

**23 May 2016****Agenda Item: 8c****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &  
PROPERTY****DISPOSAL OF 365 SQ M LAND AT CORONATION ROAD ILKESTON TO  
NETWORK RAIL****Purpose of the Report**

1. To seek Committee approval to dispose of 365m<sup>2</sup> of land at Coronation Road Ilkeston for the sum of £1 to provide access to the station car park which is to be built as part of the new Ilkeston Station.

**Information and Advice**

2. A new railway station at Ilkeston was given the green light in 2013 following a successful bid for funding under the New Station Fund.
3. The new station is to be delivered through a partnership between Government, Network Rail and Derbyshire County Council. When complete it will reinstate a railway link between Nottingham and Ilkeston which was severed some 50 years ago when the previous railway station serving the town was closed (leaving Ilkeston as the largest town in England without a railway station).
4. The station is located on the Nottinghamshire / Derbyshire Border and the proposed car park itself is located within Nottinghamshire. The location is such that it will benefit residents of both Counties. The development is therefore fully endorsed and supported within the Nottinghamshire Local Transport Plan.
5. The station, on the Erewash Valley line between Nottingham and Langley Mill, will consist of 2 platforms sufficient to accommodate trains up to 6 passenger cars and will include waiting shelters. The new car park, for which the subject land gives access, will accommodate 90 parking spaces, including disabled parking, cycle storage, drop off point and taxi rank. Provision will also be made for a bus stop. Ramped and stepped access will be provided from the new footbridge to each platform as well as the car park, to the east of the station.
6. The land being sold was purchased by the County Council to facilitate construction of the Kimberley Aysworth Bypass and Aysworth Link Highway Schemes, the latter being completed in 2008. Formerly the land served as access to the site compound area for the construction works but became redundant on completion of the works. The land is now required by Network Rail to facilitate construction of the car park and vehicular access to the new Ilkeston Railway Station.

7. The following Heads of Terms have been agreed: -

### **HEADS OF TERMS FOR SALE**

#### **365 sqm or thereabouts off Coronation Road, Ilkeston**

<b>The Site</b>	365 sq m or thereabouts off Coronation Road, Ilkeston shown hatched and outlined black on the attached plan.	
<b>The Parties</b>	Vendor:  Nottinghamshire County Council County Hall West Bridgford Nottingham NG2 7QP	Purchaser:  Network Rail Ltd 1 Eversholt Street London NW1 2DN
<b>Tenure</b>	Freehold with VP	
<b>Price</b>	£1 (one pound)	
<b>Special Conditions</b>	Usage	To provide access to a 90 space station car park in accordance with Erewash Borough Council Planning Consent Reference 0115/0030.
	Uplift	An uplift provision, to remain in force for a 25 year period, will be imposed on the sale. This will be set at 30%, payable upon grant of a relevant planning permission for any use other than that stipulated in Erewash Borough Council Planning Consent Reference 0115/0030.
<b>Costs</b>	The Purchaser to bear the Vendor's reasonable Legal and Surveyors fees in connection with the sale.	

#### **Other Options Considered**

8. To seek a market price for the land.
9. No financial Contribution is being made by the County Council towards the new station, however it has been agreed that officer time associated with the delivery of the scheme (including Highways) would be provided at no cost to facilitate its delivery. It is therefore proposed that the redundant section of land referred to above is sold to Network Rail at a nominal cost to further aid in the delivery of the scheme, and provide a meaningful contribution by the County Council towards the new station.

#### **Reason/s for Recommendation/s**

10. To aid in the delivery of the scheme, and provide a meaningful contribution by the County Council towards the new station.

## **Statutory and Policy Implications**

11. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

### **Implications for Service Users**

12. The provision of safe railway parking is a significant public benefit.

## **RECOMMENDATION/S**

- 1) That the terms for the Disposal be approved.

**Jas Hundal**

**Service Director – Environment, Transport & Property**

**For any enquiries about this report please contact: Tim Slater 0115 9772076**

### **Constitutional Comments (CEH 03.05.16)**

13. The report falls within the delegation to the Finance and Property Committee under its terms of reference. When disposing of its land the Council should obtain the best price reasonably obtainable on the open market.

### **Financial Comments (GB 26.4.16)**

14. The financial implications are set out in the report.

### **Background Papers and Published Documents**

15. None.

### **Electoral Division(s) and Member(s) Affected**

16. Ward(s): Kimberley and Trowell  
Member(s): Councillor Ken Rigby