

## NORTH LANARKSHIRE COUNCIL

## REPORT

To: Bellshill and District Local Area Partnership	Subject: Ravenscraig Development - Update	
From: Head Of Planning And Development		
Date: 1 May 2008	Ref: WLS	

**1. Purpose of Report**

- 1.1 The purpose of this report is to provide an update on the current position of the redevelopment of the former Ravenscraig Steelworks, and to advise the Local Area Partnership of forthcoming developments.

**2. Background**

- 2.1 Outline planning permission has been granted for the redevelopment of the Ravenscraig site, involving housing, business and industry, a new town centre, major leisure facilities, community facilities, parkland and transport improvements. The overall development is being taken forward by Ravenscraig Limited, a Joint Venture Partnership between Corus, Scottish Enterprise and Wilson Bowden Developments. It is expected to take up to 20 years to complete the development.

**3. Current Developments**

- 3.1 The groundworks being carried out in the northern part of the site in preparation for the first phase of housing have been completed, and work is progressing in the central and western parts of the site. This contract is expected to be completed later this year.
- 3.2 Work is well underway on the site of the new Motherwell College Campus, which will provide a new 5 storey main teaching block, a workshop block, a 7 storey student residence block with 50 flats, and a children's nursery. The College intends be operational for the beginning of the 2009-10 academic year.

**4. Future Developments**

- 4.1 The Planning and Transportation Committee on January 17 agreed to grant planning permission to David Wilson Homes for 252 houses and flats in the first phase of the housing development. The application was referred to the Scottish Ministers because of an objection from the Health and Safety Executive, but to date no decision has been made as to whether or not the application will be 'called-in' for determination by the Ministers.
- 4.2 A Building Warrant application for the first stage of the Regional Sports facility has been submitted, and work is expected to start on the site later this year, with completion by late 2009/early 2010.

The Facility has been approved by the London 2012 organisers as a potential pre-Olympic training venue, along with Strathclyde Park, Wishaw Sports Centre and Broadwood Stadium.

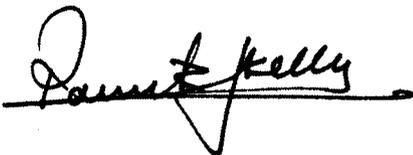
- 4.3 It has been announced that the Ravenscraig town centre development will be carried out by a joint venture partnership between Wilson Bowden Developments and Richardsons Capital, a Midlands-based company with experience in investing in major retail and leisure developments. HOK Architects have been selected to develop draft design concepts, and it is expected that initial pre-application discussions will be held in the near future.

## **5. Other Issues**

- 5.1 The Scottish Government's reform of the Enterprise Network, which took effect at the beginning of April, involved the removal of the Local Enterprise Companies and their replacement by five regional operations. Scottish Enterprise Lanarkshire was a partner in Ravenscraig Limited. Under the new arrangements, Ravenscraig remains a responsibility of the Scottish Enterprise Network.
- 5.2 The Scottish Government's consultation period on the draft Second National Planning Framework (NPF2) ended on 15 April. This document identifies a number of major transport, energy and environmental infrastructure projects which Ministers consider to be essential elements of the strategy for Scotland's long-term development. The Framework is not itself a spending document, but it is closely linked to the Government's Infrastructure Investment Plan, and will inform the investment programmes of public agencies and infrastructure providers.
- 5.3 The Council's response was agreed at the Planning and Transportation Committee meeting on 1 April. The response seeks to gain greater recognition for the Ravenscraig project in NPF2, arguing that it merits a position as a strategic regeneration priority and a key location with substantial growth potential. In addition, Ravenscraig is suggested as one of the 'sustainable communities' the draft NPF seeks submissions for. It is anticipated that the final version of NPF2 will be published towards the end of this year.
- 5.4 Ravenscraig Limited have also commissioned an arts consultancy to prepare a public art strategy for Ravenscraig. As an initial action, they have organised a two day 'community consultation workshop' with pupils from local primary and secondary schools, and Motherwell College students, as a means of involving local young people in the project. This is due to be held on 24-25 April.

## **6 Recommendation**

- 6.1 That the Local Area Partnership notes the content of this report.



**HEAD OF PLANNING AND DEVELOPMENT**

(11 April 2008)

Local Government Access to Information Act: for further information about this report, please contact Les Stevenson on 01698 274242.