

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
14 March 2017

Subject: **BEDALE GATEWAY CAR PARK**

Bedale Ward
Portfolio Holder for Economic Development and Finance: Councillor P R Wilkinson

1.0 PURPOSE AND BACKGROUND:

- 1.1 The purpose of this report is to provide an update on the current status of the Bedale Gateway Car Park project and seek approval to pause the project for further evaluation.
- 1.2 In July 2015, the Council instructed that the Gateway Car Park project commence (CA.18), funded with an allocation of £612,000 from the Capital Programme. The car park design was granted planning permission in October 2016 with conditions that necessitate some further design work. The approved layout is attached at Annex A.
- 1.3 The estimated cost of the project is significantly higher than allocated in July 2015, with an expected delivery cost of £1,564,477 (excluding land purchase which is estimated at £140,000). Costs have increased beyond the initial estimate which had been made without the benefit of detailed surveys or known highway access requirements and the design requirements are higher than originally envisaged by the Council's engineers.
- 1.4 Discussions have taken place with the landowner and it is unlikely that purchase by agreement will be achieved for a stand-alone car park. In April 2014 (CA.111) the Council agreed in principle to move to a Compulsory Purchase Order should this be necessary. Final approval from Cabinet would need to be sought to progress in this manner as the previous agreement was only 'in principle' and the defined site has since changed.
- 1.5 The landowner position remains that the release of the land for the car park is linked to achieving development on the remainder of the site and is working up proposals which would be subject to planning permission.
- 1.6 It is proposed that the Council places a pause on the project, enabling the landowner to work up their proposals and whilst further intelligence is gained to better understand the economic impact on Bedale from the opening of the relief road. Officers should also seek to identify options for enabling the development of the car park, including identifying: links to other potential development opportunities, potential development partner(s) and funding opportunities.

2.0 LINK TO COUNCIL PRIORITIES:

- 2.1 This report links to the Council's priorities on driving economic growth.

3.0 RISK ASSESSMENT:

- 3.1 There are no significant risks associated with approving this report.

4.0 FINANCIAL IMPLICATIONS:

4.1 There are no financial implications associated with this report, due to the recommendation to pause the project.

5.0 LEGAL IMPLICATIONS:

5.1 There are no legal implications associated with this report.

6.0 EQUALITY/DIVERSITY ISSUES

6.1 Equality and Diversity Issues have been considered however there are no issues associated with this report.

7.0 RECOMMENDATION:

7.1 That the project is paused to understand the economic impact of the opening of the relief road on Bedale and to review the options available to progress the project.

HELEN KEMP

Background papers: Cabinet Report: Bedale Gateway Car Park 7 July 2015
Cabinet Report: Bedale Gateway Car Park 15 April 2014

Author ref: HK

Contact: Helen Kemp
Director of Economy and Planning
01609 767204