

ANGUS COUNCIL

ECONOMIC DEVELOPMENT COMMITTEE  
PLANNING & TRANSPORT POLICY COMMITTEE

28 FEBRUARY 2002  
7 MARCH 2002

**SUBJECT: ACQUISITION OF LAND FOR EMPLOYMENT – BARRY, CARNOUSTIE**

**REPORT BY THE CHIEF EXECUTIVE AND DIRECTOR OF PLANNING & TRANSPORT**

**Abstract: This report updates the Committees on the current position regarding the acquisition of land for a business park and seeks authority to abandon the proposed Compulsory Purchase Order in view of severe technical difficulties associated with the development of the site.**

## **1 RECOMMENDATION**

- 1.1 It is recommended that the Economic Development Committee agree to abandon the Compulsory Purchase Order over the 4.2 hectare site identified in the Adopted Angus Local Plan.
- 1.2 It is recommended that the Planning & Transport Policy Committee agree that the provision of an alternative site for a business park development to serve Carnoustie and Monifieth be identified as part of the review and roll forward of the Angus Local Plan.

## **2 BACKGROUND**

- 2.1 The Economic Development Committee of 1 March 2001 agreed Report No 276/01 which agreed to the use of a Compulsory Purchase Order to acquire ground to the south of Barry village.
- 2.2 The site identified was a 4.2 hectare plot allocated for employment use within the adopted Angus Local Plan.

## **3 PROPOSED DEVELOPMENT**

- 3.1 As the proposed site was intended to take the road access from the proposed Barry by-pass, it was agreed to consider developing this site in conjunction with the A92 PFI project.
- 3.2 Surface water drainage at the site was identified as being a major issue early in the development of the proposals, and it was originally envisaged that it might be possible to utilise surplus cut material from the route of the A92 to raise the ground level of the site by approximately one metre. Initial technical studies indicated that sufficient surplus cut material could be available to address the drainage and ground condition problems at the site.
- 3.3 The ground investigation survey for the A92 project has now been completed, and the Acting Director of Roads reports that it is now highly unlikely that there will be sufficient surplus of suitable material for the business park site purposes.

- 3.4 Other proposals have been considered for developing the business park site such as the use of a pump and drain system to alleviate the drainage problems, but it is considered unlikely that this can deliver a development site that will be assured to be flood free at all times.
- 3.5 Given the cost of importing suitable material to raise the ground level at the site, it is now considered that the development of a business park at the site identified in the adopted Local Plan is not economically feasible, and it is proposed to abandon the Compulsory Purchase Order which the Council promoted in late 2001.
- 3.6 The site owner intimated his objection to the promotion of the Order. As a result, the objection was referred to the Scottish Executive for consideration, but it has not yet been determined. It is anticipated that the Council may be asked to meet the site owner's costs to date in responding to the proposed Order.
- 3.7 The Planning & Transport Policy Committee of 24 January 2002 agreed to commence the review and roll forward of the Angus Local Plan (Report 89/02 refers). This provides the appropriate mechanism for considering alternative sites and identifying a suitable allocation of employment land as part of the wider land use development strategy for Carnoustie.

#### **4 FINANCIAL IMPLICATIONS**

- 4.1 The Acting Director of Roads estimates that the cost of developing the site for a business park could exceed £560,000. Once acquisition costs are taken into consideration it is estimated that total development costs could approach £650,000.
- 4.2 As the site will yield around 9 acres of net developable ground, this implies a net cost per acre of around £72,000. The Director of Property Services estimates that serviced employment plots are unlikely to command a price in excess of £35,000 - £40,000 per acre. The development would therefore require a subsidy of up to £37,000 per acre, which cannot be justified.
- 4.3 It is anticipated that the Council may be liable for the fees and expenses of the site owner as referred to above. It is not anticipated that these costs will exceed £1,000, and the cost can be contained within the department's revenue budget.

#### **5 HUMAN RIGHTS IMPLICATIONS**

- 5.1 There are no Human Rights implications arising from this Report.

#### **6 CONSULTATION**

- 6.1 The Directors of Finance, Law & Administration, Property Services and the Acting Director of Roads have been consulted in the preparation of this report.

#### **7 CONCLUSION**

- 7.1 It is disappointing that the ground investigation survey has concluded that there will be insufficient surplus material from the A92 contract to make the development of this site economically viable. There is continuing demand for employment land in Carnoustie, and it is proposed to identify a new site as part of the Local Plan Review.

**NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

DV/RP/MR

5 February 2002

A B Watson  
Chief Executive

Alex Anderson  
Director of Planning And Transport