



DGB/LM/JD/L

21 June 2005

Mr Vincent Goodstadt  
Structure Plan Manager  
Glasgow & Clyde Valley  
Structure Plan Committee  
10 Killermont Street  
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Scottish Enterprise  
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22/6/05

VG/GB

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Dear Vincent

**CONSULTATIVE DRAFT STRUCTURE PLAN: MAY 2005  
REPRESENTATIONS ON BEHALF OF SCOTTISH ENTERPRISE RENFREWSHIRE  
(SER)**

Following a review of the above document we wish to make representations on several matters as set out below.

**General Observations**

The draft document and related background reports cover a wide range of issues many of which are of direct interest to SER. It would be helpful therefore if we could establish a dialogue with you on all these matters, particularly those where further work requires to be done before production of the finalised version of the plan.

It is notable that the draft document reviews progress on various fronts and suggests potential changes to established strategic planning policies without identifying such changes in detail. This makes direct comparison with the approved structure plan more difficult and again we would appreciate the opportunity to discuss with you how potential policy changes might impact on specific development locations within the SER area.

**Agenda for Sustained Growth**

We welcome the replacement of the previous structure plan aim with a new strategy to deliver sustained growth. However, it is vital that the specific policy provisions of the finalised plan reflect the overall strategy with the accent being on promotion of development rather than control. The outcome of the joint Visioning Study will be important in this regard.

**Flagship Initiatives**

We welcome the continued identification of Clyde Waterfront and Glasgow International Airport as flagship projects. Again it is vital however that the specific policy provisions



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of the finalised plan reflect this priority status and seek to promote development and enabling infrastructure.

The continued identification of Bishopton as one of two strategic long-term development opportunities is noted. As you will be aware, the masterplan for Bishopton has recently been the subject of public consultation and it would be appropriate for us to jointly consider the outcome of this exercise in due course. In the meantime, we welcome the suggestion that Bishopton should be added to the list of “Established Urban Expansion Areas” included in Schedule 1 (c).

Mention is also made of the Inverclyde Strategy for Change and it is agreed that this could yield significant development opportunities. SER will continue to liaise with the planning authority as the potential of the renewal area is clarified.

### **Infrastructure**

On greenspace, we note the strategic components as detailed in Technical Report 5/05 and the inclusion of Bishopton Forest Park as one of 6 major greening projects. We would welcome the opportunity to comment further in due course on all of these proposals and on the mechanisms for implementation raised in Technical Report 6/05.

SER considers improvements to the transport network as critical to achieving the stated aims for Clyde Waterfront, Glasgow International Airport, Inverclyde and Bishopton. We therefore suggest that the firmest possible commitments are given to promotion of the airport rail link, M8 upgrade and mass transit proposals. The finalised plan should also provide more detailed to matters such as preferred routes and land use implications.

### **Development Framework Implications**

The suggested identification of Paisley University as one of several “knowledge centres” is welcomed in principle. However, further discussion is required regarding the implications of such designation. It is important that any designation assists the promotion and safeguarding of the university while ensuring maximum flexibility for growth and development.

The suggested identification of Inchinnan as a new Strategic Industrial and Business Location is noted. Again, we would welcome further discussions regarding the implications of this and the degree of flexibility that might be allowed in promoting the area for development.

We note the proposed deletion of Greenock/Port Glasgow riverside from the list of nationally safeguarded inward investment locations. SER does not necessarily disagree with this suggested change but further discussion is necessary regarding the future of the area and potential alternative designations.



Support for improved transport connections to the Inverclyde Ports is welcomed, particularly the identification of Great Harbour/Inch Green (Greenock).

Paragraph 4.6 of the draft plan seeks views regarding any shortfall in the supply of new business space especially related to university requirements. Given the suggested new status of Paisley University we would wish to jointly consider the implications of this with you.

We note the results of the review regarding housing land requirements and would welcome advice at the earliest opportunity regarding implications of the shortfall for the SER area.

On retailing, we note the suggested reintroduction of a retail hierarchy. While not objecting to this in principle we would be concerned if strict limitations were to follow regarding the nature of investment preferred for different levels within the hierarchy. There must be a degree of flexibility for movements in market demand.

We agree that the status of Braehead merits further consideration given its role in the wider North Renfrew area. It is quite simply unrealistic to ignore such major centres of retail activity from the policy provisions of the plan. There have previously been suggestions that the Phoenix at Linwood should also be acknowledged as an important element in any retail hierarchy. Is this not something that should also be considered in the finalised plan?

### **Conclusion**

In conclusion, it has been helpful for us to view and comment on the draft plan. In terms of taking matters forward it would perhaps be best if you could contact us regarding your anticipated programme of work.

Yours sincerely

**DAVID G BELL**  
Head of Global Connections