

Report

Report to:	Executive Committee
Date of Meeting:	25 March 2020
Report by:	Executive Director (Housing and Technical Resources) Executive Director (Community and Enterprise Resources)

Subject:	Acquisition of Land for Park and Ride Facility at 11 Ladyacre Road, Lanark
----------	---

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to acquire land at 11 Ladyacre Road, Lanark extending to 0.199 hectares or thereby for the development of a park and ride facility as part of the Lanark Interchange Project

2. Recommendation(s)

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

- (1) that the land at 11 Ladyacre Road, Lanark extending to 0.199 hectares or thereby be acquired from the owners for the sum of £306,000 inclusive of VAT and fees
- (2) that the Executive Director (Housing and Technical Resources), in liaison 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. The Community and Enterprise Resources Committee approved the South Lanarkshire Park and Ride Strategy at their meeting on 23 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. Following a detailed review of the options available, 11 Ladyacre Road, Lanark was identified as the preferred option, given its close proximity to the interchange and the well-established surrounding nature of pedestrian facilities as well as further benefits offered by the opportunity for potential partnership working with the Lanark Community Development Trust (LCDT).
- 3.3. The purchase of the site at 11 Ladyacre Road, Lanark has been identified as key to progressing the proposals as there is no other vacant piece of land within a short walking distance to the bus and rail stations. Without this purchase, the Park and Ride Provision and expansion of the Bus Station could not be accommodated to meet current and future travel demands within Lanark. Property Services were instructed to identify the land owner and enter into negotiations for the purchase of the site at 11 Ladyacre Road, Lanark.

The mainly level site, is not being marketed and is located in an area where the planning policy would allow residential, retail or commercial use.

- 3.4. Property Services entered negotiations with the owners and a price of £306,000 inclusive of VAT and fees has been provisionally agreed which reflects the alternative uses for the land and that the purchase is an “off market” transaction.
- 3.5. In terms of the Park and Ride Strategy, a funding grant for the total acquisition costs has now been secured from Strathclyde Partnership for Transport.

4. Proposal

- 4.1. It is, therefore, proposed to purchase the site at 11 Ladyacre Road, Lanark extending to 0.199 hectares (0.49 acres) or thereby, as shown on the indicative plan, from the owners subject to the following principal condition:-
 - The purchase price to be the sum of £306,000 inclusive of VAT and fees
 - Date of entry will be on conclusion of missives or a suitable date to be agreed between the parties

5. Employee Implications

- 5.1. There are no employee implications.

6. Financial Implications

- 6.1. The funding of the purchase will be through money allocated from Strathclyde Partnership for Transport for the purchase of land at Lanark to provide additional park and ride capacity close to Lanark Rail and Bus Station.

7. Other Implications

- 7.1. The purchase of the site will ensure the Council is able to progress the Lanark Interchange Project.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. This proposal will have a positive environmental impact facilitating improved access to more sustainable (public) transport modes and discouraging reliance on the private car. This is consistent with the aspirations of the recently published National Transport Strategy and the widely recognised need to decarbonise the transport sector.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. This report does not introduce a new policy, function or strategy and, therefore, no separate impact assessment is required.
- 9.2. No formal consultation process was required in terms of the recommendation contained in this report.

Daniel Lowe

Executive Director (Housing and Technical Resources)

28 February 2020

Link(s) to Council Values/Ambitions/Objectives

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

Previous References

- ◆ Community and Enterprise Resource Committee - 6 March 2018 – South Lanarkshire Park and Ride Strategy - Consultative draft
- ◆ Community and Enterprise Resources Committee - 30 October 2018 – South Lanarkshire Park and Ride Strategy

List of Background Papers

- ◆ None

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)

