

To : PLANNING AND ENVIRONMENT COMMITTEE		Subject :  PRE INQUIRY CHANGES TO THE FINALISED DRAFT SOUTHERN AREA LOCAL PLAN 1998 (MODIFIED 2001 & 2004)
From : DIRECTOR OF PLANNING AND ENVIRONMENT		
Date : 19 September 2005	Ref. : LPT/SALP LPI/CM	

## 1. Purpose Of Report

- 1.1 To seek the Committee's approval to Pre Inquiry Changes to the Southern Area Local Plan 1998 (Modified 2001 & 2004) Written Statement in order to update the local plan text and policy to take account of the Council's actions with regard to the redevelopment of Motherwell and Wishaw Town Centres.

## 2. Background

- 2.1 The Glasgow and the Clyde Valley Structure Plan 2000, as modified by the Scottish Ministers, became operative on 1 May 2002. One of these modifications required the Flagship Initiatives (including the Ravenscraig-Motherwell-Wishaw Initiative) to be reflected in Local Plans. Section 17(3) of the Town and Country Planning (Scotland) Act 1997 states that planning authorities shall not adopt any local plans or proposals that do not conform to a Structure Plan that has been approved by the Scottish Ministers.

## 3. Structure Plan First Alteration: Ravenscraig – Strategic Planning Role

- 3.1 The Structure Plan recognises the potential of Ravenscraig town centre to complement the existing centres is recognised as creating an opportunity to achieve a better quality of life and environment in that part of North Lanarkshire. The First Alteration to the Structure Plan sets out the basis upon which a new Town Centre could be supported, including the need for any proposal to be linked, as necessary, to a planned restructuring of the existing centres of Motherwell and Wishaw.
- 3.2 The First Alteration was formally approved by the Scottish Ministers in November 2003. A legal challenge to the Scottish Ministers decision to approve the First Alteration was heard at the Court of Session in Edinburgh in 2004 and the appeal was refused in 2005. The appellants have decided to continue the legal challenge through to the House of Lords with a hearing scheduled for July 2006. The Council has been advised that until such times as the First Alteration has been quashed by the House of Lords the Scottish Ministers approval of the First Alteration stands and the Southern Area Local Plan must reflect its content.
- 3.3 The 2004 Pre Inquiry Changes to the Southern Area Local Plan proposed a new policy, Policy RTL 1B, in the retail chapter of the Plan to address the First Alteration to the Structure Plan's requirement for the development of the new town centre at Ravenscraig to be linked to a planned restructuring of Motherwell and Wishaw town centres. Policy RTL 1B stated the Councils commitment to produce a Regeneration Strategy for the Motherwell and

Wishaw Corridor with associated Town Centre Action Plans (TCAP) for Motherwell and Wishaw.

- 3.4 Following a review of existing strategic documents and corporate plans it is felt that the production of a bespoke single 'strategy' to deal with the regeneration of the Motherwell and Wishaw corridor is no longer necessary or beneficial to the Structure Plan and the Council's aims. The Corporate Plan, the Economic Regeneration Plan as well as other documents such as 'Changing Gear' the 'North Lanarkshire Community Plan' and other Council / Departmental Service and Operational Plans already provide the basis for the Action Plans which represent a 'planned' approach to reposition Motherwell, Wishaw and all the town centres across North Lanarkshire in light of the development at Ravenscraig.
- 3.5 While the intention to develop a specific and single 'strategy' for Motherwell and Wishaw has now been absorbed into a wider regeneration initiative covering all the Councils town centres, the process of public consultation, the commitment to Stakeholder involvement and the capital funding from the Council that is an intrinsic part of the Action Plans demonstrates the objectives of the original modification have not changed. The progression of non statutory Action Plans reflects the Council's decision to expedite the regeneration process and produce a proactive and positive framework that can be used as a basis for investment, ongoing discussion and consideration by the range of agencies and communities active in developing the economy, environment and quality of life in Motherwell and Wishaw.
- 3.6 To this end a number of the elements in the Motherwell and Wishaw Action Plans have already been delivered and programmes and processes are well in train to deliver those identified as medium and long term aspirations. In this respect, it is recommended that Council amends Policy RTL1 B and its associated text (see appendix 1) to remove the requirement for the action plans undergo the process set out in paragraph 5.46 of the Southern Area Local Plan 1998 ( Modified 2001 & 2004) Written Statement.

#### **4 What Happens Next**

- 4.1 The Pre Inquiry Changes will be placed on deposit for a six-week period during October and November 2005, giving those who wish to make representations a chance to do so. Objections can only be made at this stage to the proposed pre inquiry changes, objections can not be made to issues, which have remained unchanged from the Finalised Draft of 1998 or the Modifications of 2001 & 2004.
- 4.2 Following this representation period should there be any objections these will be considered and resolved where possible and a further report will be presented to the Committee. The pre inquiry changes will then be lead as evidence during Stage III of the Southern Area Local Plan Inquiry which is scheduled to start on the 16<sup>th</sup> of January 2006. The Local Plan Inquiry will conclude in early February 2006 and the Adoption of the Plan is scheduled for summer 2006.

