

# GLASGOW AND THE CLYDE VALLEY JOINT STRUCTURE PLAN

COLLABORATING FOR SUCCESS 2000

FIRST ALTERATION - SPRING 2003  
RAVENS CRAIG - STRATEGIC PLANNING ROLE



# SUPPLEMENTARY WRITTEN STATEMENT - RAVENS CRAIG - STRATEGIC PLANNING ROLE

THIS ALTERATION REQUIRES TO BE READ IN CONJUNCTION WITH THE APPROVED GLASGOW AND THE CLYDE VALLEY JOINT STRUCTURE PLAN 2000

## ESTABLISHED NATIONAL RENEWAL PRIORITY

1. The redevelopment of Ravenscraig has a key role to play in the long term strategy for renewal and growth of the communities in the Glasgow and Clyde Valley Structure Plan area. As a result, it has been recognised in Joint Policy Commitment 1 of the Approved Structure Plan (page 31) as a Metropolitan Flagship Initiative. This policy is a response to the need for urban renewal and restructuring of this part of Lanarkshire and recognition of the potential of the Ravenscraig site to help tackle these issues.

2. The priority for the redevelopment of Ravenscraig is being supported through ERDF funding for site and infrastructure costs to enable economic development. The Scottish Executive has also recognised the need for land renewal in North Lanarkshire as a national priority by identifying it as one of three areas targeted for an extra £20m in the 2002 Scottish Executive Spending Review to bring vacant and derelict land back into productive use.

## NEED FOR CHANGE

3. Ravenscraig lies at the heart of a network of interdependent communities that include Motherwell, Wishaw, Bellshill, Coatbridge and Airdrie. In the last fifteen years, this part of Lanarkshire has gone through major economic restructuring with the loss of both long established and new major employers, offset in part by the growth of indigenous businesses. It still has high levels of unemployment and the largest concentrations of long term vacant and derelict land in Scotland. The size and location of Ravenscraig will, if it remains undeveloped, blight the future prospects of the surrounding communities.

4. The redevelopment of Ravenscraig will also open up opportunities to tackle the social and economic problems of the area by addressing the constraints in the existing urban structure. To date, new employment opportunities, which would offset the decline in the steel industry, have generally been greenfield because of the difficulty of bringing forward brownfield sites in the short term. The Structure Plan recognises that more sustainable employment locations, in terms of the reuse of vacant land and access to the public transport network, need to be created in the medium to longer term. Ravenscraig and Motherwell Town Centre are prime examples of locations to achieve this.

5. Although the available effective land supply is adequate within the Housing Market Area, the potential scale of housing development at Ravenscraig will help meet the housing requirements set out in the Plan post-2006. It therefore offers the opportunity to meet longer term needs in a way that is supportive of a core objective of the Structure Plan's renewal strategy, namely, to maximise the scale of brownfield housing development for a wide range of housing needs.

6. The industrial history of the area has also resulted in a pattern of medium sized towns, each with a population of about 30,000, none of which is large enough to have created a significant focus for the adjoining communities. As a result, although Motherwell acts as a subregional centre, the range of services and facilities offered is relatively limited for an area with a population of 160,000.

7. This settlement pattern is also constrained by the rail and road network to and within the area, despite its apparent prime location. The historic focus on major firms and rail based freight movement means that the urban structure is not well suited to the new patterns of movement that are required if the area is to be competitive. Rail opportunities are underdeveloped and local roads provide poor access. The new links that the redevelopment of Ravenscraig has begun to open up are already bringing benefits to the area.



## POTENTIAL OF RAVENSCRAIG

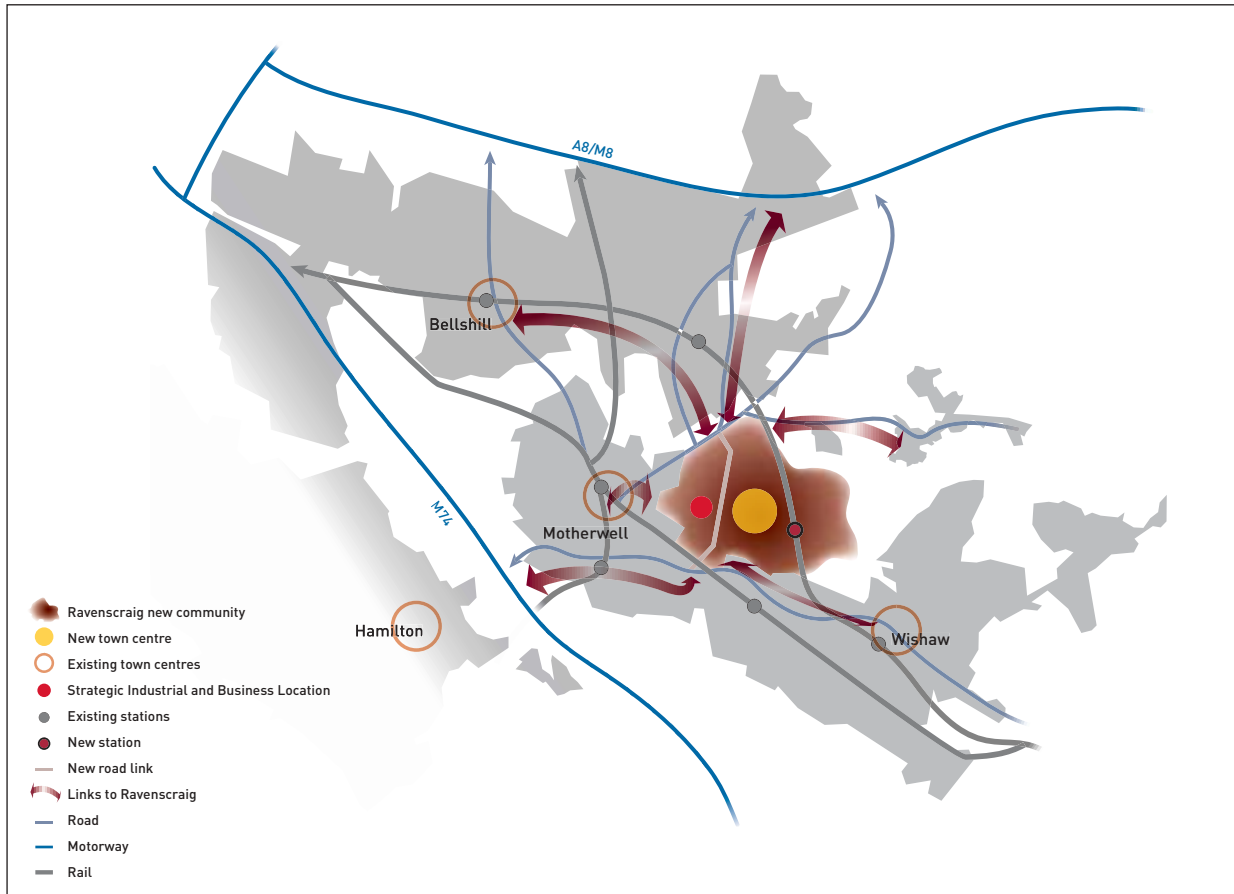
8. Ravenscraig therefore offers the opportunity to meet the need for change in this part of Lanarkshire by creating:

- a more coherent urban structure through the redevelopment of the extensive vacant and derelict land at the heart of the area, with connectivity to jobs and services;
- a greater sense of place in terms of a focus of activity for the area and through the quality of design;
- an improved quality of life within Lanarkshire through the provision of better located employment opportunities, a wider range of housing, a better physical environment and better quality of services and facilities; and
- the renewal of the largest long term derelict site in Scotland.

