

REPORT

To: BELLSHILL AND DISTRICT LOCAL AREA PARTNERSHIP	Subject: RAVENS CRAIG DEVELOPMENT UPDATE	
From: HEAD OF PLANNING & DEVELOPMENT		
Date: 13 AUGUST 2009	Ref: WLS/LGR/EC	

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. CURRENT DEVELOPMENTS

- 3.1 The new Motherwell College Campus has now been completed, and will receive its first intake of students in August. The development comprises a 5 storey main teaching block, a workshop block, a 7 storey student residence block with 50 flats, and a children's nursery.
- 3.2 Work is progressing well on the site of the Regional Sports Facility, and the structural steelwork is now clearly visible from various points within and around Ravenscraig. Completion is expected in 2010.

4. FUTURE DEVELOPMENTS

- 4.1 Detailed planning permission exists for 252 houses and flats in the first phase of the housing development. The developers still hope to be able to start on site this year, and two new planning applications have been received in relation to the first phase of the housing development – one provides details of 27 houses and flats to be built to satisfy the affordable housing requirement on the site, the other to change the mix of house types and sizes, largely to reflect the current market situation. These applications are currently being processed

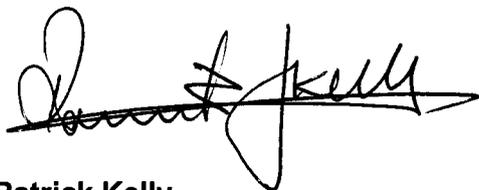
- 4.2 The planning application by Ravenscraig Limited to remove a condition of the outline planning permission which restricted the net retail floorspace of the new town centre was approved by the Planning and Transportation Committee in March.
- 4.3 The town centre developers are continuing to progress the conceptual design, and have been in discussion with possible 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. This work also involves some additional input to the STAG appraisal previously done for the council in relation to access improvements to Ravenscraig.
- 4.5 The Building Research Establishment (BRE) intend to submit a planning application for an Innovation Park in August. This would be similar to their facility at their HQ near Watford, 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 visitor centre. The council has also made an offer of funding for this project through the Vacant & Derelict Land Fund. It is hoped that work would begin on the project later this year and that the Innovation Park could be completed by the summer of 2010.

5. OTHER ISSUES

- 5.1 The submission of the project to the Scottish Government under the Scottish Sustainable Communities Initiative was unsuccessful. The outcome of that exercise, which attracted 68 submissions, was announced in May, and eleven proposals throughout Scotland were selected as exemplar projects.
- 5.2 The council's Roads and Transportation service have been undertaking design work in relation to the upgrading of the A723, which runs from Carfin to the A8. This work has been funded by Strathclyde Partnership for Transport, and has involved a range of actions, including surveys, site investigations, an Environmental Assessment, investigation of land ownership and discussions with Network Rail.

6. RECOMMENDATION

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



Patrick Kelly
HEAD OF PLANNING AND DEVELOPMENT

Local Government Access to Information Act: for further information about this report, please contact Les Stevenson on 01698 274242 (23 July 2009)