#### **5 Sustainability Implications**

- 5.1 The methodology that the Council has adopted in producing the Southern Area Local Plan and the Modifications has sustainability at its core and meets the Council's objectives in relation to sustainability.

## **6 Proposals / Considerations**

- 6.1 The Pre Inquiry Changes to the Southern Area Local Plan 1998 (Modified 2001 & 2004) Written Statement are a considered and reasonable response to the Council's actions with regard to the redevelopment of Motherwell and Wishaw Town Centres.

## **7 Corporate Considerations**

- 7.1 Given that the Local Plan reflects the land use proposals until the Adoption of the Council Wide Local Plan the activities of a number of other Council Departments and external agencies will be influenced by the Local Plan. The Local Plan adoption process has included consultation with all Council Departments therefore its content reflects the Council's Corporate priorities and programmes. The costs of the Local Plan Inquiry, including the costs of the Reporter, legal representation, accommodation and the Programme Officer will be incurred in the 2005-06 financial year.

## **8 Recommendation**

- 8.1 It is recommended that Committee :-
- (1) agree the content of the Pre Inquiry Changes to the Southern Area Local Plan Finalised Draft 1998 (Modified 2001 & 2004) Written Statement (see Appendix I), and
  - (2) agree that the Pre Inquiry Changes be placed on Deposit with the Scottish Ministers and be subject to a period of statutory consultation,



**David M. Porch**  
**DIRECTOR OF PLANNING AND ENVIRONMENT**

13 September 2005

Local Government Access to Information Act: for further information, please contact Craig McIntyre, Senior Planning Officer on 01236 618125.

### **List of Background Papers**

- Report by Director of Planning and Environment to the Planning and Environment Committee, 3 March 2004.
- Southern Area Local Plan Finalised Draft 1998 (Modified 2001 & 2004).
- The Glasgow & Clyde Valley Joint Structure Plan 2000 (Approved with Modifications May 2002).
- The Glasgow & Clyde Valley Joint Structure Plan 2000 First Alteration 2003 – Ravenscraig Town Centre, Report by the Structure Plan Manager to the Glasgow and the Clyde Valley Structure Plan Joint Committee, 15<sup>th</sup> January 2003.

**Southern Area Local Plan**  
**2005 Pre Inquiry Modifications**

**1. Introduction**

- 1.1 The 2004 Pre Inquiry Changes to the Southern Area Local Plan proposed a new policy, Policy RTL 1B, in the retail chapter of the Plan to address the First Alteration to the Structure Plan's requirement for the development of the new town centre at Ravenscraig to be linked to a planned restructuring of Motherwell and Wishaw town centres. Policy RTL 1B stated the Councils commitment to produce a Regeneration Strategy for the Motherwell and Wishaw Corridor with associated Town Centre Action Plans (TCAP) for Motherwell and Wishaw.
- 1.2 Following a review of existing strategic documents and corporate plans it is felt that the production of a bespoke single 'strategy' to deal with the regeneration of the Motherwell and Wishaw corridor is no longer necessary or beneficial to the Structure Plan and the Council's aims. The Corporate Plan, the Economic Regeneration Plan as well as other documents such as 'Changing Gear' the 'North Lanarkshire Community Plan' and other Council / Departmental Service and Operational Plans already provide the basis for the Action Plans which represent a 'planned' approach to reposition Motherwell, Wishaw and all the town centres across North Lanarkshire in light of the development at Ravenscraig.
- 1.3 While the intention to develop a specific and single 'strategy' for Motherwell and Wishaw has now been absorbed into a wider regeneration initiative covering all the Councils town centres, the process of public consultation, the commitment to Stakeholder involvement and the capital funding from the Council that is an intrinsic part of the Action Plans demonstrate that the objectives of the original modification have not changed. The progression of non statutory Action Plans reflects the Council's decision to expedite the regeneration process and produce a proactive and positive framework that can be used as a basis for investment, ongoing discussion and consideration by the range of agencies and communities active in developing the economy, environment and quality of life in Motherwell and Wishaw.
- 1.4 To this end a number of the elements in the Motherwell and Wishaw Action Plans have already been delivered and programmes and processes are well in train to deliver those identified as medium and long term aspirations. In this respect, it is suggested that the action taken by the Council to amend Policy RTL1 B and its associated text (see appendix 1) to remove the requirement for the action plans to undergo the process set out in paragraph 5.46 of the Southern Area Local Plan 1998 (Modified 2001 & 2004) Written Statement.
- 1.5 The modifications have to be undertaken in accordance with the formal procedures of the Local Plan Adoption process. The modifications will have to be approved by the Planning & Environment Committee then placed on deposit for a six week period to allow for public comment, a further report on the response to this consultation period will have to be presented to the Planning and Environment Committee at which time they will ratify the modifications. This process has to be completed in time for the submissions date for evidence to Stage III of the SALP Local Plan Inquiry, which is the 12<sup>th</sup> of December 2005.

