



## National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to [scotplan@gov.scot](mailto:scotplan@gov.scot).**

Name of proposed national development	Ravenscraig Regeneration
Brief description of proposed national development	Ravenscraig Limited (RL) is tasked with delivering one of the largest regeneration sites in Western Europe. Once complete Ravenscraig will deliver homes, employment, education, town centre and leisure facilities to tens of thousands of people.
Location of proposed national development (information in a GIS format is welcome if available)	Ravenscraig Regeneration Site, Motherwell
What part or parts of the development requires planning permission or other consent?	Ravenscraig is the most high profile legacy of Scotland's industrial past. It is a large and complex site but RL's first successful phase of redevelopment has delivered almost 1000 new homes, as well as local education and leisure facilities. An exciting new masterplan formed the basis of an updated planning application in 2018 (ref: 18/00463/PPP), which NLC has resolved to approve. Excluding the areas developed to date the revised masterplan still covers some 376 hectares, making Ravenscraig the single largest area of brownfield land in Scotland.
When would the development be complete or operational?	Implementation of development in line with the original masterplan commenced in earnest in 2006. The phasing strategy within the revised masterplan currently envisages completion by 2045.
Is the development already formally recognised – for example identified in a development plan, has	Ravenscraig is identified as a 'National Development' in National Planning Framework 3 (NPF3) and is a priority site in both Clydeplan and the North Lanarkshire Local Plan/Proposed

planning permission, in receipt of funding etc.

LDP. This status has been crucial in enabling RL, in partnership with North Lanarkshire Council (NLC), to secure investment in the project to date. Outline planning permission (ref: S/01/00758/OUT) was granted in May 2005 and, as noted above, NLC has resolved to approve the updated planning application based on the revised masterplan.

Contribution of proposed national development to the national development criteria (maximum 500 words):

### **Vision**

The vision for Ravenscraig is that it should create a sustainable new community and that in so doing it should drive the regeneration of the wider North Lanarkshire area. The exciting new masterplan, which has the approval of NLC, aims to direct private and public sector investment in the regeneration project in order to realise this vision which can be seen to align fully with Scotland's National Performance Outcomes.

Ravenscraig meets all of the assessment criteria set out by the Scottish Government in relation to National Developments, as follows:

### **Climate Change**

The Ravenscraig masterplan seeks to deliver a truly sustainable, mixed community with up to 4,500 new homes, employment opportunities (38 hectares), a mixed use town centre with circa. 30,000sq m of retail floorspace, education facilities and an extensive green network. The revised masterplan ensures that all areas are accessible to pedestrians, cyclists and public transport. The proposals also include a major energy centre that will contribute positively to a reduction in emissions compared with more traditional developments elsewhere. Ravenscraig is in a unique position to become an exemplar of how new communities can make a positive contribution to the Scottish Government's net zero ambitions.

### **People**

Fundamentally Ravenscraig is about the creation of a sustainable new community, not just the redevelopment of vacant land. Developments to date have demonstrated how quality, healthy environments and new socially-inclusive facilities, can be created through the reuse of previously developed land. Indeed, the opportunity to build on these positive outcomes in order to secure benefits for the nearby most deprived communities is a key aim for Ravenscraig's continued development. Achieving this, however, is not easy given the legacy of the former steelworks site and there is therefore a continuing requirement for major investment if the vision is to be achieved.

### **Inclusive Growth**

The socio-economic impact assessment submitted with the 2018 planning application concluded that the project stands to deliver homes, including bespoke and targeted affordable homes in liaison with North Lanarkshire Council, to accommodate a population of some 12,000, with around 3,000 new jobs arising

from the major employment sites and the new town centre. The revised masterplan deliberately and actively creates links between the developments on site and the surrounding communities, many of which suffer social, economic and environmental challenges. National Development status for Ravenscraig will maintain this momentum and help to deliver the full economic potential of the site, alongside further opportunities for education, tackling inequalities, delivering strong and resilient communities, and enabling much needed regeneration in an inclusive manner.

### **Place**

A key part of the revised masterplan is the creation of a 7 hectare town park linked to an extended green network. The plan provides for the creation of legible identity areas across the site, each anchored by community and educational facilities as appropriate. Ravenscraig is uniquely well-placed to demonstrate how the extensive green network can contribute to placemaking and enhanced biodiversity, whilst also delivering an inclusive and sustainable place.

All of this can only be achieved with continued investment (public and private) in the key infrastructure required to deliver a truly sustainable new community.

## **Keep In Touch**

For more information and other resources



<http://www.transformingplanning.scot>



<https://blogs.gov.scot/planning-architecture/>



[@ScotGovPlanning](https://twitter.com/ScotGovPlanning)



[scotplan@gov.scot](mailto:scotplan@gov.scot)