

A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet Member for Business, Enterprise and Employment

19 October 2015

Name of Cabinet Member:

Cabinet Member for Business, Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Westwood

Title:

Canley Regeneration Programme – Freehold Disposal of Development Land

Is this a key decision?

No – The disposal of the parcel of land to which approval is sought, will not result in a capital receipt over £1m

Executive Summary:

In March 2007, Cabinet approved in principle a programme of physical, social and economic regeneration in Canley.

This report is seeking approval to the disposal of land to Whitefriars Housing Limited for the development of 83 houses. This land is adjacent to a site Whitefriars have already committed to purchase from the Council. Joint disposal of these sites will permit a more comprehensive development, to include existing Whitefriars' properties, which are to be demolished and re-provided.

Recommendations:

Cabinet Member is requested to:-

1. Approve the terms negotiated with Whitefriars Housing Limited for the freehold sale of land known as Site B, Papenham Green, on the terms referred to in this report
2. Approve the terms negotiated with MSM Enterprises Limited regarding the surrender of the existing lease and grant of a new lease of the nursery at Papenham Green on the terms referred to in this report.
3. Delegate authority to the Executive Director of Place and the Executive Director of Resources to conclude the freehold and leasehold disposals on the terms set out in clause 2.1 of this report.

List of Appendices included:

The plan referred to in the report.

Background papers:

None

Other useful documents:

Canley Regeneration – Masterplanning - Cabinet Member (Urban Regeneration and Regional Planning) - 3 March 2005

Canley Regeneration Scheme – Update on Financial Implications - Cabinet Member (Urban Regeneration and Regional Planning) - 3 March 2005

Canley Regeneration Programme – Scheme Proposals – Cabinet - 20 March 2007

Outline Planning Permission dated 31 March 2010 and 23 July 2015.

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Canley Regeneration Programme – Freehold Disposal of Development Land

1. Context (or background)

- 1.1 The Canley Regeneration Programme area, which is shown in the attached Canley Regeneration Masterplan, contains roughly 3,000 existing dwellings (approximately 50% owner occupied); shops; community, educational and health facilities, together with urban green space, covering an area of 115 ha (284 acres) or thereabouts.
- 1.2 An outline planning permission granted in 2010, comprised development of about 730 new residential units, new community facilities, new park and play facilities, public realm improvements and other associated works. The proposed new residential units are to be built on approximately 16 ha (40 acres) of Council owned land.
- 1.3 Market conditions have favoured a phased approach to the delivery of this masterplan, releasing development land in accordance with demand.
- 1.4 In respect of Site B, the Canley outline planning permission originally approved development of housing and a community hub (shown hatched black on the Plan) which would provide community facilities including a doctor's surgery, library, nursery, the Council's Neighbourhood Management Office.
- 1.5 However, as the masterplan has been implemented, the uses originally envisaged for this site, have either been provided elsewhere or are being delivered in different ways and as such, there is now no requirement to hold back the site. The most appropriate alternative use, is housing.

2. Options considered and recommended proposal**2.1 Accept the following proposal**

- 2.1.1 The existing nursery on Papenham Green (held by SMS Enterprises Ltd) is to remain in its current location but with a reduced site area and on new lease terms. It has been provisionally agreed with SMS, to surrender their existing lease and grant a new longer lease, with rearranged car parking provision.
- 2.1.2 Whitefriars has agreed subject to contract and with a variation to the existing outline planning permission, to purchase the freehold of the 0.36 ha (0.9 acres) community hub site and the land to be surrendered by SMS.

2.2 Decline the proposal

- The nursery would remain unchanged on its exiting site.
 - The current Community Hub site would remain undeveloped
 - The Council would lose the additional capital receipt
- 2.3 Accordingly, it is recommended that the property transactions outlined in 2.1, be accepted.

3.0 Results of consultation undertaken

3.1 During the spring and summer of 2006, the Council and other stakeholders (undertook a series of consultation events with local residents, to develop the masterplan for Canley. Further public consultation and information sharing, has continued subsequently.

4.0 Timetable for implementing this decision

4.1 It is anticipated that the sale would be completed in the financial year 2016/17 following the grant of planning consent.

5.0 Comments from Executive Director of Resources

5.1 Financial implications

5.1.1 Whitefriars tendered the highest figure for the freehold interest in the majority of Site B and a further sum has been negotiated with Whitefriars for the Community Hub site (subject to receipt of planning permission) and for part of the nursery site (subject to completion of a surrender of the existing lease and re-grant).

5.2 Legal implications

5.2.1 The consideration for Site B has been reached partly by open competition and partly by negotiation and officers are satisfied that this meets the Council's requirement to obtain the best price reasonably obtainable, in accordance with the provisions of S.123 of the Local Government Act 1972.

5.2.2 Officers within the Resources Directorate (Legal Services) will complete the necessary legal documentation effecting the freehold disposal and the surrender and re-grant of the leasehold interest and will collect payment of the agreed consideration.

6.0 Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

6.1.1 The capital receipt will contribute towards corporate resources and the delivery of objectives laid out in the Canley Masterplan document.

6.1.2 During construction, the development will provide jobs and business opportunities for the city's residents.

6.2 How is risk being managed?

6.2.1 Risk will be managed by a dedicated Project Manager throughout the process.

6.2.2 The risks to this project are referred to in each approach considered and the recommended option gives the Council the greatest certainty over the capital receipt.

6.3 What is the impact on the organisation?

6.3.1 The positive impact on the organisation is considerable, as it will allow commitments made at the master planning stage, to be delivered.

