

# RAVENSCRAIG LEVELLING UP FUND

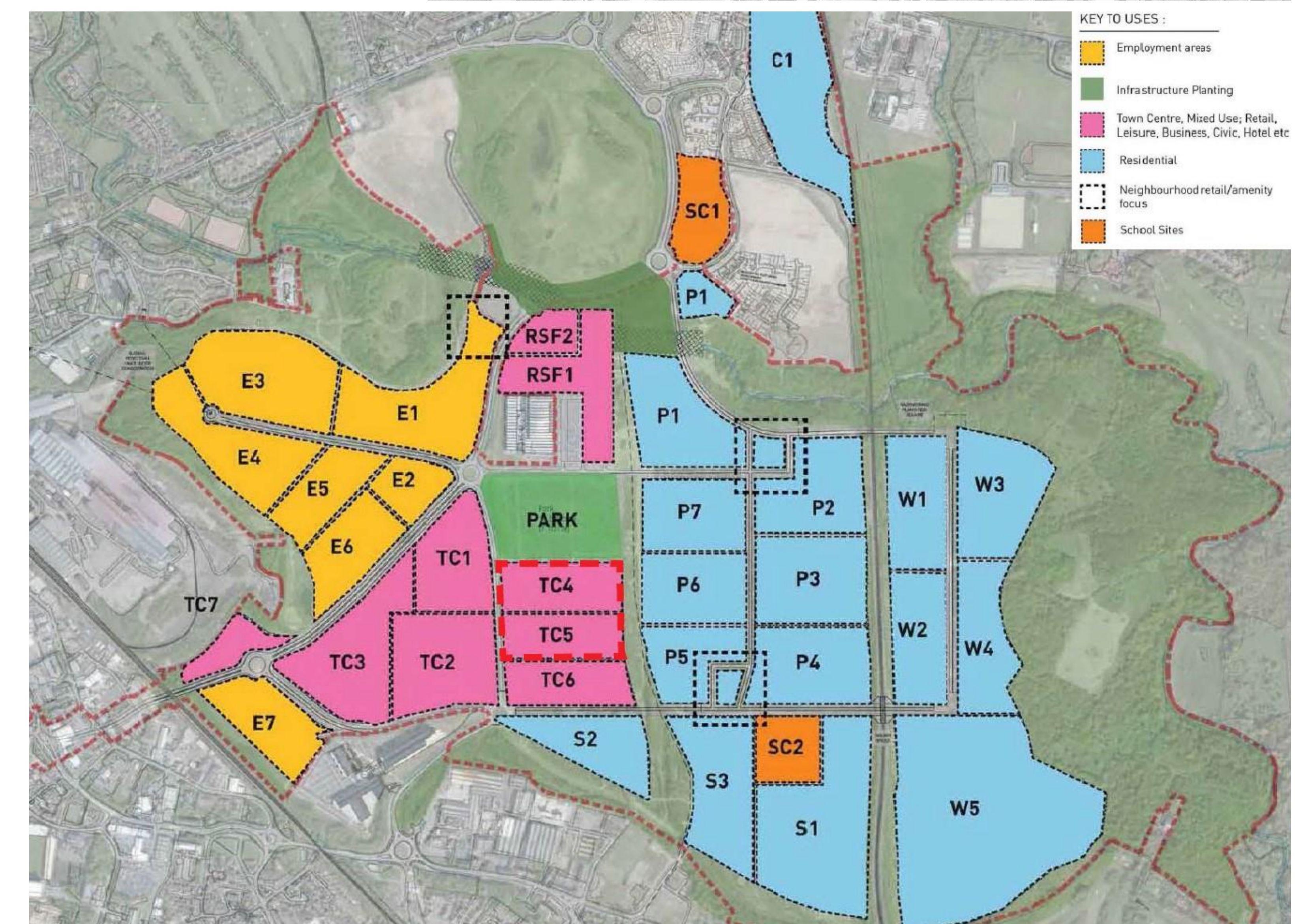
## INTRODUCTION

The Council is developing proposals to support the next phases of development at Ravenscraig and is currently seeking support from the UK Government's Levelling Up Fund for the costs of the enabling works.