9. The policies of the Structure Plan as approved by Scottish Ministers in May 2002 reflect the priority that should be given to Ravenscraig as a Metropolitan Flagship Initiative. These include:

- (a) **Renewal and Green Network Priorities:** Ravenscraig is an Urban Renewal Area ([Schedules 1\(b\)](#)), and a “Green Network” priority ([Schedule 1\(e\)](#)).
- (b) **Transport Priorities:** the enhancement of links from the Motherwell and Wishaw area through Ravenscraig to the Plan’s ‘Growth Corridor’ and the provision of a new rail station are highlighted as priorities in [Schedules 3\(b\)\(ii and iii\) and 4\(iii\)](#).
- (c) **Industrial and Business Development:** Ravenscraig is identified as a Core Economic Development Area and a Medium Sized Industrial Site of 10 - 30ha. is safeguarded for industrial and business development ([Schedules 5\(c\) and \(d\)](#)).
- (d) **Housing Provision:** the Plan recognises the contribution that Ravenscraig will make to meeting future housing demand for owner occupied housing ([Table 6](#)); 500 units in the short term (para. 11.16) and 3,000+ houses which will contribute to the longer term requirement identified in the 2006 - 2011 period.
- (e) **Retail Provision:** the Plan recognises the need for the provision of up to 20,000 sq. m. gross of comparison floorspace in the Motherwell/Bellshill retail catchment area within which Ravenscraig lies, although there is a current consent in Motherwell;
- (f) **Quality of Life:** the Plan recognises the need for improvements to the environment ([Schedule 6\(d\)](#)) and sports and recreation provision in the central North Lanarkshire area (para. 11.66) which could be served by Ravenscraig as part of a new town centre.
- (g) **Environmental Resources:** the Plan recognises a range of environmental resources including the Green Belt that require safeguarding by maximising the scale of brownfield development.





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## RAVENS CRAIG TOWN CENTRE

10. The redevelopment of Ravenscraig has the potential to create a significant new community with the potential for up to 10,000 people and 12,000 jobs. This scale of activity needs to be planned around a new centre to provide a focus for the new community and employment areas, create a sense of place and character for the area and to facilitate a more sustainable form of transport provision. Such a strategy which integrates primary land uses of home and work supported by services and local activities will result in a more integrated, balanced and sustainable urban development.

11. The outstanding issue that delays further progress in the implementation of the nationally agreed priorities for the area is the testing of the potential for creating a new Town Centre as part of the overall development. The components of the Town Centre would be a mixture of the following elements and must be developed in phase with the primary land uses on the site:

- retail and leisure facilities
- community facilities including cultural, religious, recreation and education
- higher density employment - communal services, workshops, small offices
- integrated residential uses
- public realm/space linked to a pedestrian and cycle network
- railway station and bus routes and related interchange facilities
- public parking.



12. The potential form and scale of the centre however needs to be related to the network of existing town centres which serve the area, in particular Motherwell and Wishaw. These two centres do provide local functions but do not provide a high quality and range of services nor quality of environment. Neither centre serves the higher order needs of the communities in a way that would be expected for the scale of population in the area and their relative distance from Glasgow City Centre.

13. The limited retail provision results in a disproportionate number of the community having to travel longer distances to meet their needs. This problem has increased over the last ten years and is reflected in low levels of investment, the range of shops and rental levels. It is also considered that the potential of Motherwell as a business centre is underdeveloped, given its location on the main line rail network and the scale of the area served. Wishaw also requires to improve its emerging focus as a local convenience centre with a greater residential function.

## RETAIL PROVISION AND IMPACTS

14. The potential retail component of the Ravenscraig Town Centre has been assessed in terms of the needs of the new community and the potential for creating a new subregional centre:

- (a) **Ravenscraig New Community:** the provision for the new community has been estimated to be approximately 10,000 sq.m. gross (6,500 sq.m. net) of new retail convenience and comparison floorspace; and
- (b) **Subregional Potential:** existing Structure Plan requirements relate to the current patterns of retailing. The creation of a new larger subregional centre would redress the current imbalanced provision of retail opportunities in the area which results in longer distanced shopping trips and a poorer provision locally.

It is noted that the identified shortfall of retail floorspace arising from the Structure Plan capacity assessment is being met by the recent consent at Motherwell.

15. The potential to develop a subregional centre has been tested at various levels for comparison floorspace. It would have varying impacts dependent on the scale of the proposal and format. The main impact of a new centre of 20,000 sq.m. net retail floorspace would be on Motherwell and Wishaw. At about 30,000 sq.m. net floorspace the impacts would be more significant, and there would also be impacts on other Lanarkshire Town Centres which would require a range of conditions to be acceptable and continued commitment to the Lanarkshire Town Centre initiative of the Scottish Enterprise network and other stakeholders.

