

Issue No: 7

Issue: Strategy Support Measure 3: Strategic Economic Investment Locations

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Supporting Documents

1. Decision Notice 06/0602/PP , Outline Planning Permission granted by Renfrewshire Council on 10th August 2009 for regeneration of the site at Royal Ordnance, Station Road, Bishopton to form a mixed use Community Growth Area. (Extract)
2. Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, Background Report 5, Strategic Economic Investment Locations (Extract)
3. East Dunbartonshire Local Plan 2 Examination Report (Extract)
4. Glasgow and the Clyde Valley Strategic Development Planning Authority: Industry, Business and Office Monitoring Report 2009/2010 (Extract)

Issue 7	Strategy Support Measure 3: Strategic Economic Investment Locations	
Development plan reference:	Section 4 Spatial Development Strategy Spatial Framework 1 Competitiveness	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
E28 Bishopton Action Group E32 Strathleven Regeneration C.I.C. E40 Walker Group (Scotland) Ltd E53/2 SRG Estates E56 Ravenscraig Ltd E59 Ryden		
Provision of the development plan to which the issue relates:	Strategy Support Measure 3 (page 22) Schedule 2 (page 24) Schedule 14 (page 63)	
Planning authority's summary of the representation(s):		
<p>E28 Bishopton Action Group The promotion of the location at Bishopton as a Strategic Economic Investment Location as indentified in Schedule 2 and Schedule 14 of the Proposed Plan will lead to more intensive use of car-based commuting on the motorway network. It is not a central location with access to universities and higher education facilities and a more appropriate location would be in the centre of Paisley close to University and higher education facilities. Erskine Riverside industrial area has only had very limited development over a long period and Bishopton Strategic Economic Investment Location only adds to this surplus of industrial land.</p> <p>E32 Strathleven Regeneration C.I.C. The proposed Lomondgate Strategic Economic Investment Location should have Green Technologies added to the list of its key sectors. The locational characteristics of Lomondgate, the desire of the development partners to develop a green energy centre, the presence of Aggreko to attract green technology and the close proximity to Her Majesties Naval Base Clyde to seek diversity into renewables are presented as reasons for adding this key sector.</p> <p>E40 Walker Group (Scotland) Ltd Lack of clarity in the wording contained in Strategy Support Measure 3 implies some absolute safeguarding of sites for only those key sector uses set out in Schedule 2. It is important to ensure that identifying specific roles and functions for Lomondgate Strategic Economic Investment Location does not preclude business with other roles which have a site or locational specific requirement to locate at Lomondgate.</p> <p>E53/2 SRG Estates Recognition should be given to the potential for renewable energy developments linked to the proposed distribution and logistics opportunity at Poniel, including Broken Cross, Happendon Wood and Dalquhandy. Planning applications are currently being prepared by SRG Estates for three windfarms at Dalquhandy,</p>		

Poniel and Broken Cross.

Provision should also be made for appropriate research and development “test” sites away from urban locations which could support a number of existing and future green technologies e.g. wind, biomass, geothermal, PV solar, pumped storage hydro and some forms of bio-energy.

E56 Ravenscraig Ltd

Schedule 2 does not reflect the fact that Ravenscraig can perform a much wider role than the key sectors of Business and Financial Services and Construction.

E59 Ryden

Potential for a Strategic Economic Investment Location at Badenheath, near Cumbernauld as this site could accommodate a single user storage and distribution centre/data centre.

Modifications sought by those submitting representations:

E28 Bishopton Action Group

The Bishopton location should be removed from Schedule 2 and Schedule 14 as a Strategic Economic Investment Location.

E32 Strathleven Regeneration C.I.C.

Schedule 2 and Schedule 14 should be modified to add “Green Technology” within the key sectors allocated to the Lomondgate Strategic Economic Investment Location.

E40 Walker Group (Scotland) Ltd

To clarify Strategic Economic Investment Location key sectors do not preclude other economic activity being promoted - amend paragraph 4.20 (page 22). Add to end of paragraph “... in response to local requirements...”nor does it preclude other uses in Strategic Economic Investment Locations where driven by the location criteria of business and where there is no prejudice to national locational priorities for key sectors.”

In third paragraph of Strategy Support Measure 3, Strategic Economic Investment Locations (page 22) after the final sentence “...for uses set out in Schedule 2 on Diagram 11 add “with other uses being supported which positively extend the permanent employment potential of the Strategic Economic Investment Locations, where locational requirements exist.”

E53/2 SRG Estates

Recognition should be given in Schedule 2 and Schedule 14 to the potential for renewable energy developments linked to the proposed distribution and logistics opportunity in the south of the region at Poniel, including Broken Cross, Happendon Wood and Dalquhandy.