## THE SITE

The enabling works aim to support development at the heart of the masterplan, and to build on the early development of the Sports Facility and College and the recent and current investment by the Council including The Craig park, Active Travel connections and the City Deal transport infrastructure, together with the new Employment Access Road by Ravenscraig Limited.

The proposed 7.5 hectare site lies directly south of the new Park, with Robberhall Road to the west and the new walking and cycle route to the east. The site is within the mixed-use town centre plots of the 2018 Ravenscraig masterplan, within blocks TC4 and TC5 as highlighted on the adjacent masterplan layout.



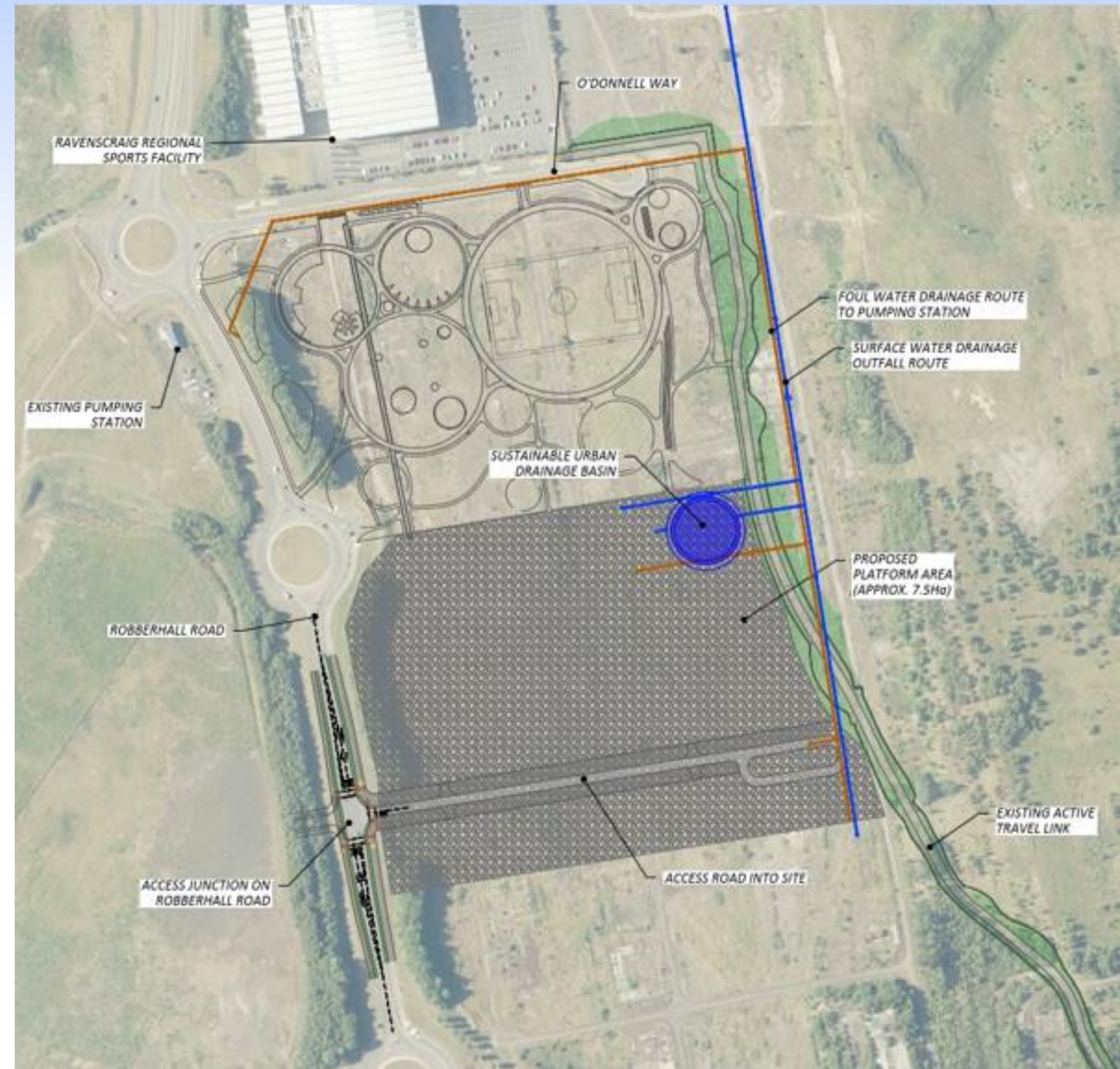
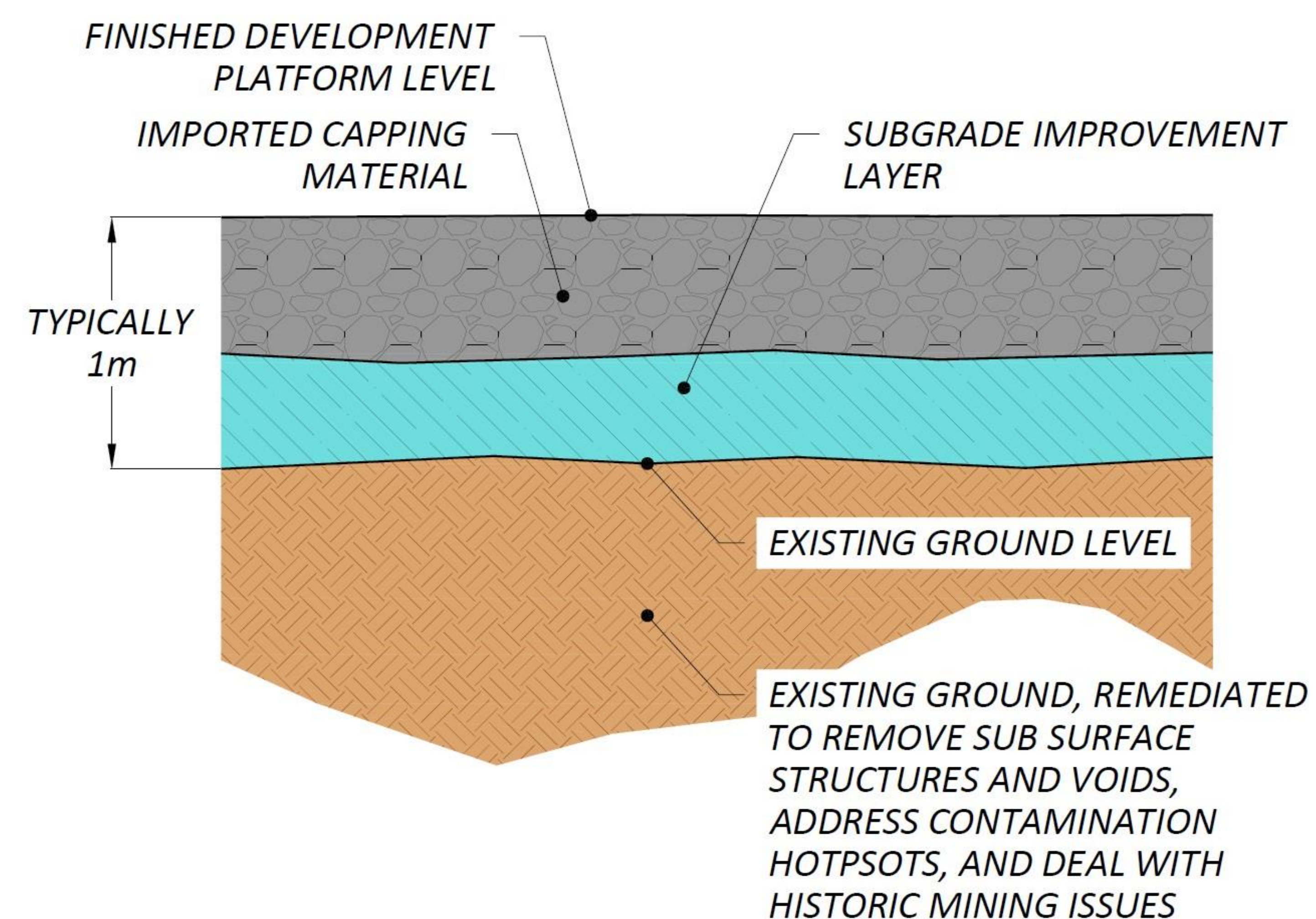


# THE PROPOSED WORKS

We propose to create a development platform for future mixed-use of the site.

