

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	13 November 2019
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Acquisition of Land for Park and Ride Facility at Bridge Street, Cambuslang
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to acquire the land at Bridge Street, Cambuslang extending to 0.979 hectares for the development of a park and ride facility to serve Cambuslang station

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the site at Bridge Street extending to 0.979 hectares or thereby be acquired from Forrest Developments Limited for the sum of £700,000 exclusive of VAT to accommodate a park and ride car park; and
- (2) that the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, be authorised to conclude all other matters pertaining to the acquisition of the land and to enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. Community and Enterprise Resources Committee approved the South Lanarkshire Park and Ride Strategy at their meeting on 30 October 2018. The strategy identified the growth in rail patronage within South Lanarkshire and the requirement for improved and additional park and ride car parking spaces adjacent to Network Rail stations.
- 3.2. Cambuslang station was identified within the strategy as a high priority location for additional park and ride spaces. Roads and Transportation Services has, therefore, determined that vacant land to the north of the Cambuslang station entrance at Bridge Street, Cambuslang would be suitable for a new facility providing an additional 260 spaces and instructed Property Services to identify the owner and enter into negotiations.
- 3.3. The land at Bridge Street which extends to 0.979 hectares (2.4 acres) is currently in the ownership of Forrest Developments Limited who have been actively marketing the site for a range of uses including residential, retail or commercial which are all compatible with planning policy for the area. A price of £700,000 has been provisionally agreed with Forrest Developments which reflects the alternative uses for the land. The site is mainly level, vacant and has direct access to the adopted road.

- 3.4. In terms of Park and Ride Strategy, a funding grant for the acquisition costs has now been secured from Strathclyde Partnership for Transport.

4. Proposal

- 4.1. It is, therefore, proposed to acquire the land at, Bridge Street, Cambuslang extending to 0.979 hectares (2.4 acres) or thereby, as shown on the attached indicative plan, from Forrest Developments Limited, subject to the following principal conditions:-

- ◆ the purchase price to be the sum of £700,000 exclusive of VAT
- ◆ the transaction will be subject to Land and Building Transaction Tax of circa £42,000
- ◆ the Council to be fully satisfied as to the ground conditions pertaining to the site
- ◆ each party will be responsible for their own legal fees, however, in the event the transaction did not settle the Council to be responsible for sellers abortive legal fees up to a maximum of £4,000

5. Employee Implications

- 5.1. There are no employee implications.

6. Financial Implications

- 6.1. Grant funding of £0.800m has been secured from Strathclyde Partnership for Transport for the purchase of land at Cambuslang to provide additional park and ride capacity next to Cambuslang Rail station.
- 6.2. Funding may include all related aspects necessary to conclude the land purchase such as conducting ground investigations and progressing design options.

7. Other Implications (Including Environmental and Risk)

- 7.1. If the proposal did not proceed there would be implications on the delivery of the South Lanarkshire Park and Ride Strategy.
- 7.2. As the proposals contained within this report will encourage greater use of public transport, there will be a positive impact on sustainability and the environment.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. All necessary consultations with Roads and Transportation, Planning and Legal Services have taken place and they are supportive of the proposal.
- 8.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.

Daniel Lowe
Executive Director (Housing and Technical Resources)

2 October 2019

Link(s) to Council Values/Ambitions/Objectives

- ◆ Improve the quality of life of everyone in South Lanarkshire
- ◆ Improve the road network, influence improvements in public transport and encourage active travel
- ◆ Support the local economy by providing the right conditions for inclusive growth
- ◆ Make communities safer, stronger and sustainable

Previous References

- ◆ Community and Enterprise Resources Committee, 30 October 2018

List of Background Papers

- ◆ South Lanarkshire Park and Ride Strategy

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Frank McCafferty, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

