

## REPORT

To: Bellshill and District Local Area Partnership	Subject:
From: Head Of Planning And Development	<b>Ravenscraig Development - Update</b>
Date: 9 October 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 and infrastructure works being carried out in the northern and north-western parts of the site, under the Phase 1 works in preparation for the first phase of housing, have been substantially completed.
- 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 on the new Campus for the beginning of the 2009 -10 academic year.

**4. Future Developments**

- 4.1 The Scottish Ministers did not 'call-in' the planning application by David Wilson Homes for 252 houses and flats in the first phase of the housing development, and the permission was issued in June, following the completion of a Section 69 Agreement regarding a financial contribution of approximately £78,000 towards off-site play facilities. It is not yet known when the development will commence on-site. Discussions have been held with a local housing Association regarding their proposals for social rented houses as the "affordable housing" component of this phase of the development.

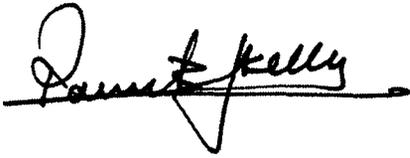
- 4.2 Detailed planning permission has been granted for the regional Sports Facility; cost reviews are continuing with the selected Contractor and works on site will commence after the Contract Sum is agreed.
- 4.3 Ravenscraig Limited have made a planning application to remove a condition of the outline planning permission which restricts the net retail floorspace of the new town centre. That restriction – one of several attached to the permission – related to the Structure Plan in force at the time when the outline application was approved. The latest version of the Structure Plan, which came into force in April, no longer refers to a net floorspace limit in respect of Ravenscraig, and the developers have asked that this also be removed from the planning permission. None of the other restrictions are affected by this application. The application is currently under consideration, and will be presented to a future meeting of the Planning and Transportation Committee.
- 4.4 The development of the new town centre 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. The developers are progressing both with the conceptual design and in securing the retail and leisure anchor tenants for the scheme, but no planning application has yet been submitted.
- 4.5 Ravenscraig Limited have appointed engineering consultants and transport economists to carry out feasibility studies, outline design and transport appraisals in relation to the new rail station at Ravenscraig.
- 4.6 Discussions have taken place with Ravenscraig Limited and the Building Research Establishment (BRE) regarding the prospect of BRE setting up an Innovation Park at Ravenscraig. BRE already have one at their HQ near Watford, but propose to create a location in Scotland where new building techniques and products can be trialled and showcased. The Innovation Park will contain several full-scale buildings, built using new technologies, products and designs, as well as a technology demonstration hall and a visitor centre. A planning application is likely to be submitted in 2009, and it is hoped to have the Ravenscraig centre operational by 2010.

## **5. Other Issues**

- 5.1 The Minister for Enterprise, Energy and Tourism, Jim Mather MSP, visited Ravenscraig in May, and then met with the Council Leader, the Convener of the Regeneration Committee, various officials and representatives of Ravenscraig Limited. The discussions were constructive, and covered the current position regarding Ravenscraig and the action required to progress this major regeneration opportunity.
- 5.2 The Scottish Government's consultation period on the draft Second National Planning Framework (NPF2) ended on 15 April, with the Council's response agreed at the Planning and Transportation Committee meeting on 1 April. The response suggested 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. It is anticipated that the final version of NPF2 will be published towards the end of this year. In addition, the Council's response to the draft NPF supported Ravenscraig as a candidate for one of the 'sustainable communities' proposed throughout Scotland, and Ravenscraig Limited have since made a formal submission, with the support of the Council.
- 5.3 COSLA's Executive Group for Community Wellbeing and Safety visited North Lanarkshire in June, and were taken to Eurocentral and the Ravenscraig site and then given a presentation on the project at the Civic Centre.

**6 Recommendation**

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

A handwritten signature in black ink, appearing to read "Daniel Kelly", written over a horizontal line.

**HEAD OF PLANNING AND DEVELOPMENT**

(11 September 2008)

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