

# MIDDLESBROUGH COUNCIL

## EXECUTIVE REPORT

**Report Title : Clairville Stadium Site**

**Executive Member for Regeneration and Economic Development – Cllr  
Charlie Rooney**

**Director of Regeneration: Kevin Parkes**

**Date 27<sup>th</sup> March 2012**

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### PURPOSE OF THE REPORT

1. The purpose of this report is to seek approval to commence public consultations, the marketing of the Clairville Stadium site and receipt of offers for further consideration regarding the potential redevelopment.

### SUMMARY OF RECOMMENDATIONS

2. That the Executive approves:
  - a. the development brief for public consultation;
  - b. delegated responsibility to the Director of Regeneration to make any amendments to the development brief following consideration of any comments received and agreeing these with the Executive Member for Economic Development and Regeneration;
  - c. that following the agreement of the final brief that the site be marketed; and,
  - d. that the contributions from the capital receipt to affordable housing as set out in paragraph 32 are agreed.

### IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

3. It is over the financial threshold (£150,000)   
It has a significant impact on 2 or more wards   
Non Key

### DECISION IMPLEMENTATION DEADLINE

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent   
Urgent report

If urgent please give full reasons

## **BACKGROUND AND EXTERNAL CONSULTATION**

5. In late 2011, as part of the Council's budget proposals for 2012/13, the Mayor announced the closure of Clairville Stadium and his vision for a 21<sup>st</sup> Century Sports Village and re-provision of various existing facilities at Prissick. This was subsequently ratified on 6<sup>th</sup> December 2011. The sale of land assets will support the new sports village and re-provision of the athletics facilities. The Clairville Stadium site plays an important role in generating funds required to help deliver the new sports village; whilst also providing much needed high quality family homes in the town.
6. As part of the marketing process, a Development Guidance note (appendix 1) has been prepared to advise prospective developers on the Council's aspirations for the site. It will guide the appropriate quality and standard of development required to bring forward the Clairville Stadium site for residential development. The Development Guidance note highlights the proposed deductions from the capital receipt to facilitate development, this includes funds which allow for a major improvement to Clairville Common which will result in this area being integrated as a wider part of Albert Park. The Development Guidance note will play an important role in the marketing of the site and as a material consideration in determining any subsequent planning application.
7. It is proposed that the Development Guidance note be subject to a full public consultation process over a four week period. Following the consultation process it is proposed that the site be marketed. The public consultation will include:
  - a. the guidance will be placed for inspection at the Council's main offices and relevant local community facilities;
  - b. the guidance will be available on the Council website;
  - c. a letter/ information leaflet will be sent to nearby residents who may be impacted upon by the proposed development, to the local ward councillors and Community Councils in the area; and,
  - d. the proposals will be advertised in the local press, informing people when and where the development guidance can be inspected and a press release will be issued on the nature of the guidance/commencement of the consultation period.
8. The Mayor has made a commitment that the new athletics facility will be re-provided in a manner that minimises impacts on athletes currently using Clairville. The options for disposal are discussed in the accompanying Prissick site disposal report.

### **Next Steps**

9. The next steps for the Clairville Stadium site are to commence with public consultations, following that begin the marketing of the site. A programme is set out in Appendix 2.

### **IMPACT ASSESSMENT (IA)**

10. As part of the development of the recommendations, an Impact Assessment was completed. The assessment found that there would be no adverse impact on a group or groups because they held a diversity characteristic. The completed IA is appended to this report at appendix 3.

## OPTION APPRAISAL/RISK ASSESSMENT

11. The sale of the Clairville Stadium site for redevelopment will assist in the Council's wider regeneration aims to deliver high quality family housing. The site will also deliver a considerable capital receipt, which is to be used to assist in the delivery of the Prissick Sports Village.

## FINANCIAL, LEGAL AND WARD IMPLICATIONS

12. **Financial** – The sale of the site will provide a capital receipt to the Council to be reinvested into Prissick Base. This includes the finance for (or provision of) the first phase of the hospital relief road and access road to the Sports Village.

13. **Ward Implications** – The development of the Clairville Stadium site will provide a new high quality housing development for the Clairville ward and provide additional quality family housing for sale. The Development Guidance for the site will be subject extensive public consultation with the local community.

14. **Legal Implications** – There are no contributions from the site to be agreed between the Council and the developer. All associated works will be funded via deductions from the Council's capital receipt and will not require a legal agreement.

## RECOMMENDATION

15. That the Executive approves:
- a. the development brief for public consultation;
  - b. delegated responsibility to the Director of Regeneration to make any amendments to the development brief following consideration of any comments received and agreeing these with the Executive Member for Economic Development and Regeneration;
  - c. that following the agreement of the final brief that the site be marketed; and,
  - d. that the contributions from the capital receipt to affordable housing as set out in paragraph 32 are agreed.

## REASONS

16. In order to ascertain the level of interest in the site and the potential capital receipt the site will generate to support the development of Prissick.

## BACKGROUND PAPERS

The following background papers were used in the preparation of this report:  
Single Member Executive Paper 6<sup>th</sup> December 2011; Prissick Sports Village Masterplan

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