

REPORT

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| To: Bellshill and District Local Area Partnership | Subject: | |
| From: Head Of Planning & Development | Ravenscraig Development – Update | |
| Date: 19 February 2009 | Ref: WLS/GF | |

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 Committee 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. Sustainability Implications

- 3.1 The groundworks and infrastructure works 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 completed, and validation reports are being submitted to demonstrate that the finished ground conditions are suitable for development.
- 3.2 Work is continuing 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 will be operational on the new Campus for the beginning of the 2009 -10 academic year.
- 3.3 Construction work has begun on the site of the Regional Sports Facility, with completion expected in 2010.

4. Recommendation

- 4.1 Detailed planning permission exists for 252 houses and flats in the first phase of the housing development. The developers had hoped to have been on-site in the autumn of 2008, but the economic circumstances affecting the housing market have delayed their progress. It is currently anticipated that the development will commence in the first half of this year. Discussions are continuing 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 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.

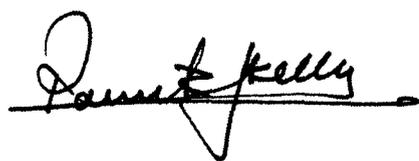
- 4.3 The development of the new town centre will be carried out by a joint venture partnership between Wilson Bowden Developments and Richardsons Capital, a Midlands-based company with experience in investing in major retail and leisure developments. The developers are progressing both with the conceptual design and in securing the retail and leisure anchor tenants for the scheme, but no planning application has yet been submitted.
- 4.4 Engineering consultants and transport economists Halcrow are carrying out feasibility studies, outline design and transport appraisals in relation to the new rail station at Ravenscraig on behalf of Ravenscraig Limited.
- 4.5 The Building Research Establishment (BRE) have agreed a location with Ravenscraig Limited for an Innovation Park, and is preparing to submit a planning application. BRE have a similar facility at their HQ near Watford, and 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. It is expected that there will be six different buildings within the Innovation Park, each developed by a different consortium, in addition to a Visitor Centre, and at present BRE have allocated five of the plots to interested parties.

5. Other Issues

- 5.1 The Second National Planning Framework (NPF2) was laid before the Scottish Parliament in December. The Council's had argued at the draft stage that the Ravenscraig project merited greater recognition in NPF2, but the version laid before parliament did not substantially change its position on Ravenscraig. The Clyde Corridor is a national regeneration priority, and Ravenscraig is noted as a key location for regeneration and renewal in North Lanarkshire. It is anticipated that the final NPF will be approved by Scottish Ministers and published in the Spring.
- 5.2 The Council had also supported Ravenscraig Limited's submission for the project to become one of the 'sustainable communities' proposed throughout Scotland. An assessment panel, comprising Scottish Government officials and representatives of other organisations, has been appointed to advise Ministers on the 68 submissions. The panel is expected to make recommendations to Ministers in early 2009, with successful proposals likely to be announced in the Spring.

6. Recommendation

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



Head of Planning and Development

(20 January 2009)

Background Papers

Any person wishing to inspect these documents should contact Les Stevenson on 01698 274242.