted and their comments incorporated into the report.

8.0 Background Papers

Property file held by the Head of Land and Property at 50 Fawcett Street.




 Sunderland
 City Council
 Office of the Chief Executive
 50 Fawcett Street
 Sunderland SR1 1RF

Land at
 Camberwell Way
 Doxford Park
 Sunderland

© Crown Copyright.
 All rights reserved.
 Licence No. 100018385

Date:	08.03.2010
Map Ref:	NZ 3652 NE
Scale:	1:1250

