

GLASGOW AND THE CLYDE VALLEY 2006 STRUCTURE PLAN ALTERATION

THE TWENTY YEAR DEVELOPMENT VISION

REVIEW OF MATTERS AFFECTING THE DEVELOPMENT AND PLANNING OF THE STRUCTURE PLAN AREA

**(under Part II, Section 4 and Section 9 of the Town and Country Planning
(Scotland) Act 1997)**

April 2006



1.0 Introduction and Legal Context

- 1.1 The Glasgow and the Clyde Valley Structure Plan Joint Committee, as part of its commitment to maintaining the currency of its strategic plan - the Joint Structure Plan 2000 – is promoting a major Alteration, the Structure Plan 2006, in which revisions of the Plan's assumptions have led the Joint Committee to adopt a new 'agenda for sustained growth'. This major Alteration will be submitted to the Scottish Ministers in Spring 2006.
- 1.2 The Town and Country Planning (Scotland) Act 1997), Part II, Section 9 (3) states that 'the planning authority shall send with the proposals submitted by them under this section (*Alteration and replacement of structure plans*) a report of the results of their review of the relevant matters under section 4 together with any other information on which the proposals are based'.
- 1.3 As part of the submission to The Ministers of its Structure Plan Alteration, the Joint Committee therefore is required to submit material relevant to this requirement under the above statute. The Joint Committee has both undertaken and commissioned a range of studies which underpin its new growth agenda. This material is presented in a set of detailed Technical studies and publications. It is the aim of this paper to introduce and describe the relevant material and provide the relevant mapping of these reports to the Alteration 2006, and in so doing fulfil the statutory requirements to define, scope and present the Joint Committee's review of those matters affecting the development and planning of the Structure Plan area.

2.0 Submitted Documents – The Joint Structure Plan Alteration 2006

- 2.1 The Joint Committee's submission to The Ministers comprises the following statutory documents -
 - **Glasgow and the Clyde Valley Joint Structure Plan 2006 Written Statement**
 - **Glasgow and the Clyde Valley Joint Structure Plan 2006 Supplementary Written Statement Third Alteration to the 2000 Plan**
 - **The Statement of Publicity and Consultation 2006**
 - **The Strategic Environmental Assessment 2006**
- 2.2 The Joint Committee's 'results of their review of relevant matters under section 4 together with any other information on which...' the above statutory documents are based, comprises the following technical reports -
 - **TR 1/06 'Review of Supply and Demand for Housing'**
 - **TR 3/06 'Industry and Business Context Report 2005'**
 - **TR 4/06 'Vacant and Derelict Land 2005'**
 - **TR 5/06 'Urban Capacity Study 2004'**
 - **TR 6/06 'Assessment of Potential Areas for Urban Expansion'**
 - **TR 7/06 'Convenience & Comparison Shopping Capacity Assessments at 2011'**
 - **TR 8/06 'Renewable Wind Energy in the Glasgow & the Clyde Valley'**
 - **TR 9/06 'Glasgow and the Clyde Valley Green Network'**

The key economic analysis which underpins the new strategic growth agenda for Glasgow & the Clyde Valley is -

- **TR 2/06 'The Economic Case for the Sustained Growth Scenario in the Glasgow & the Clyde Valley Area'**

3.0 Background and Contextual Documents

3.1 A number of Monitoring and Survey Reports, whilst not formally constituting part of the 'Matters to be Kept under Review', are also relevant.

- Land Supply for Owner Occupied Housing Monitoring 2004
- Retail Monitoring 2005
- Survey of New Industrial and Business Premises 2001

3.2 A range of background reports, which were first made available as context for the Consultation Stages during 2004, May and November, also provide additional context for the overall process leading to the 2006 Alteration -

- The Future for Glasgow & the Clyde Valley 2025 : A Discussion Document published in December 2004
- Report on Consultations on the 'The Future for Glasgow & the Clyde Valley
- SLIMS Report on Glasgow & the Clyde Valley Labour Market
- The Case for EU Regional Support post-2006
- Background Reports on Bishopton
- Easterhouse/Gartloch – Comprehensive Planning Study, Glasgow City Plan
- Gartcosh/Gartloch Development : Constraints Framework Final Report published in September 2003
- Inverclyde Consultants' Reports on Renewal Plans for Port Glasgow, Greenock East End and South/West Greenock
- Criteria for Assessing Potential Future Urban Expansion Areas : A Discussion Document
- Longer-tern Strategy for Town Centres and Retailing Issues Report
- Review of Retail Catchment Areas
- Wind Energy in the Structure Plan Area Issues Report
- Area Waste Plan

(These documents are again being made available on a CD along with all the statutory documents so that all relevant material is available).