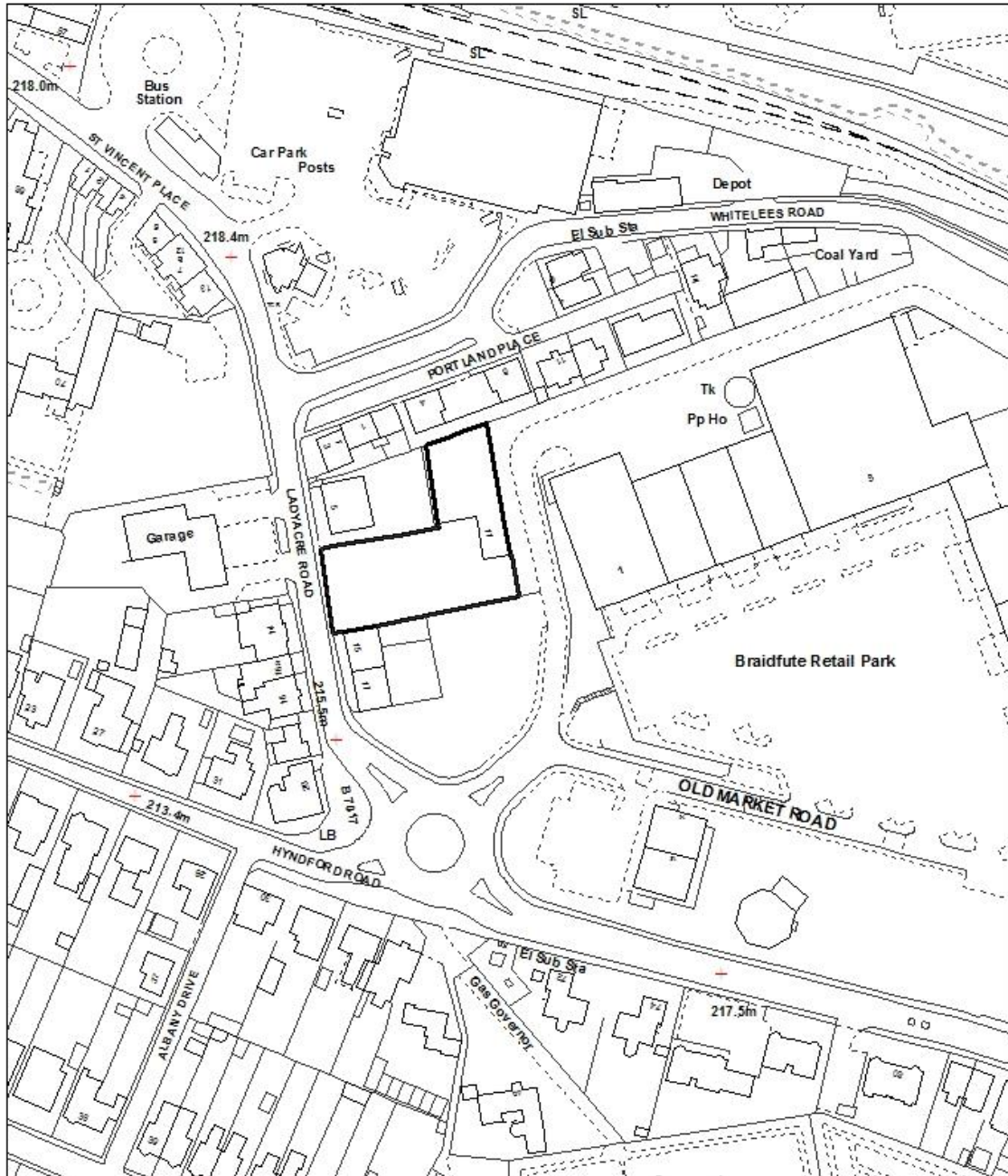
email: frank.mccafferty@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Ladyacre Road
Lanark



HOUSING AND TECHNICAL



Ordnance Survey



© Crown copyright and database rights 2020.
Ordnance Survey 100020730.

Contents outlined in Black 2020 sqm or thereby

DATE: 03/03/2020