## 2. 2004 Pre Inquiry Modifications to the Written Statement

- 2.1 The following extracts from the 2004 Pre Inquiry Changes to the Written Statement list the changes which are required to be modified. The text which requires to be modified is highlighted in bold: -

2004 Pre Inquiry Modifications to the Written Statement, Change 5-14 re Para 5.46

Delete paragraph 5.46 in full and replace with the following:-

The Local Plan recognises that developing a new town centre at Ravenscraig has implications for the future role and function of existing town centres, especially Motherwell and Wishaw which could both experience trade loss to such a centre depending on its form and nature. It is crucial therefore to ensure that future proposals at Ravenscraig are considered carefully to enable the Council to determine the likely impacts as part of a comprehensive evaluation in light of the current policy framework. As part of this process the Council is committed to ensuring that Motherwell and Wishaw will maintain a role as inter-related centres within the wider urban area. The First Alteration to the Structure Plan places a requirement on the Council to link the development of a new town centre at Ravenscraig with the restructuring of Motherwell and Wishaw town centres. **The Council intends to promote the restructuring of the town centres through a Regeneration Strategy for Motherwell and Wishaw. The Council will prepare the Motherwell and Wishaw Regeneration Strategy in consultation with key stakeholders such as community planning partners, landowners, retailers, community groups and government agencies. The outcome of the strategy will be the production of Town Centre Action Plans for Motherwell and Wishaw. These Action Plans will be subject to public consultation and scrutiny with formal adoption following the standard local plan adoption process which includes the possibility of a public local inquiry to resolve outstanding objections thereby giving them a statutory basis under the Town and Country Planning Scotland Act 1997. The Council's commitment to the repositioning of Motherwell and Wishaw Town Centres is reflected in Policy RTL 1B.**

2004 Pre Inquiry Modifications to the Written Statement, Change 5-21 re New Policy RTL 1B

Add the following new policy after Policy RTL 1A.

### **Policy RTL 1B The Redevelopment of Motherwell and Wishaw Town Centres**

The Council will bring forward a Strategy for the regeneration of Motherwell and Wishaw town centres to seek to reposition their role in terms of the Ravenscraig-Motherwell- Wishaw Metropolitan Flagship Initiative promoted by the Structure Plan. The Motherwell and Wishaw Regeneration Strategy is required by the First Alteration to the Structure Plan which links the development of the new Town Centre at Ravenscraig to a planned restructuring of the existing centres at Motherwell and Wishaw. This will assist in determining longer-term policy measures to manage change within these centres. It is important to ensure that as details of the retail component of the new Town Centre at Ravenscraig emerge, the Council takes action to assess how it is impacting upon Motherwell and Wishaw. This commitment is also reflected in Policy RTL 5 Town Centre Areas.

Town Centre Action Plans for Motherwell and Wishaw, will be derived from the Strategy, and will guide future development within each town centre. **These Action Plans will be subject to public consultation and scrutiny with formal adoption following the standard local plan adoption process which includes the possibility of a public local inquiry to resolve outstanding objections thereby giving them a statutory basis under the Town and Country Planning Scotland Act 1997.**

2004 Pre Inquiry Modifications to the Written Statement, Change 5-22 re New Policy RTL 1B

Insert the following new paragraphs after Policy RTL1B:-

The Council intends to promote the restructuring of Motherwell and Wishaw town centres to ensure that they play a continuing and significant role in the retail hierarchy of North Lanarkshire. **The Council will bring forward a Strategy for the regeneration of Motherwell and Wishaw town centres to seek to reposition their role in terms of the Ravenscraig-Motherwell-Wishaw Metropolitan Flagship Initiative promoted by the Structure Plan.**

**The Motherwell and Wishaw Regeneration Strategy is required by the First Alteration to the Structure Plan which links the development of the new Town Centre at Ravenscraig to a planned restructuring of the existing centres at Motherwell and Wishaw. This will assist in determining longer-term policy measures to manage change within these centres.**

Town Centre Action Plans for Motherwell and Wishaw will be derived from the Strategy, which will analyse the actual impacts on these centres and propose suitable measures to manage their changing role. The Strategy and the Town Centre Action Plans will be produced following extensive consultation with key stakeholders **and the latter will constitute statutory documents, as they will be adopted following a public inquiry.**

### 3. 2005 Pre Inquiry Changes to the Written Statement

- 3.1 The following extracts represent the proposed Pre Inquiry Changes to the 2004 Pre Inquiry Changes to the Written Statement Document. The proposed changes are highlighted in bold.

