

REPORT OF THE STRATEGIC DIRECTOR PLACE

TO THE CITY MAYOR'S REGENERATION BRIEFING ON 13 JULY 2020

TITLE: DISPOSAL OF LAND ADJACENT DAVID LEWIS PLAYING FIELDS AND PEEL PARK, SALFORD

RECOMMENDATIONS:

The City Mayor is recommended to:

1. Note the outcome of the advertising of the intention to dispose of an area of public open space adjacent David Lewis Playing Fields and Peel Park, Salford under Section 123(1), (2a) of the Local Government Act 1972.
 2. Authorise the negotiation of terms for the disposal of land to the University of Salford, subject to a further report being brought forward for approval once the terms are agreed.
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EXECUTIVE SUMMARY:

The University of Salford have expressed an interest in acquiring land situated to the north of their recent Peel Park Quarter student accommodation development to deliver a further phase of student accommodation on the site, subject to planning approval.

The Council-owned site is situated adjacent to David Lewis Playing Fields, to the north of Peel Park, and is identified in the Crescent Masterplan, in which the University is a joint partner with the Council, as a development opportunity for further student accommodation.

The intention to dispose of an area of Public Open Space has been publicised in a newspaper circulating in the area, with no responses received.

Authority is sought to progress negotiations and seek to agree terms with the University for the disposal of the land, subject to those terms once agreed being the subject of a further report seeking approval.

BACKGROUND DOCUMENTS: Not applicable

KEY DECISION: NO

1.0 BACKGROUND

1.1 The University of Salford secured planning consent for their Peel Park Quarter student accommodation in 2013 and completed the development in 2015. The University are now seeking to expand their Peel Park Quarter campus, identified as an objective in the Crescent Masterplan, and have expressed an interest in acquiring land in the Council's ownership to the north, situated adjacent to David Lewis Playing Fields. A non-binding exclusivity agreement has been entered into between the parties to enable due diligence and initial scheme designs to be progressed.

2.0 DETAILS

2.1 As part of the Council's due diligence the intention to dispose of an area of public open space under Section 123(1), (2A) of the Local Government Act 1972 was publicised for two consecutive weeks in April 2020 in the Manchester Weekly News. No representations were received in response to the public notices.

2.2 Ward Members were notified of the intention to advertise the loss of public open space and have been advised of the outcome of the public notices.

2.3 The City Mayor is asked to note the outcome of the public open space notifications and authorise negotiations being progressed with the University to seek to agree terms for a disposal of the land.

2.4 Terms, if agreed, will be the subject of a further report seeking approval to the land transaction.

KEY COUNCIL POLICIES:

Council's capital receipt programme, Regeneration, Housing, Crescent Masterplan

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: Not applicable

ASSESSMENT OF RISK: Not applicable

LEGAL IMPLICATIONS Supplied by: Azra Furheen Tel No. 0161 234 4173

Section 123 (1) of the Local Government Act 1972 permits the City Council to dispose of any land in any manner they wish.

Under Section 123 (2A) of the Local Government Act 1972 the City Council may not dispose of any land consisting or forming part of an open space unless before doing so it advertises its intention in a newspaper, and considers any objections it receives to the proposal.

Under Section 336 of the Town and Country Planning Act 1990, “*disposal*” means disposal by way of sale, exchange or lease, or by way of the creation of any easement, right or privilege, or in any other manner, except by way of appropriation, gift or mortgage, and “*dispose of*” shall be construed accordingly.

FINANCIAL IMPLICATIONS Supplied by: Alex Archer, Finance Manager 0498

There are no financial implications at this stage.

PROCUREMENT IMPLICATIONS Supplied by: Not applicable

HR IMPLICATIONS Supplied by: Not applicable

MEMBER COMMENTS: None received to date.

CLIMATE CHANGE IMPLICATIONS Supplied by: Not applicable at this stage.

OTHER DIRECTORATES CONSULTED: None

CONTACT OFFICER: John Nugent

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WARDS TO WHICH REPORT RELATES: Irwell Riverside