

REPORT TO: 3MG Executive Sub Board

DATE: 16th July 2007

REPORTING OFFICER: Strategic Director – Environment

SUBJECT: Masterplan Boundary Review – 3MG
Mersey Multimodal Gateway

WARDS: Ditton and Riverside

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to describe the opportunity to review the Masterplan and to seek members' approval to make the changes as outlined in the report.

2.0 RECOMMENDATION: That

- (1) The Masterplan be reviewed to incorporate the entire site currently owned by Tessengerlo.**
- (2) The Masterplan be reviewed to incorporate the areas of land referred to in Plan 6 of the Masterplan as 'Designated Landscape Corridor', which are identified within Supplementary Planning Document for 3MG and currently lie outside the physical boundary of the freight park.**
- (3) The revised Masterplan boundary be agreed as a basis for consultation.**

3.0 SUPPORTING INFORMATION

- 3.1 The Executive Board on 9th December 2004 (EXB162) agreed to adopt the Draft Masterplan for the 3MG - Mersey Multimodal Gateway (formerly Ditton Strategic Rail Freight Park).
- 3.2 At the time the Masterplan was developed Tessengerlo had given no indication that they would close during the lifetime of the Masterplan. As a result, the operational area of the Tessengerlo ownership was omitted from the Masterplan (see Appendix 1). In the light of recent events a revision to the Masterplan is necessary to include the entire area of Tessengerlo. The Supplementary Planning Document for 3MG, approved for adoption by Executive Board on 21 September 2006 (EXB43), includes the full extent of Tessengerlo ownership and identifies it as 'key development opportunities F and J' (see appendix 2).
- 3.3 Land to the south of Eddarbridge which contains industrial premises, also was excluded from the Masterplan. However, if we are to bring

forward redevelopment on Eddarbridge and Tessengerlo, this area should be included to maximise the potential of the adjoining sites. The Supplementary Planning Document for 3MG, approved for adoption by Executive Board on 21 September 2006 (EXB43), includes the area and identifies it as a 'key development opportunity G' (see appendix 2).

- 3.4 The revisions to the masterplan contained within this report, will align the Masterplan boundary to the Supplementary Planning Document for 3MG and therefore offer a consistent message to landowners and developers alike.

4.0 POLICY IMPLICATIONS

- 4.1 The Council adopted the DSRFP Masterplan in December 2004. The DSRFP is heralded in the Council's Corporate Plan and LSP and HBC Urban Renewal Strategy and Action Plan, and supports the Council's Urban Renewal corporate priority.

5.0 OTHER IMPLICATIONS

- 5.1 Resource implications are to be considered as part of the Delivery Strategy Revision dated 16th July 2007.

6.0 RISK ANALYSIS

- 6.1 By incorporating the areas described we reduce the risk of being challenged in the event a CPO is necessary. As the land we need to assemble will be contained within the Masterplan area.

7.0 EQUALITY AND DIVERSITY ISSUES

Any Equality and Diversity implications arising as a result of the proposed action should be included.

8.0 REASON(S) FOR DECISION

9.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10.0 IMPLEMENTATION DATE

(NB 8.0, 9.0 AND 10.0 ONLY IF KEY DECISION)

11.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Ditton Strategic Rail Freight Park Masterplan October 2004	Major Projects	Sally McDonald
Supplementary Planning Document for 3MG (Ditton Strategic Rail Freight Park)	Planning	Andrew Pannell