The works will include:

- Improving the ground of the former steelworks to make it suitable for future development by removing buried structures, filling in holes and treating contamination, providing a remediated site;
- Providing new utilities and services infrastructure including more electricity capacity, creating energy links for the future mixed-use development, and providing sustainable urban drainage;
- Providing new pedestrian, cycling and road access around the site.





# GROUND CONDITIONS

- Given the former use of the site as part of Ravenscraig Steelworks (including the strip mill, slab mill, melting shop and degreasing plant) a number of challenging ground conditions will need to be overcome.
- Ground investigation including the drilling of boreholes, excavation of trial holes, and associated sampling, testing and monitoring is being undertaken to enable assessment of the geotechnical and geoenvironmental constraints associated with the sites industrial heritage.
- Sub surface structures will be broken out and any void space will be backfilled with suitable site-won materials or imported materials from across the wider Ravenscraig Masterplan area.
- Whilst significant contamination is not expected, any encountered contamination hotspots will be remediated to ensure the site does not pose a risk to human health or the environment.
- The site will be generally raised through the placement of imported capping material by approximately 1m in height to support tie-in with Robberhall Road to the west, The Craig park to the north and to aid surface water management.
- At the end of these works, the site will have been remediated in accordance with current legislation and industry best practice to allow future development.





# ENVIRONMENTAL SURVEYS

In August 2022, an Ecology Survey was undertaken to identify the potential for protected and/or notable species, including:

- Badger
- Bats
- Breeding Birds
- Amphibians (eg great crested newts)
- Reptiles
- Non-native species (flora)
- Terrestrial Invertebrates
- Fish and Fish Habitats

There are no International or Nationally Designated Sites within 2km of the site. Two Sites of Importance for Nature Conservation (SINC) are located adjacent to the site:

- Ravenscraig Railway Sidings SINC; and
- South Calder Water Ravenscraig Gorge SINC.

Mitigation measures will be developed, where required, to avoid significant effects on protected species. Where works are programmed to be undertaken during nesting / breeding seasons, works will be managed to take account of this so as to avoid disruption. Further consultation with Nature.Scot will be undertaken as appropriate.