2005 Pre Inquiry Modifications to the Written Statement, Change 5-14 re Para 5.46

Delete paragraph 5.46 in full and replace with the following:-

The Local Plan recognises that developing a new town centre at Ravenscraig has implications for the future role and function of existing town centres, especially Motherwell and Wishaw which could both experience trade loss to such a centre depending on its form and nature. It is crucial therefore to ensure that future proposals at Ravenscraig are considered carefully to enable the Council to determine the likely impacts as part of a comprehensive evaluation in light of the current policy framework. **As part of this process the Council is committed to**

ensuring that Motherwell and Wishaw will maintain a role as inter-related centres within the wider urban area. The First Alteration to the Structure Plan places a requirement on the Council to link the development of a new town centre at Ravenscraig with the restructuring of Motherwell and Wishaw town centres. **The Council's intention to promote the restructuring of Motherwell and Wishaw is reflected in the Corporate Plan, the Economic Regeneration Framework Plan as well as other documents such as 'Changing Gear' the 'North Lanarkshire Community Plan' and other Council / Departmental Service and Operational Plans which provide the basis for the Strategy to the Action Plans which represent a 'planned' approach to the future of the town centres of Motherwell, Wishaw and all the town centres across North Lanarkshire in light of the development at Ravenscraig. The Action Plans will be produced in consultation with key stakeholders such as community planning partners, landowners, retailers, community groups and government agencies. The Council's commitment to the repositioning of Motherwell and Wishaw Town Centres is reflected in Policy RTL 1B.**

2005 Pre Inquiry Modifications to the Written Statement, Change 5-21 re New Policy RTL 1B

Add the following new policy after Policy RTL 1A.

**Policy RTL 1B The Redevelopment of Motherwell and Wishaw Town Centres**

The Council will promote the regeneration of Motherwell and Wishaw town centres to seek to reposition their role in terms of the Ravenscraig-Motherwell-Wishaw Metropolitan Flagship Initiative promoted by the Structure Plan. **The First Alteration to the Structure Plan places a requirement on the Council to link the development of the new Town Centre at Ravenscraig to a planned restructuring of the existing centres at Motherwell and Wishaw.** This will assist in determining longer-term policy measures to manage change within these centres. It is important to ensure that as details of the retail component of the new Town Centre at Ravenscraig emerge, the Council takes action to assess how it is impacting upon Motherwell and Wishaw. This commitment is also reflected in Policy RTL 5 Town Centre Areas.

**Town Centre Action Plans for Motherwell and Wishaw will guide future development within each town centre. The Action Plans will be produced in consultation with key stakeholders such as community planning partners, landowners, retailers, community groups and government agencies.**

2005 Pre Inquiry Modifications to the Written Statement, Change 5-22 re New Policy RTL 1B

Insert the following new paragraphs after Policy RTL1B:-

**The Council intends to promote the restructuring of Motherwell and Wishaw town centres to ensure that they play a continuing and significant role in the retail hierarchy of North Lanarkshire. The Council will bring forward a series of Action Plans for the regeneration of Motherwell and Wishaw town centres to seek to reposition their role in terms of the Ravenscraig-Motherwell-Wishaw Metropolitan Flagship Initiative promoted by the Structure Plan. The Action Plans are required by the First Alteration to the Structure Plan which links the development of the new Town Centre at Ravenscraig to a planned**

**restructuring of the existing centres at Motherwell and Wishaw. This will assist in determining longer-term policy measures to manage change within these centres.**

**The Action Plans for Motherwell and Wishaw will analyse the actual impacts on these centres and propose suitable measures to manage their changing role. The Action Plans will be produced in consultation with key stakeholders such as community planning partners, landowners, retailers, community groups and government agencies.**

#### **4. What Happens Next**

- 4.1 The Pre Inquiry Changes will be placed on deposit for a six-week period during October and November 2005, giving those who wish to make representations a chance to do so. Objections can only be made at this stage to the proposed pre inquiry changes; objections can not be made to issues, which have remained unchanged from the Finalised Draft of 1998 or the Modifications of 2001 & 2004.
- 4.2 Following this representation period objections will be considered and resolved where possible and a further report will be presented to the Planning & Environment Committee. The Pre Inquiry changes will then form the basis of the Councils evidence in support of the Ravenscraig development during Stage III of the Southern Area Local Plan Inquiry which is scheduled to start on the 16<sup>th</sup> of January 2006. The Local Plan Inquiry will conclude in early February 2006 and the Adoption of the Plan is scheduled for summer 2006.

Local Plans Team  
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13 September 2005