6.3.2 Work will be required by both the Property Development Team in negotiating the detail of the disposal with the purchaser and Resources Directorate, in preparing and completing documentation and collecting payment of the agreed consideration.

6.4 Equalities / EIA

6.4.1 No Equality Impact Assessment has been undertaken as the recommendations do not constitute a change in service policy.

6.5 Implications for (or impact on) the environment

6.5.1 The principle of development has been established through the outline planning consent, which has recently been renewed. The Design and Access Statement outlined the principles of the scheme design, along with an Environmental Assessment, for all development sites in the Canley Programme area.

6.6 Implications for partner organisations?

6.6.1 This proposal is an opportunity for a registered provider to develop affordable housing, in excess of the 20% required by the outline planning permission. The units are to be constructed to the HCA Design and Quality Standards.

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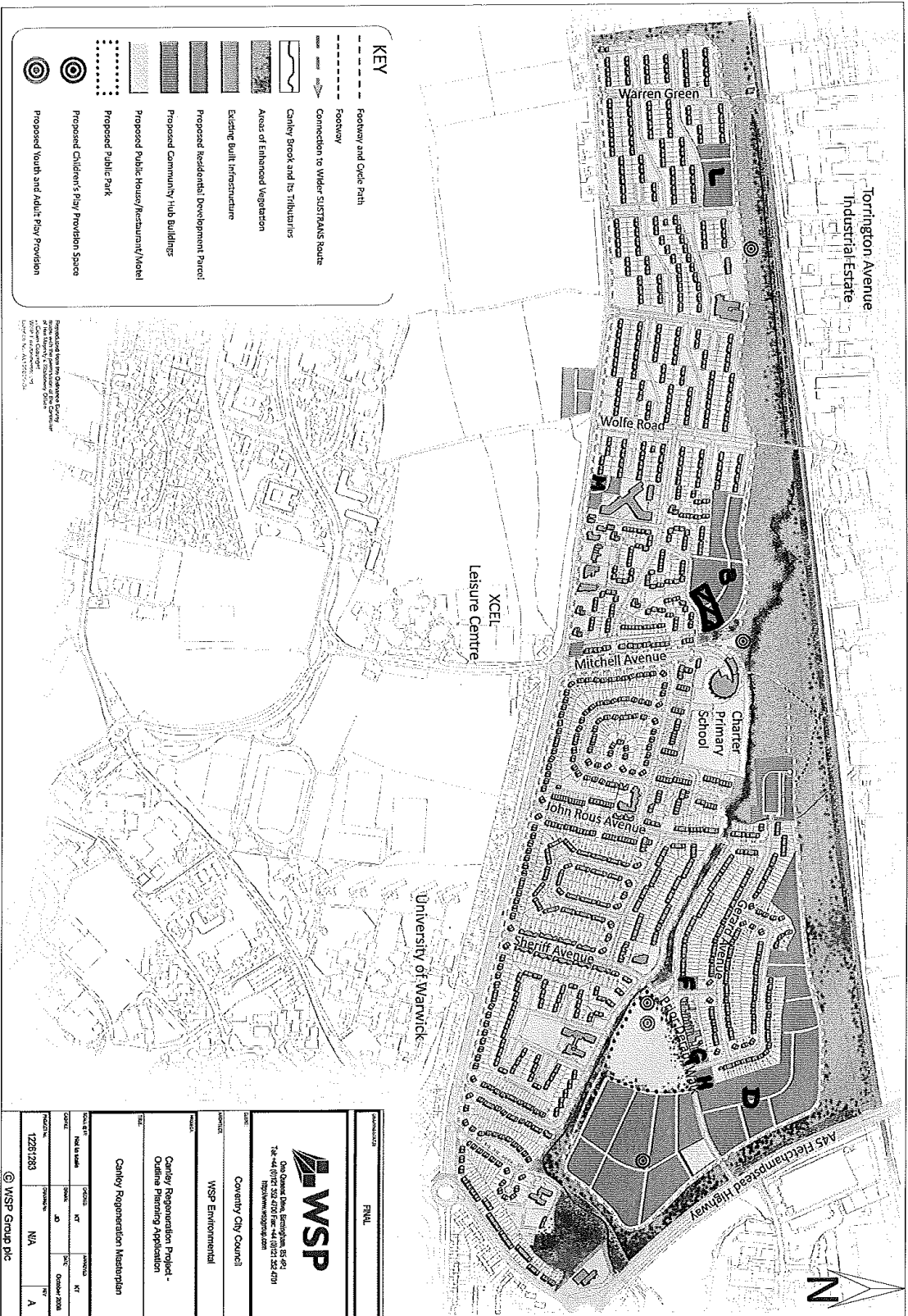
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Members: Councillor Maton	Cabinet Member (Business, Enterprise and Employment)		25:09:15	08:10:15

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KEY

- Footway and Cycle Path
- Footway
- Connection to Wider Sustrans Route
- Canley Brook and its Tributaries
- Areas of Enhanced Vegetation
- Existing Built Infrastructure
- Proposed Residential Development Parcel
- Proposed Community/Hub Buildings
- Proposed Public House/Restaurant/Motel
- Proposed Public Park
- Proposed Children's Play Provision Space
- Proposed Youth and Adult Play Provision

Prepared for the Client by WSP Group plc
 12/26/2023
 17261293
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CLIENT	County City Council
PROJECT	MSP Environmental
WORK	Canley Regeneration Project - Outline Planning Application
TITLE	Canley Regeneration Masterplan
DATE	12/26/2023
BY	MA
CHECKED BY	JD
DATE	12/26/2023
SCALE	N/A
PROJECT NO.	17261293
REV	A