4.0 Document Mapping of the 'Matters affecting the development and planning of the Structure Plan Area'

4.1 Diagram 1 provides a mapping of the various **submitted** documents and how they relate to the Alteration 2006.

DEMOGRAPHIC CHANGE

4.2 The 2006 Alteration emerges from a review of the demographic and economic changes which have characterised the Glasgow & the Clyde Valley Area over the last decade. In order to meet the Scottish economic performance demanded by the Scottish Ministers in their various publications, these

demographic changes, particularly that associated with in-migration to the Structure Plan area, will have to be maintained into the longer-term in order that the metropolitan area of Glasgow & the Clyde Valley area will make its contribution to economic growth proportionate with its economic share of the Scottish economy. Using such an assumption of maintained in-migration and more positive demographic changes associated with cohort survival in the longer-term, the Structure Plan's population and associated household creation have been forecast to grow at a faster rate than that forecast by the Register General's Office for Scotland – the Joint Committee's 'Sustained Growth Scenario' (*refer Technical Note 1/06 'Review of Supply and Demand for Housing'*).

ECONOMIC CONTEXT

- 4.3 In order to test the economic viability of this forecast, a detailed set of economic scenarios was commissioned from 'Regional Forecasts', a sister company of Oxford Economic Forecasting, a well-respected economic forecasting consultancy and sometime contractor to the UK Treasury. These scenarios confirmed that the Structure Plan area possessed the necessary economic structure and strength to sustain the Joint Committee's demographic and household forecasts (*refer Technical Report 2/06 - The Gudgin Report – 'The Economic Case for the Sustained Growth Scenario in the Glasgow and Clyde Valley Area'*).

LAND SUPPLY IMPLICATIONS

- 4.4 In order to meet the demands of the 'Sustained Growth Scenario' and to support the nature of its economic base, with its growing focus on the service a review of the consequent demand for industrial and business space and land was undertaken (*refer Technical Report 3/06 'Industry and Business Context Report 2005'*).
- 4.5 One of key associations of the 'Sustained Growth Scenario' is the demand for housing land consequent upon household creation (*refer Technical Note 1/06 'Review of Supply and Demand for Housing'*). This analysis of consequent demand and supply has a number of key associated technical reports. In line with the fundamentals of the Structure Plan's Metropolitan Development Strategy and its sustainability ethos, brownfield land is the first development option to be assessed against demand. The Joint Committee's constituent Authorities undertook a detailed forward-looking analysis of the existing brownfield land supply (*refer Technical Note 4/06 'Vacant and Derelict Land 2005'*) and potential future brownfield land within the Plan's time horizon (*refer Technical Note 5/06 'Urban Capacity 2004'*). The results of this analysis, when compared against forecast demand (*refer Technical Note 1/06 'Review of Supply and Demand for Housing'*) revealed a need for additional land which could only be met by greenfield release.
- 4.6 In order to identify Greenfield release locations which met the demands of sustainability, a set of criteria was adopted based upon relevant measures. The net result was the adoption of a 'Corridor' approach, based upon rail-borne public transport accessibility, particularly along corridors with the potential for growth in service capacity and frequency (*refer Technical Report 6/06 'Assessment of Potential Areas for Urban Expansion'*).

- 4.7 The forecast improvement in long-term population numbers and the continued increase in household numbers, coupled with growing economic performance and employment in its 'new' economy, will result in concomitant increases in personal disposable income for the economically active. A consequence of this income will be a forecast increase in retail expenditure. An assessment of the supply of retail floorspace when set against forecast demand, suggests a need for additional floorspace allocations in the City Centre and some Town Centres (**refer Technical Note 7/06 'Convenience & Comparison Shopping Capacity Assessments at 2011'**).

