

SUBMISSION FROM RDPC LIMITED ON BEHALF OF CAPITAL SHOPPING CENTRES PLC

In response to the invitation on the Scottish Government website for interested parties to submit observations which may be helpful to the Local Government and Communities Committee in its consideration of the Proposed National Planning Framework 2, my clients Capital Shopping Centres PLC (CSC) have the following comments to offer:

CSC have invested in excess of £ 600 million in the regeneration of more than 300 acres of the North Renfrew area, extending one and a quarter miles along the south bank of the River Clyde. This regeneration has involved the establishing of the Braehead Shopping and Leisure Centre in 1999, and a whole range of associated land uses which have brought urban renewal and employment to this part of Renfrewshire - comprising prestige office developments, including headquarters for Audi, Gap and Porcelanosa and accommodation for Xerox, Pictel and Porsche; a large IKEA retail unit; a leisure complex comprising Xscape, Scotland's only indoor ski-slope, a cinema, and a variety of other innovative leisure facilities; two hotels; open spaces including parkland and play areas; a growing residential community at Ferry Village, which has a projected population of more than 4,000; and various community facilities including retirement accommodation and a police station. Some 4,500 people are employed at Braehead alone, and it is estimated that a greater number are employed in related off-site jobs in the area.

During the consultative stage of NPF2, it was suggested by Renfrewshire Council that full recognition of the importance of Braehead as a catalyst for urban renewal and economic regeneration should be included in the final version of the NPF2. Regrettably this has not been done. In the version presented to the Scottish Parliament, under the heading 'Clyde Waterfront', a single sentence reads *"A new community is emerging at Ferry Village, with good access to Renfrew and the Braehead Shopping Centre"*. Renfrewshire Council suggested that two additional sentences should be added here, to recognise the vital regenerative effects of Braehead. CSC agree with this suggestion, and consider that the following sentences be inserted into paragraph 194 of NPF2, after the sentence which refers to Ferry Village, as follows:

"The development of the Braehead retail and recreational centre has been a key driver in the regeneration of the north Renfrew area, and it is important to ensure that investment in the area continues, in order to secure the full extent of the planned renewal. SPP8 provides a framework for the assessment of development proposals at the Braehead centre and to afford it the appropriate status in the network of centres in the new Strategic Development Plan for Glasgow and the Clyde Valley".

CSC hope that the Committee will agree that NPF2 should contain recognition of the achievements at Braehead and the importance of maintaining the

momentum of urban renewal and regeneration, which is bringing a range of important benefits to a wide area of West Central Scotland.

Should you have any queries, please do not hesitate to contact me (I am the planning consultant appointed by CSC to advise on planning matters relating to Braehead).

Yours sincerely

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RDPC Limited

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