

**REPORT TO:** Executive Board Sub Committee  
**DATE:** 20<sup>th</sup> March 2008  
**REPORTING OFFICER:** Strategic Director - Corporate & Policy  
**SUBJECT:** Land Exchange Ditton Road  
**WARDS:** Riverside

## **1.0 PURPOSE OF THE REPORT**

1.1 To vary the approval given under Minute Number ES 115 dated 19<sup>th</sup> April 2007 for a small increase in the area of land to be exchanged with a private developer as part of the proposed new Mersey Gateway. This will allow the developer to secure a development for a 130 bed hotel development with offices (B2) on this site.

## **2.0 RECOMMENDATION: That**

- (1) approval be given to exchange the land as identified on the attached plan; and**
- (2) authority be given to the Operational Director Property Services in consultation with the portfolio holder for Corporate Services to conclude the deal.**

## **3.0 SUPPORTING INFORMATION**

The site on the corner of Ditton Road, know as the Blendraven site, is owned by Mr. W. Mesham. He is a local developer and he bought the site from the Council some 15 years ago. The site is contaminated and has been subject to remediation prior to the sale by the Council. Mr. Mesham has been actively trying to secure a development for the site for many years. Mr. Mesham has been working closely with the Council, has secured planning permission and now needs to resolve some outstanding land ownership issues. The proposals being put forward will contribute to aims of the Mersey Gateway Scheme.

Part of Mr. Mesham's site has been identified as part of the land take for junction realignments and slip roads for the new Mersey Gateway, in exchange the Council could offer part of the back land on the adjacent St. Michael's Golf Course.

The additional area has the benefit to the Council of aligning its land ownership for the Mersey Gateway and Golf Course.

#### **4.0 POLICY IMPLICATIONS**

The proposal is in accordance with the Council's policies for delivering the new Mersey Crossing and for the development of the borough. The land exchange would be at no cost to the Council other than legal expenses.

#### **5.0 OTHER IMPLICATIONS**

#### **6.0 RISK ANALYSIS**

This land exchange does not involve any financial consideration consequently the risk is minimised. The proposed line of the Mersey Gateway land take has been fully researched and it is unlikely to be changed.

#### **7.0 EQUALITY AND DIVERSITY ISSUES**

There are no equality or diversity issues.