

**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 SCOTTISH WATER
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 Scottish Water 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 Scottish Water owns land on the east and west sides of the existing A723 on the south side of Loanhead Road. The land was historically part of a former sewage treatment works site, which was largely sold off for residential development some years ago. In the absence of the proposed dualling of the A723, the 2 plots of land would in all probability have been sold as part of the residential development sites on either side of the A723.

3.2 Scottish Water and the Council participated in a joint disposal of residential development land to Robertson Homes on Loanhead Road. The extent of the land sale was reduced on account of proposals for the A723 and a minute of agreement was prepared that provided for the Council being entitled to 15% of any future capital receipt generated by the sale of a specified area of ground, which now forms part of this acquisition. The area in question covers part but not all of the eastern plot of ground but has no bearing whatsoever on the western plot.

3.3 The attached plan highlights the 2 plots owned by Scottish Water, which extend in total to 6,928 square metres (1.712 acres) or thereby.

4. ACQUISITION

4.1 Following negotiations with Scottish Water's property agent, a net figure of £432,500 has been provisionally agreed in respect of the land detailed herein. In addition, the Council will be responsible for Scottish Water's legal and surveyor's fees associated with the acquisition.

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

4.3 The gross valuation assessment was £461,850 but after allowance of the 15% share due to the Council in respect of part only of the subjects, the figure was reduced to £432,500 to reflect the sum that Scottish Water would otherwise have been due to pay the Council. In consequence, the minute of agreement will be discharged on settlement of this acquisition.

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 19 – A723 Road Corridor

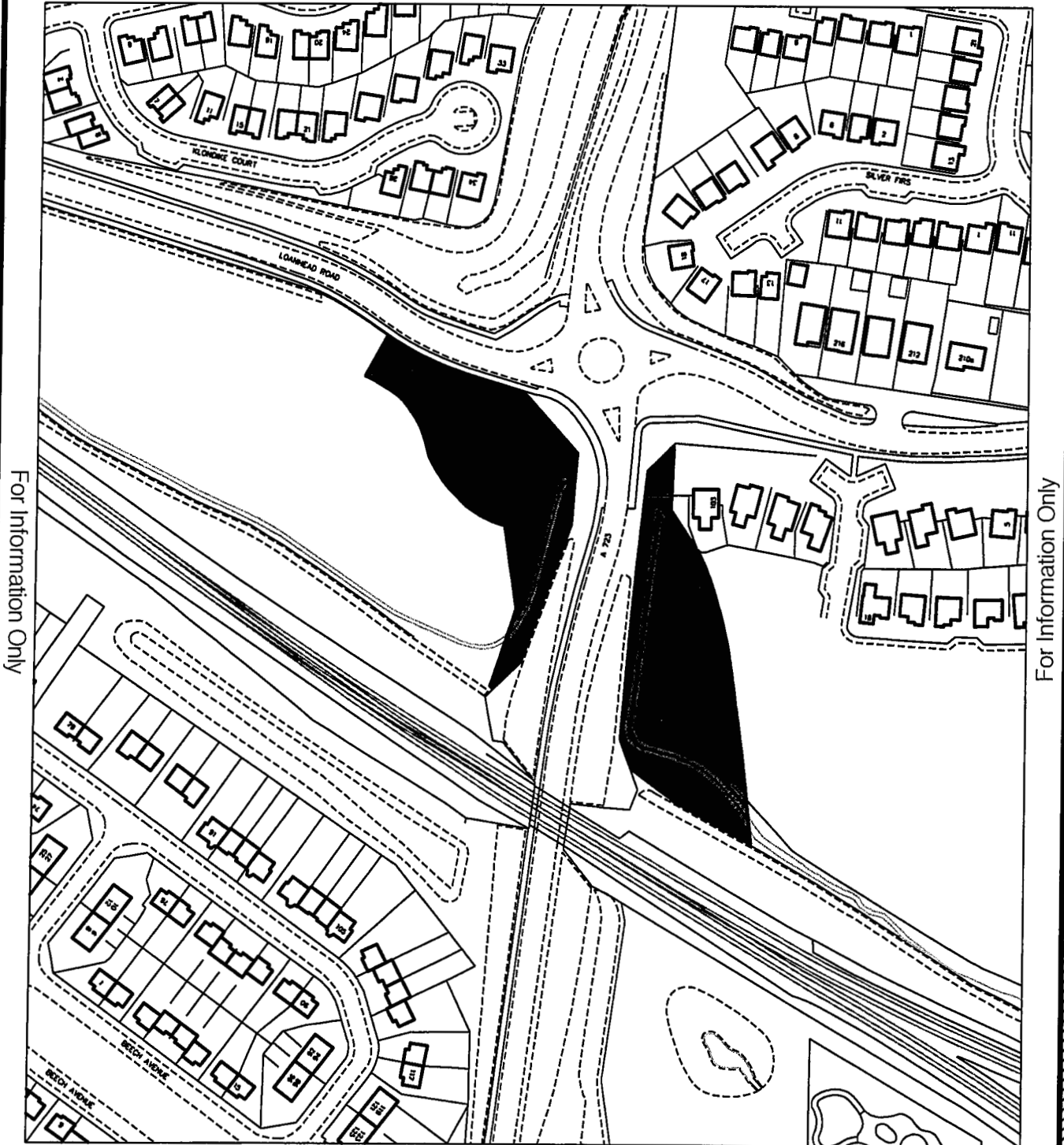
Scale 1:NTS



Town: Newarthill

Date: 31/07/2013

LAND SERVICES



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