16. Retail development as part of the wider regeneration initiative would have positive environmental benefits in terms of urban renewal, whilst safeguarding the environmental assets associated with the location. The transport impacts can be addressed through a Green Travel Plan for the development and the application of existing policies. Additional transport investment to ameliorate any residual adverse impact on the transport network will require to be borne by the developer.



## POLICY IMPLICATIONS

17. The provision of additional retail floorspace in Motherwell, to meet the additional retail capacity required by the Structure Plan policies, would be consistent with policy. This part of North Lanarkshire, however, currently has a high dependency on other parts of the metropolitan area in terms of its higher order retail needs. Such additional floorspace in Motherwell Town Centre, whilst in accord with policy, would not be of a scale that would significantly enhance the quality of retail opportunities in the area. In addition, the current proposals do not provide for the development of a wider range of town centre functions.

18. The development of a new Town Centre to serve the needs of the new community at Ravenscraig could provide the potential to develop a more significant role for it, in terms of retailing and other town centre functions, for the wider subregional area of North Lanarkshire. This would bring local benefits and add focus and impetus to the renewal priority of Ravenscraig. The acceptability depends upon the scale of development and its impact. The assessment indicates that in order for a proposal of about 30,000 sq. m. net retail floorspace to be acceptable, it needs to limit its scale and phasing, promote public transport, and be linked to the restructuring of both Motherwell and Wishaw. The potential of a Town Centre at Ravenscraig, to complement the existing centres, is recognised as an opportunity to create a better quality of life and environment in this part of North Lanarkshire.

19. The Structure Plan recognises therefore, that new floorspace to meet the demands of the new community and, if necessary, the existing requirements of the Plan for additional floorspace would accord with the Structure Plan. Additional floorspace beyond these requirements would have to be justified against a range of criteria. The Structure Plan policy therefore is that:

- (A) The potential for a new Town Centre at Ravenscraig be safeguarded by adding it to the list of Town Centres in [Strategic Policy 1 Schedule 1\(a\)](#);
- (B) The town centre uses be defined through a master-plan for the comprehensive redevelopment of the former steel works site and demonstrate the integration with the existing communities of Motherwell and Wishaw;
- (C) The town centre related uses be phased in line with the overall development of the Ravenscraig area;
- (D) The provision of around 6,500 sq. m. net new retail floorspace (comparison and convenience) for the needs of the new community would be supported;

- (E) A total scale of comparison retail floorspace of around 30,000 sq. m. net required to create a new subregional Town Centre, plus any local convenience floorspace, would be acceptable subject to it:
  - i. having regard to the criteria in [Strategic Policy 6 Schedule 6\(c\)\(i\)](#);
  - ii. being part of a programme for the support of the Lanarkshire Town Centres, and,
  - iii. being controlled through legally binding agreements (e.g. Section 75)
    - a. to limit the scale of net retail floorspace;
    - b. to be linked to the restructuring of Motherwell and Wishaw Town Centres;
    - c. to support the investment with sustainable transport provision (e.g. Green Travel Plans);
    - d. to contribute to the provision of a new rail station; and
    - e. to implement a greening programme to enhance the Green Network
- (F) Retail development at Ravenscraig beyond the provisions of (E) above would not accord with the Structure Plan.

20. The consequential changes to the text of the approved 2000 Plan are shown in the attached Addendum.



## ADDENDUM TO SUPPLEMENTARY WRITTEN STATEMENT

### ALTERATIONS TO THE WRITTEN STATEMENT OF THE 2000 STRUCTURE PLAN

**SECTION B** - Add a new bullet point para 5.5 (page 11) "creating a new Town Centre at Ravenscraig".

**SECTION C** - Add to Schedule 1(a) (page 21 - 22) the list of Network of Town Centres to be safeguarded through Structure and Local Plans "Ravenscraig"

Replace paragraphs 7.7 and 7.8 (page 22) with the following text

**7.7** The renewal of town centres will also depend upon policies which promote the better management of traffic and support them as the preferred locations for business developments which generate a high number of personal trips and have limited freight goods movement (e.g. major offices), or developments which serve the wider community. These more specific objectives are also dealt with in sections 8, 10 and 11.

