



## 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   |
| Brief description of proposed national development  | Ravenscraig is a 466Ha brownfield development site located within North Lanarkshire. It was created as a result of the closure of two major steelworks in the 1980s and 1990s. Its regeneration is being taken forward by Ravenscraig Limited, a public/private partnership between Scottish Enterprise, Tata Steel and Wilson Bowden Developments on the basis of a masterplan for a mixed use development. It remains one of the largest regeneration opportunities in Western Europe. Once complete the redevelopment of Ravenscraig will have removed 463Ha of vacant and derelict land from the register, delivered up to 4,500 high quality new homes, employment opportunities, community facilities and a range of education establishments, retail and leisure facilities to the new community and to the surrounding communities which are amongst the most deprived in Scotland. |
| Location of proposed national development (information in a GIS format is welcome if available) |   |
| What part or parts of the development requires planning permission or other consent?            | A revised masterplan formed the basis of an updated planning application in 2018 (ref: 18/00463/PPP), which North Lanarkshire Council (NLC) is minded to grant, subject to conclusion of a section 75 agreement. Excluding the areas developed to date the revised masterplan covers 376Ha. A number of planning permissions will still be required for each of the development   |

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|  | parcels and for the off-site road improvements which are being progressed by the council as part of the Glasgow City Region City Deal programme.   |
| When would the development be complete or operational?   | 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 planning permission, in receipt of funding etc.   | <p>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 2012 and the Modified Proposed North Lanarkshire Local Development Plan which has been approved for submission for Examination by NLC. This status has been critical in enabling Ravenscraig Limited, in partnership with NLC, to secure investment for the project to date. Outline planning permission (ref: S/01/00758/OUT) was granted in May 2005 for the masterplan and, as noted above, NLC is minded to grant the updated planning application based on the revised masterplan. The current National Development status has already assisted in NLC securing Vacant and Derelict Land Funds towards the redevelopment of elements of the site and initial Strategic Business Case approval for GCR City Deal funding, augmented and underwritten by NLC, has been secured for the off-site roadworks required for the development to progress. However, further public sector funding is needed for ground remediation if the development is to be viable and achieve the potential benefits that it can provide for the wider community in the Motherwell/Wishaw area.</p> |
| <p>Contribution of proposed national development to the national development criteria (maximum 500 words):</p> <p><b>The Development Proposal</b></p> <p>The development will involve</p> <ul style="list-style-type: none"> <li>• regenerating 463Ha of vacant and derelict land,</li> <li>• delivering up to 4,500 new homes,</li> <li>• 38 ha of employment opportunities,</li> <li>• Community, education, retail and leisure facilities</li> <li>• an extensive network of greenspaces</li> <li>• all linked by a range of multi-modal transport investments</li> </ul> |  |

In conjunction with The Plan for North Lanarkshire's cohesive approach to local regeneration this development delivers against Scotland's National Performance Outcomes and meets all of the assessment criteria set out by the Scottish Government in relation to National Developments:

### **Climate Change**

The redevelopment of a brownfield urban sites is a priority in terms of climate change. The masterplan seeks to deliver a truly sustainable, mixed use community ensuring that all areas are accessible by active travel links and public transport, reflecting the integrated hierarchy of networks needed to encourage modal shift. An energy centre that will contribute to a reduction in emissions, with green networks and sustainable urban drainage also at the heart of this regeneration plan. 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**

North Lanarkshire has had recent success in terms of economic growth, inward investment, population growth, and rising employment. However considerable challenges remain, including high levels of deprivation, child poverty and in-work poverty, and clear areas of inequity and inequality across communities.

The location of Ravenscraig presents potential for consolidated public and private sector investment to ensure a more integrated and sustainable approach to addressing the range of different and complex economic, social, and health issues that exist at a local level. The redevelopment of this site will remove a large area of derelict land, addressing the adverse impacts that this has on the wellbeing of the local population. Creating a vibrant mixed use centre with well-connected attractive neighbourhoods, offering choices in housing and employment, will foster distinctive communities with a strong sense of place and help reverse the decline of nearby town centres, in order to revitalise struggling areas and grow the local economy for all.

### **Inclusive Growth**

This project will deliver a range of homes, in terms of size, tenure and affordability accommodating a population of some 12,000, with around 3,000 new jobs arising from the major employment sites and the new town centre. The masterplan creates links between the development site and the surrounding communities to maximise the ability of existing and new communities to benefit from this increased range opportunities afforded by the redevelopment which are needed to tackle the social barriers to wider economic growth by unlocking the potential of some of our most deprived areas.

### **Place**

Securing long-term successful change requires a wide range of different, complex economic, social, and health issues to be addressed at a local level. Maintaining National Development status would allow a re-emphasised and collective strategic

approach to the issue of the Ravenscraig and would present the opportunity to attract funding needed to make a development of this scale and ambition work.

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