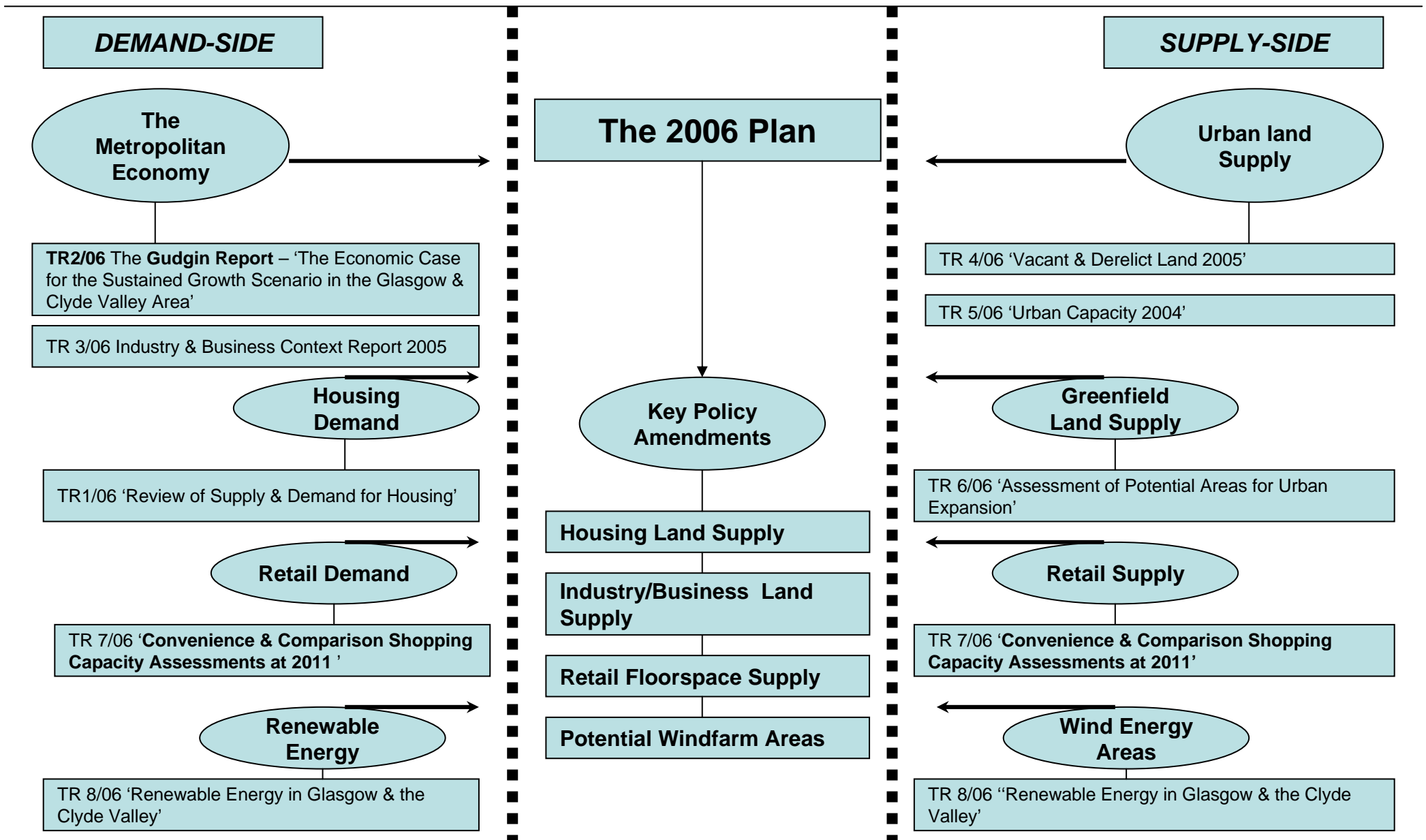
ENVIRONMENTAL RESOURCES

- 4.8 Sustainability remains the foundation of the Structure Plan's Metropolitan Development Strategy. In line with increasing demands for energy and pressure on the rural parts of the Structure Plan area to provide opportunities for sustainable energy generation and sustainable development of environmental resources, the 2006 Alteration re-visits the strategy for windfarm locations first set out in the Strathclyde Structure Plan of the early nineties and incorporated into the Glasgow & Clyde Valley Structure Plan 2000. In revisiting this issue, the 2006 Plan alters and reclassifies previous windfarm locations to allow greater flexibility at the Local Plan level (**refer Technical Note 8/06 'Renewable Energy in the Glasgow and Clyde Valley Area'**).

5.0 CONCLUSION

- 5.1 In undertaking the 2006 Alteration and in adopting a new planning context for the sustained growth of the metropolitan area, the Joint Committee and its constituent Authorities have undertaken a range of technical analyses. These analyses relate to the dynamic nature of socio-economic change and demand, and are in turn then matched to land allocations needed to meet the consequent development demands of such change. This paper serves to map the various technical reports onto the 2006 Structure Plan Alteration and its contents and so provide a review of those matters which generate changed development and planning within the Structure Plan area. In doing so, it meets the specific requirements of statute.

Diagram 1 - 'Matters to be Kept Under Review' - Document Mapping



2006 Glasgow & Clyde Valley Joint Structure Plan

