

Falkirk Council

Title: Sale of Land to the North of Kilsyth Rd – Banknock Strategic Growth Area
Meeting: Executive
Date: 16 August 2016
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1 The purpose of this report is to seek approval for land to be declared surplus to operational requirements and sold to I & H Brown Ltd to enable development within the Banknock Strategic Growth Area (SGA).

2. Recommendations

2.1 It is recommended that the Executive:-

- (i) agrees to declare the site surplus to operational requirements, and**
- (ii) authorises the disposal of the site to I & H Brown Ltd for £500,000 plus any increase in the Nationwide House Prices Index for Scotland to the date of entry.**

3. Background

- 3.1 The disposal site is shaded grey on Appendix 1 and is held on Development Services (Planning) Account. It extends to 1.663 ha and is part of the overall Banknock strategic development site of circa 77 ha, hatched on Appendix 2. The remainder to the north of Kilsyth Road is owned or is being acquired by I & H Brown Ltd.
- 3.2 The development site is identified in the Local Development Plan as a mixed use development proposal for housing, a new village centre, new open space and a local nature park and forms part of the Banknock SGA.
- 3.3 In 2010 a planning application was lodged by I & H Brown Ltd for the development of up to 550 houses, a new village centre and other associated infrastructure within the site hatched on Appendix 2. The application was considered by the Planning Committee in 2012 and the Committee was minded to grant planning permission in principle subject to the satisfactory conclusion of a Section 75 Planning Obligation. This has still to be satisfactorily concluded but general agreement has now been reached in

respect of the few outstanding matters to enable the Section 75 to progress to final conclusion.

- 3.3 I & H Brown Ltd has been in active dialogue with Council officers for a number of years about the potential purchase of the Council land to the North of Kilsyth Road to enable the development and an agreement of terms has been reached in principle.

4. Consideration

- 4.1 The Council's land is currently undeveloped and partially maintained landscaping. It is not required for any future or planned service delivery and is, therefore, surplus to operational needs.
- 4.2 The Council land is not a key access to the overall development site but has extensive road frontage along Kilsyth Road and occupies strategic parts of the development site. The District Valuer has been engaged to advise on market value of the Council's interest.
- 4.3 Following detailed negotiations based on the advice of the District Valuer, the proposed outline terms for the disposal are as follows:
- the purchase price shall be £500,000 and will be revised in line with any increase in the Nationwide House Prices Index for Scotland to the date of entry.
 - The date of entry will be aligned to receipt of detailed planning consent for any part of the overall site.

5. Consultation

- 5.1 The relevant local Members as well as the Portfolio Holder for economic development were consulted and no objections or issues have been raised.

6. Implications

Financial

- 6.1 This disposal will secure a minimum capital receipt of £500,000 to the General Services Account.

Resources

- 6.2 None

Legal

- 6.3 The proposal will be subject to the successful conclusion of missives of sale.

Risk

- 6.4 Progress with the development of Banknock SGA is dependent on the acquisition of the Council's land by the developer.

Equalities

- 6.5 Not required

Sustainability/Environmental Impact

- 6.6 The Banknock SGA will create an integrated community that straddles a new "High Street" (Kilsyth Road) centred on the new village centre, rehabilitate significant tracts of vacant and derelict land and enhance biodiversity.

7. Conclusions

- 7.1 As the planning process appears to be drawing to a conclusion the most appropriate course of action is to declare the property surplus to operational requirements and dispose of the site to I&H Brown Ltd to enable the delivery of the opportunity to regenerate Banknock.
- 7.2 Disposal will also assist in the delivery of one of the Council's Strategic Growth Areas and in meeting the Local Development Plan's housing growth target.

