

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE	Subject: A723 AT LOANHEAD ROAD, NEWARTHILL
From: HEAD OF LAND SERVICES	LAND ACQUISITION FROM ROBERTSON HOMES
Date: 5 September 2013	Ref: (ref)/WP W17

1. INTRODUCTION

1.1 This report concerns the proposed voluntary acquisition of land required in connection with the proposed dualling of the A723 from Robertson Homes at Loanhead Road, Newarthill.

2. BACKGROUND

2.1 The Policy & Resources Committee on 26th June 2012 considered a report in relation to the Ravenscraig Tax Incremental Funding Scheme Update and, approved in principle capital expenditure of up to £10m at risk for amongst other matters the advancement of land assembly for the future dualling of the A723.

2.2 The Policy & Resources Committee on 14th March 2013 considered a report on the Composite Capital Programme 2013/14 to 2017/18, which detailed in paragraph 5.22 the decision in June 2012 (detailed above) to fund up to £10m in connection with the pilot Ravenscraig Phase 2 T.I.F. scheme.

2.3 The proposed dualling of the A723 will require numerous parcels of land in multiple ownership, which is likely to necessitate the use of compulsory purchase procedures. In the short term, there is a wish to acquire specific areas of land in order to facilitate the construction of a new bridge structure on the Holytown branch railway.

3. DESCRIPTION

3.1 Robertson Homes Ltd owns residential development land on the east and west sides of the existing A723 on the south side of Loanhead Road. Development activity is ongoing at the larger easter plot.

3.2 The attached plan highlights the 3 plots owned by Robertson Homes that the Council require for the A723 project. The plots extend to 759 square metres, 135 square metres and 49 square metres respectively.

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4. ACQUISITION

4.1 Following negotiations with Robertson Homes' land manager, a compensation package has been provisionally agreed, involving:-

- A monetary payment of £17,500.
- A 2 year licence for no consideration to erect 4 marketing signs along the A723 promoting the ongoing residential development at Loanhead Road. The term may be extended in the event that the residential development isn't completed within the initial term of the licence. There will be provisions to terminate the licence in the event that civil engineering works linked to the A723 commence within the term of the licence on land occupied by the marketing signs.
- An undertaking to offer a short term licence for no consideration to erect temporary scaffolding on part of the eastern plot, if required when Robertson Homes build a permitted block of flats and in the event that it won't interfere with works associated with the dualling. This undertaking only applies in the event that the Council acquire land presently owned by Scottish Water. (This is the subject of a further report to be considered by committee.)

4.2 The valuation assessment had regard to a variety of factors including the land characteristics, land use zoning, recent planning proposals for the A723 and adjoining land.

5. CORPORATE CONSIDERATIONS

5.1 The proposed acquisition is necessary for the proposed A723 dualling. Given the specific circumstances of the bridge construction on the Holytown branch railway, voluntary acquisitions of all plots required to facilitate the construction works in advance of a possible future CPO is essential in this instance.

5.2 The acquisition will be funded from the Regeneration and Environmental Services 2013/14 capital budget.


6. RECOMMENDATIONS

6.1 It is recommended that the acquisition detailed within this report is approved.

6.2 All other terms of conditions to be adjusted by the Head of Land Services.



KENNETH WILSON
Head of Land Services

 Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

LOCATION PLAN - For Information Only

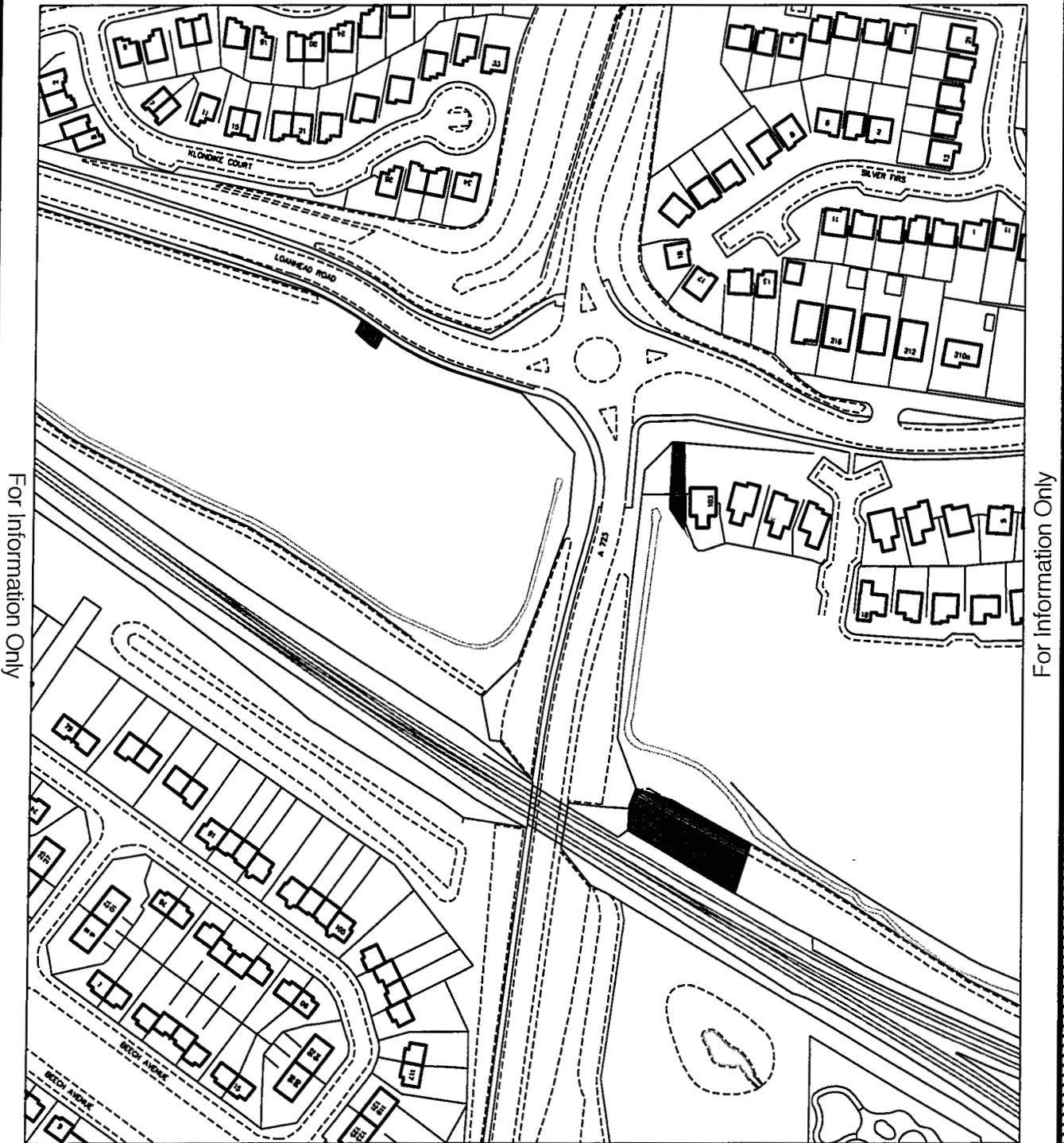
Title: Plots 20 & 61 - A723 Road Corridor Scale 1:NTS



Town: Newarthill

Date: 1/08/2013

LAND SERVICES



CARTOGRAPHIC SERVICES

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