



Agenda Item 7

Land Exchange at Grangemouth Road, Falkirk

Title: Land Exchange at Grangemouth Road, Falkirk
Meeting: Emergency Executive
Date: 3 September 2020
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1 To seek approval to exchange areas of land at Grangemouth Road, Falkirk with Forth Valley College to enable road improvements.

2. Recommendation(s)

2.1 It is recommended that Executive agrees:

1. to declare 859.92sqm of land at Grangemouth Road, Falkirk surplus to requirements and agree to its disposal to Forth Valley College.
2. to an acquisition by the Council of 1132.8sqm of land at Grangemouth Road, Falkirk from Forth Valley College
3. that authorisation is given to conclude the transaction by way of a land exchange with Forth Valley College.

3. Background

- 3.1 As part of the Tax Incremental Finance (TIF) scheme, Falkirk Council has identified a number of road improvement projects throughout the Falkirk area.
- 3.2 It is proposed to widen the existing A904 Falkirk to Grangemouth road, creating a dual carriageway, on all approaches of the Westfield Roundabout. The construction contract is programmed to commence in July 2021 and the work is likely to be undertaken in phases.
- 3.3 Widening to the north of A904 is required between Middlefield Road and Westfield Roundabout in order to upgrade the existing road to dual-carriageway standard. Part of the land for this improvement is currently owned by Forth Valley College (see plan 1 – blue area 1132.8sqm).
- 3.4 Forth Valley College have identified an adjacent strip of land, owned by Falkirk Council, which would regularise the boundary at the front of their new campus. (see Plan 1 – pink area 858.83sqm).

4. Proposal

- 4.1 It is proposed to dispose of the land located at Grangemouth Road, Falkirk owned by Falkirk Council, extending to 858.83sqm which comprises an area of adopted, access road and pavement at Grangemouth Road, adjacent to the southern boundary of the new Forth Valley College Campus. There is no operational requirement for the Council to retain this land. Forth Valley

College will be responsible for its future maintenance as the land will be incorporated within the new college campus.

- 4.2 It is also proposed that in tandem with the disposal proposed the Council should acquire 1132.8sqm of land on Grangemouth Road, Falkirk, owned by Forth Valley College, to enable the widening of the A904. The land is currently part of the new college campus and proposed to be landscaped.

5 Considerations

- 5.1 The Falkirk TIF initiative is a key priority of the Council and is designed to increase development activity in the Falkirk area through the creation of enabling infrastructure. This land transaction will assist in the delivery of these works.

6 Consultation

Local members and the portfolio holder have been consulted on the proposed transaction. The proposed road upgrade works were subject of a recent consultation and no objections were received to the works proposed.

7. Implications

Financial

- 7.1 The District Valuer (DV) was instructed by Falkirk Council to value the respective sites. The DV has determined that the smaller, Council owned site is valued at £42,500 and the larger FVC owned site is valued at £56,000. There is a difference of £13,500 which requires to be paid by Falkirk Council, which will be met from the Falkirk TIF budget.

Legal

- 7.2 The proposal will be subject to concluding the necessary legal agreements.

Resource

- 7.3 Falkirk Council will pay £13,500 to Forth Valley College for the land. Each party will pay their own legal fees.

Risk

- 7.4 Loss of the opportunity to acquire the land owned by Forth Valley College will prevent the road upgrade and delay the construction contract.

Equalities

- 7.5 None

Sustainability & Environmental Implications

7.6 None

8 Conclusion

8.1 This land exchange will benefit both parties as it is necessary to allow the widening of the existing A904 Falkirk to Grangemouth road as part of Phase 1 of the TIF scheme and it will also improve the site frontage of the new Forth Valley College.

pp Director of Development Services

Author – Trisha Donarski, Property Surveyor, (Asset Management), [Tel:- 01324 504855](tel:01324504855), trisha.donarski@falkirk.gov.uk

Date: 24 August 2020

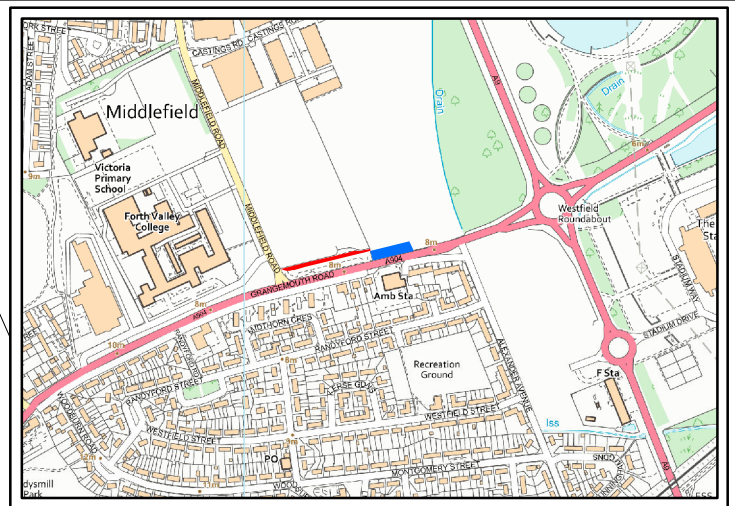
Appendices

- **Appendix 1 – Grangemouth Road, Falkirk Land Swap Site Plan.**

List of Background papers:

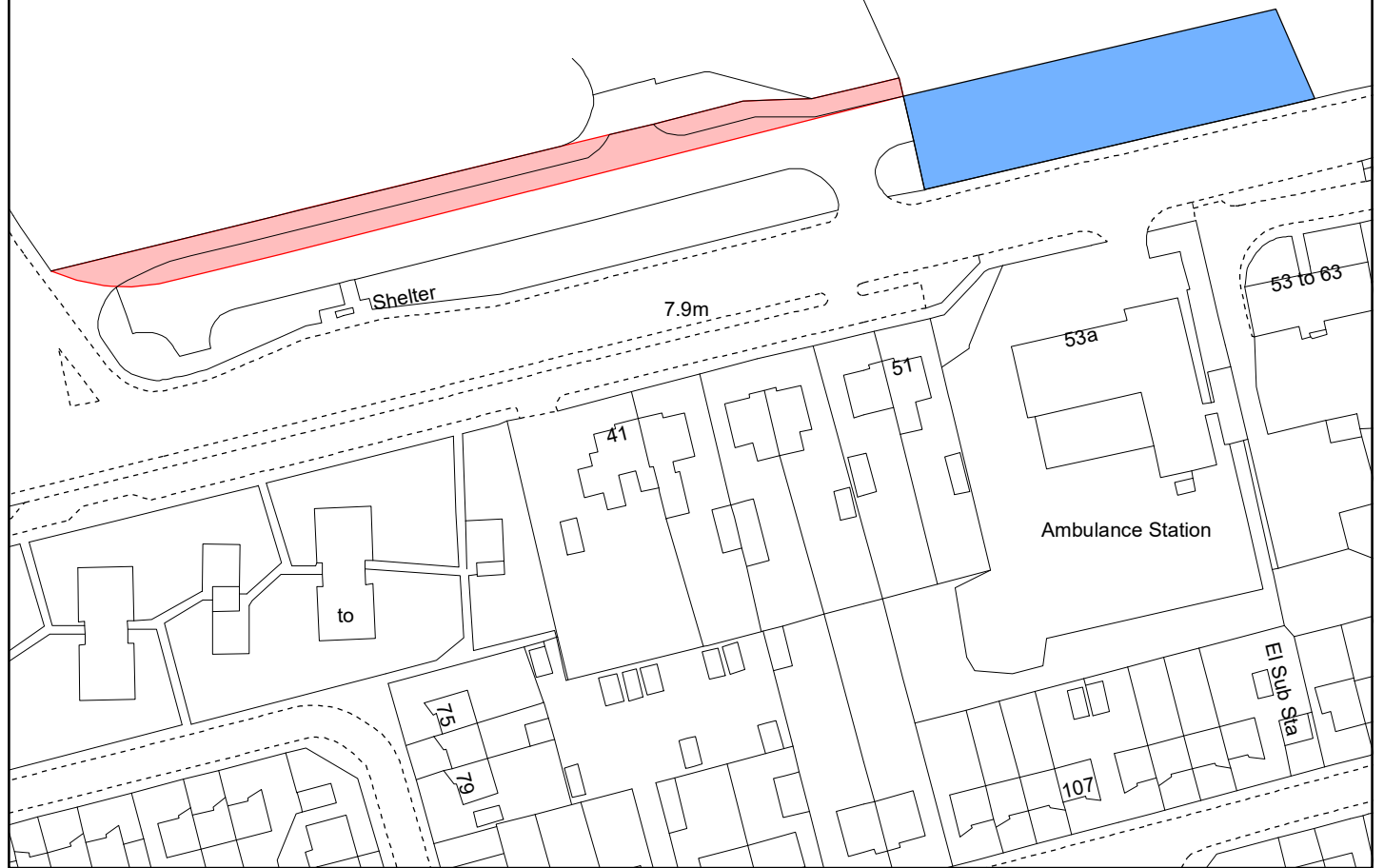
Nil

- Disposal Area, 858.83 sqm
- Acquisition Area, 1132.80 sqm



Location Plan

Scale: 1:12,500



0 20 40 80 Meters

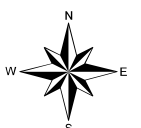


Falkirk Council

Development Services
Abbotsford House, Davids Loan, Bainsford, Falkirk, FK2 7YZ
Telephone: 01324 504950 Fax: 01324 504709

Scale: 1:1,250

Date: 12.8.2020



Subject

Plan 1 - Excambion with Forth Valley
College, Grangemouth Road, Falkirk

© Crown copyright and database rights 2020 Ordnance Survey 100023384. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.