Director of Development Services

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APPENDICES

Appendix 1 – Disposal Site Plan

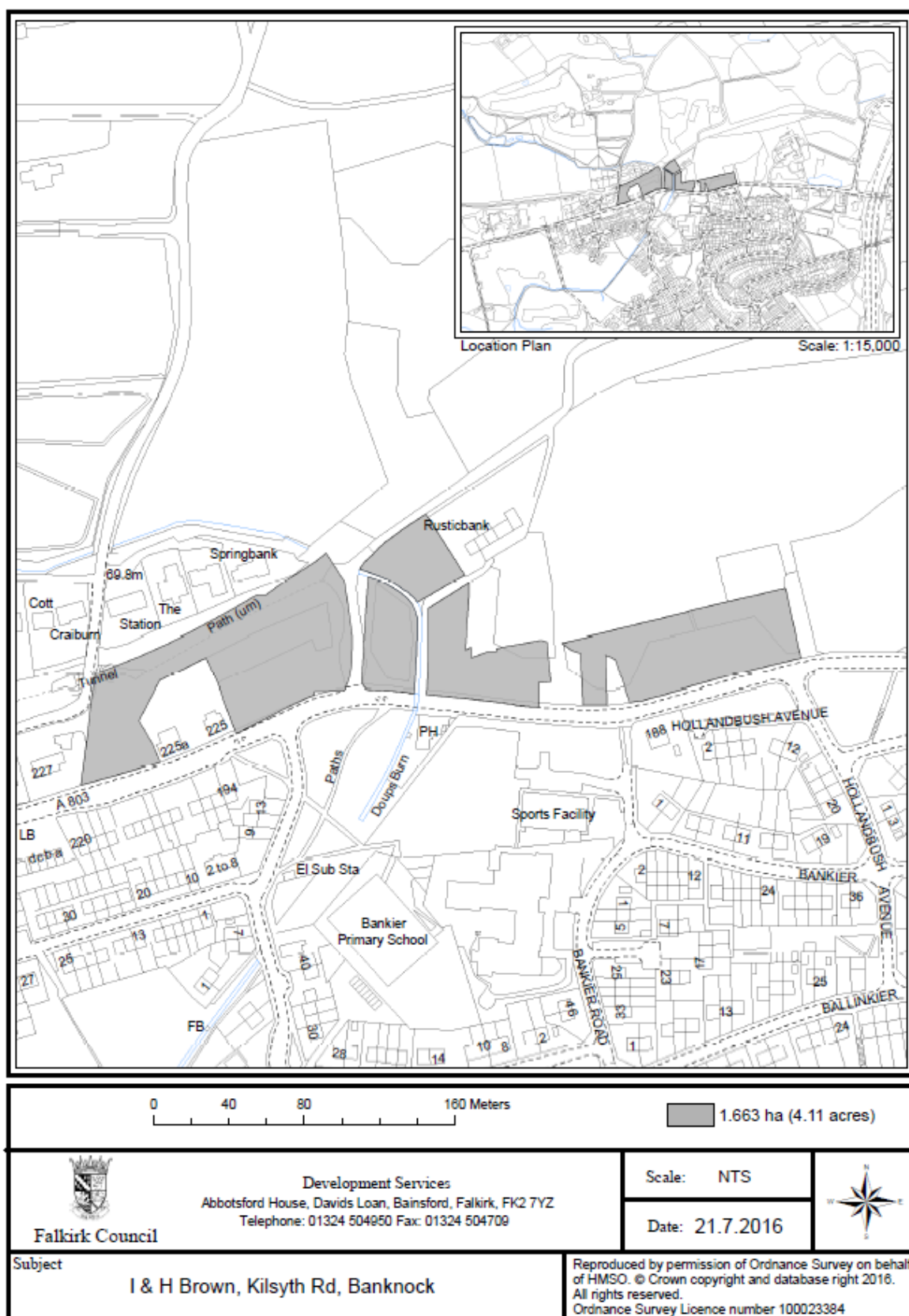
Appendix 2 – Overall Development Site

List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

- Property Disposal File
- Planning Files
- Falkirk Local Development Plan

Appendix 1



Appendix 2