**7.8** Consideration has been given to a proposal for a new Town Centre in North Lanarkshire as a component of the regeneration proposals for the former Ravenscraig Steel Works site. A proposal, therefore, for the development of a new Town Centre at Ravenscraig, including additional retail floorspace, will help meet identified deficiencies in the existing retail provision and Town Centre facilities as well as helping the renewal of the Ravenscraig site and regeneration of this part of North Lanarkshire. The Supplementary Written Statement (Ravenscraig - Strategic Planning Role) 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 Wishaw and Motherwell.

**Para 7.32 (page 32) Column headed C. Ravenscraig-Motherwell-Wishaw Delete** "testing the potential for" **from the eighth bullet point and amend third bullet point to state** "capitalising on the rail links to the area"

**SECTION D** - Replace paragraphs 11.58 - 11.60 (page 71) with the following text

Ravenscraig, North Lanarkshire

**11.58** Consideration has been given to retailing and Town Centre uses as part of the Flagship Initiative, in addition to industry, business, housing, leisure and environmental improvement, (para. 7.36). There is capacity for increased floorspace within the Motherwell and Wishaw retail catchment areas, and a need to consider the quality and distinctiveness of the retail facilities. The availability of the Ravenscraig site provides an opportunity for redevelopment of a scale and character that should stimulate regeneration throughout a wider area. These matters are set out in the Supplementary Written Statement (Ravenscraig - Strategic Planning Role).

**11.59** A planning application has been promoted for the development of a new concept in leisure and retailing combined with other Town Centre functions, and incorporating 58,000 sq.m. gross of comparison retail floorspace, as well as major leisure facilities, with the aim of creating a substantially more attractive retail facility than is currently available. This would be linked to the existing centres of Motherwell and Wishaw where measures would be required to manage the impacts of a retail centre at Ravenscraig. The relationship to the potential redevelopment and extension of Motherwell Town Centre, which is likely to accord with policy, would also need to be evaluated. There would also require to be evaluation of the levels of impact on other centres, in particular, Easterhouse and Parkhead Town Centres in Glasgow and Hamilton in South Lanarkshire. Additionally, this Ravenscraig proposal requires an evaluation of its marketability, retail, environmental and transport impact assessments. In this context, therefore, the outstanding objections to this proposal require to be addressed in relation to and are not prejudiced by the recognition of a strategic need for a Town Centre at Ravenscraig, as set out in Strategic Policy 1 (a).

**11.60** The Structure Plan will support the creation of a new Town Centre at Ravenscraig to include retail floorspace and a range of other community facilities and services. Retail provision of up to 6,500 sq. m. net to serve the new community would accord with the Plan. However in terms of the overall scale of the centre comparison floorspace to serve a wider subregion (including the needs of the new community) of about 30,000 sq. m. net would be acceptable. This is however subject to its being integral to and controlled through a comprehensive redevelopment plan for the Ravenscraig site. The evaluation of any planning proposal over 6,500 sq. m. net shall take into account the requirements set out in paragraph 19 of the Supplementary Written Statement (Ravenscraig - Strategic Planning Role) including complementary action for Motherwell and Wishaw Town Centres. Such action will require to be confirmed through Section 75 or other legally binding arrangements. It will be essential, also, that the development of any retail provision should be linked through programming, to the phased development of a comprehensive redevelopment plan for the Ravenscraig area. There should be continuing priority given by stakeholders in support of other Lanarkshire Town Centres, in particular Hamilton, in the light of any Ravenscraig proposal and consideration given to the impacts on neighbouring centres within Glasgow, namely Easterhouse and Parkhead.

Add to Schedule 6(c)(iv) (page 72)

Ravenscraig

The Structure Plan will support proposals for additional comparison retail floorspace, as part of a comprehensive redevelopment plan for the site and linked to complementary action for Motherwell and Wishaw Town Centres and the requirements set out in paragraph 19 of the Supplementary Written Statement (Ravenscraig - Strategic Planning Role) relating to the creation of a new Town Centre at Ravenscraig.