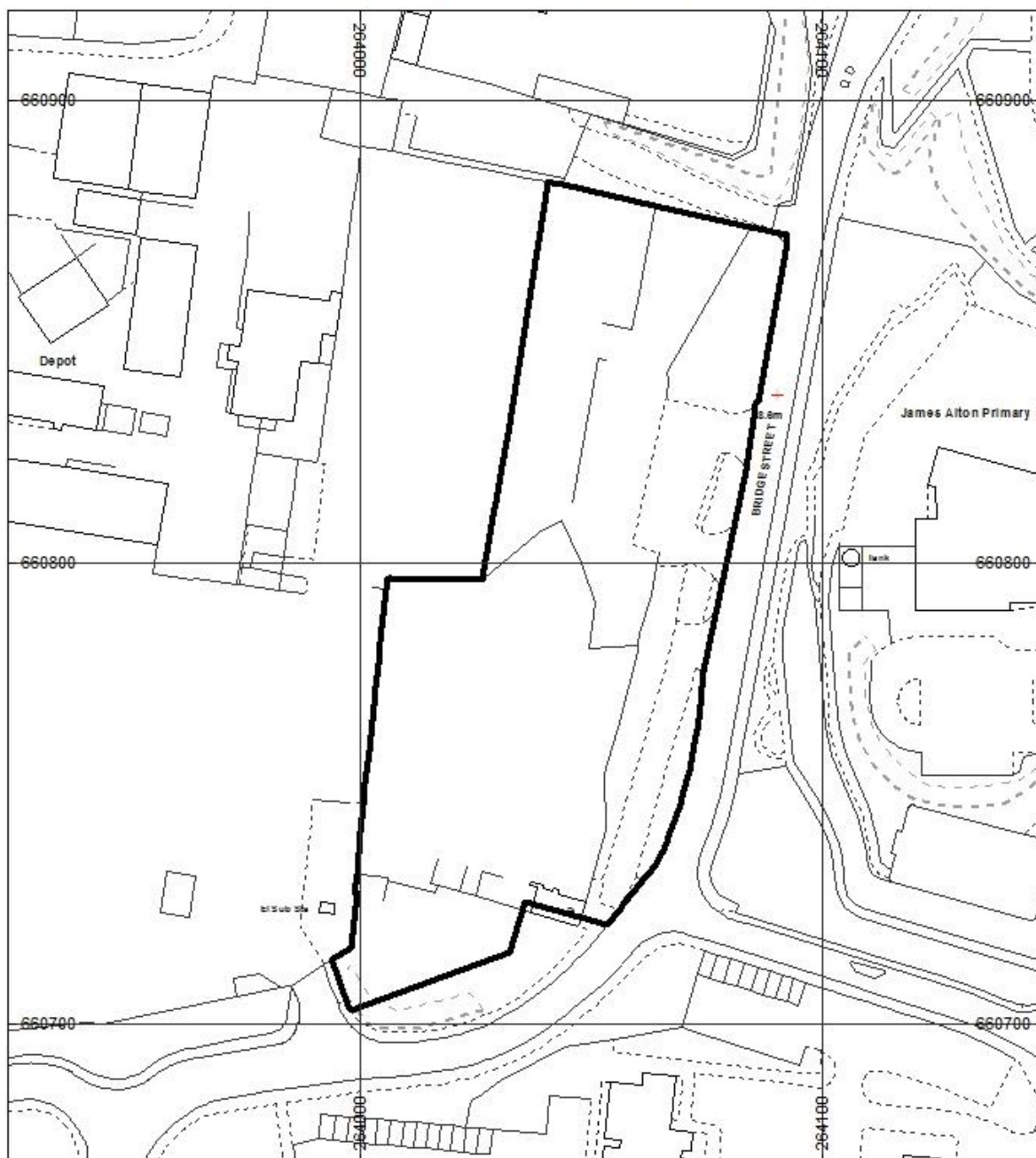
E-mail: frank.mccafferty@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Land at Bridge Street
Cambuslang



PROPERTY SERVICES



Contents outlined in Black 9790 square metres or thereby.

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Ordnance Survey 100020730.

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