# PROJECT TIMELINE

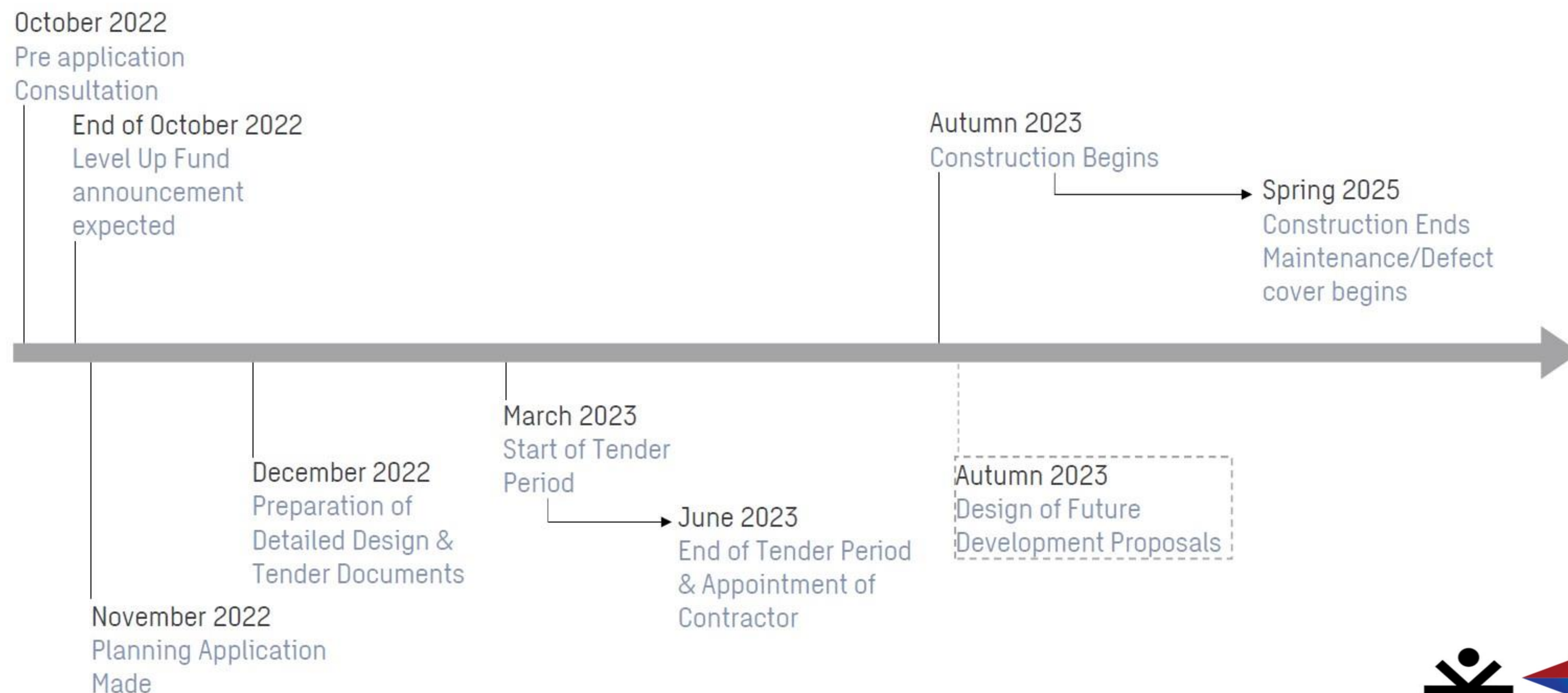
## THE APPLICATION FOR FUNDING AND DEVELOPING OUR PROPSOSALS

We expect to find out if our application for UK Government support has been successful later this year in the autumn.

The Levelling Up Fund requires that projects should be able to spend any funds awarded by the end of March 2025, with some allowance for spend during 2025-26 on an exceptional basis.

This programme, whilst challenging, can be met, however in order to meet it we need to begin developing our proposals and preparing for planning, including undertaking consultation, before the outcome of the funding application is known.

During May and June, we assembled the technical and engineering design team to support us in this project and have now begun this work which will continue during the autumn.





# THE PRE-APPLICATION CONSULTATION AND NEXT STEPS

These works form the basis of the proposed future planning application as identified in the Proposal of Application Notice, 22/0163/PAN.

Further information on the proposals may be obtained from Sweco, by emailing [david.miller@sweco.co.uk](mailto:david.miller@sweco.co.uk), or phoning 0131 550 6300

Anyone wishing to comment on the proposals should do so by Friday 28 October 2022 via:

- Website: <http://www.northlanarkshire.gov.uk/ravenscraig-levelling-up-fund>
- Email: [ravenscraigluf@northlan.gov.uk](mailto:ravenscraigluf@northlan.gov.uk)
- Or by post: (Marked FAO David Miller), Sweco, Quay 2, 139 Fountainbridge, Edinburgh, EH3 9QD.

**The detail of the future development will be the subject of separate detailed planning applications and public consultation.**

# FREQUENTLY ASKED QUESTIONS

## **Q. What will the development platform consist of and how will the site look after these works?**

A. The development platform will consist of a typically flat area of imported and compacted aggregate with an access road and underlying service corridors. At this stage no structures will be built other than that required to support the utility connections.

## **Q. What is the final plan for the site?**

A. The works are intended to provide the infrastructure and conditions for a future mixed-use development including residential and community uses including a potential community hub and commercial spaces. The future above ground development will be subject to separate design and planning applications.

## **Q. Will the site be secure following the works?**

A. We will aim to ensure that the future development starts as soon as possible after these enabling works are complete.

## **Q. How quickly will the site be developed after these enabling works?**

A. Any future development of the site would follow the completion of the initial enabling works under this application supported by the Levelling Up Fund, and would be anticipated to begin in 2025.

## **Q. What will be the impact of these works be on the surrounding road network?**

A. Access to the site during development will be taken from the existing road connections and it is not anticipated that there will be significant disruption to the existing road network. Whilst imported soils/capping material will be required; road haulage will be minimised through the use of suitable materials from across the wider Ravenscraig masterplan area.