Within Paragraph 4.19 (page 22) provision should be made within the Strategic Development Plan for appropriate research and development “test” sites which may be away from urban locations. These locations could support a number of existing and future “green technologies” e.g. wind, biomass, geothermal. PV solar, pumped storage hydro and some forms of bioenergy.

E56 Ravenscraig Ltd

Within Schedule 2, Ravenscraig Strategic Economic Investment Location key sectors the text should refer to all forms of economic development.

E59 Ryden

The Strategic Development Plan should acknowledge the potential of the Badenheath site as Strategic Economic Investment Location for development as a single user storage and distribution centre/data centre.

Summary of responses (including reasons) by planning authority:**E28 Bishopton Action Group**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification as it considers it not appropriate that the Bishopton Strategic Economic Investment Location be removed from Schedule 2 and Schedule 14.

- The Bishopton Strategic Economic Investment Location was selected to support the Scottish Government's Key Sectors, Scottish Enterprise's locational priorities and the growth in re-balancing economic sectors (Proposed Plan Background Report 1).
- The Bishopton Strategic Economic Investment Location is considered an opportunity location contained within the Community Growth Area (Approved Glasgow and the Clyde Valley Joint Structure Plan 2006) and has been identified as having high levels of accessibility by sustainable transport.
- Planning consent has been granted in outline by Renfrewshire Council for 138,000 square metres of Industrial (Class 5)/ Business (Class 4) (paragraph 1, Supporting Document 1).

E32 Strathleven Regeneration C.I.C.

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification. The Lomondgate Strategic Economic Investment Location was identified as an opportunity location requiring promotion for investment based upon its identified role and function supporting the key sectors of

- Business and Financial Services
- Creative and Digital Industries; and
- Tourism

as set out in Background Report 5 (Sections 4.2 and 4.3, Supporting Document 2). The long term future economic role of Lomondgate is expected to be considered as part of the longer-term Strathleven Corridor Study proposed under Strategy Support Measure 2. This study is expected to consider, amongst other issues, the potential for development of the 'green economy'.

E40 Walker Group (Scotland) Ltd

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification for the following reasons -

- Defining specific roles and functions in terms of the Strategic Economic Investment Locations allows the Spatial Development Strategy to focus and support the promotion for investment on future key economic sectors

which are central to the longer-term Vision for the city-region.

- Seeking to encourage other local, non-key sector uses on Strategic Economic Investment Locations will dilute this focus.
- The active encouragement of non-key sector uses within Strategic Economic Investment Locations would detract from their ability to respond to their defined role and function.
- Local uses should be promoted and developed through Local Development Plans on other non-key sector economic locations.

E53/2 SRG Estates

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification.

- The respondent fails to clarify the links between the Poniel Strategic Economic Investment Location's key roles and functions of Distribution and Logistics and the potential wind farm planning application locations at Broken Cross, Happenden Woods and Dalquhandy.
- The Green Technology role and function is adequately supported within other Strategic Economic Investment Locations within the city region. The Glasgow and the Clyde Valley Strategic Development Planning Authority does not consider it appropriate to add Green Technology to Poniel key sectors in Schedule 2 or Schedule 14.
- Paragraph 4.19 supports Glasgow City centre and its surrounding area as the focus for research and development for new green energy due to its inherent accessibility and mix of economic activity and employment. The respondent fails to make a case for the need for research and development green energy "test sites" which require be located away from urban locations.

E56 Ravenscraig Ltd

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification.

- It considers that defining specific roles and functions for individual opportunity Strategic Economic Investment Locations allows the Spatial Development Strategy to focus on the promotion for investment for the future key sectors.
- Simply to allow all forms of economic activity within the Ravenscraig Strategic Economic Investment Location key sectors in Schedule 2 would remove the objective of supporting the Scottish Government's key sectors and Scottish Enterprise's locational priorities.
- It would lose the focus to support specific roles and functions within a new re-balancing of the economy towards a low carbon future.

E59 Ryden

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification.

- As part of the East Dunbartonshire Local Plan Examination Report, the Reporter was of the view that a site search into the location for a

distribution centre/data centre should be part of the Strategic Development Plan process (paragraphs 3, 4 and 5, Supporting Document 3).

- The 2009/10 Industry, Business and Office Monitoring Report demonstrates that within the Strategic Development Plan area, there are 948.86 hectares of Marketable Land Supply available of which 464.43ha is Brownfield in (paragraph 10, Table 2, paragraph 33 and Table 13, Supporting Document 4). In the context of a strategic sustainable development focus and 'compact city' model, there is therefore a more than adequate supply of designated, readily available and well accessed Brownfield sites which should be targeted for such development before the need for a site search for a new Greenfield site is required.
- At this stage the location does not meet the criteria for selection as an opportunity Strategic Economic Investment Location (Sections 4.2 and 4.3, Supporting Document 2).

Reporter's conclusions:

Reporter's recommendations: