

Renfrewshire Council

Report to: PLANNING AND DEVELOPMENT POLICY BOARD

On 8 FEBRUARY 2005

By: DIRECTOR OF PLANNING & TRANSPORT

Concerning: GLASGOW AND THE CLYDE VALLEY STRUCTURE PLAN
REVIEW 2005 - DISCUSSION DOCUMENT

I. List of Background Papers

1. The Future of Glasgow and the Clyde Valley 2025 - Discussion Document
2. Insert title of background paper number two
3. Insert title of background paper number three

◆ The foregoing background papers will be retained within the **Planning & Transport** Department for inspection by the public for the prescribed period of four years.

◆ The contact officer within the Department is Bill Gallacher

II. Consultation Checklist (*✓ as appropriate*)

Implications	None	Minor	Significant	Officer Consulted
Financial		X	X	Insert name of officer consulted
I.T	X		X	Insert name of officer consulted
Legal	X		X	Insert name of officer consulted
Personnel	X	X	X	Insert name of officer consulted
Property	X		X	Insert name of officer consulted
Other Departments:				
Insert name of other Dept	X	X	X	Insert name of officer consulted
Insert name of other Dept	X	X	X	Insert name of officer consulted
Social Inclusion	X	X	X	Insert name of officer consulted
Modernising Government	X	X	X	Insert name of officer consulted
Sustainable Development	X	X	X	Insert name of officer consulted

The appropriate officers within the relevant departments have been consulted and have approved the contents of the report for their own interest.

III. The following Community Planning Partners have been consulted in the preparation of this report.

Partner Organisations	Officer Consulted
Insert name of partner organisation	Insert name of officer consulted
Insert name of partner organisation	Insert name of officer consulted
Insert name of partner organisation	Insert name of officer consulted
Insert name of partner organisation	Insert name of officer consulted

IV. The following forums have been/are to be* consulted on the contents of this report:

disability, ethnic minorities, carers, elderly, youth, tenants*

* *delete as appropriate*

V. A race equality impact assessment has been carried out / is not required* in terms of the Council's race equality scheme.

* *delete as appropriate*

VI. This report has been authorised for inclusion in the Agenda of the above meeting by

_____ (Convener) Signed _____

Director/Head
of Service

Renfrewshire Council**To: PLANNING AND DEVELOPMENT POLICY BOARD****On: 8 FEBRUARY 2005**

**Report by
Director of Planning & Transport
Glasgow and the Clyde Valley Structure Plan Review 2005 - Discussion Document**

1. Summary

The Glasgow and Clyde Valley Joint Structure Plan Committee has commenced a Review of the Joint Structure Plan. At its meeting on 6 December 2004 it approved a discussion paper as a basis for consultation with constituent councils and other interested parties. In accordance with this decision the Structure Plan manager has issued a discussion document entitled "*The Future of Glasgow and the Clyde Valley 2025 - Discussion Document.*" It sets out broad issues which the Committee will take into account in preparing the alteration document to be submitted to the Scottish Ministers. The Council is requested to provide its observations

- 1.1 This report provides a brief summary of the broad issues and offers appropriate responses

2. Recommendations

It is recommended that the Board approve this report as its formal response to the report "*The Future of Glasgow and the Clyde Valley 2025 - Discussion Document.*"

3. Background

- 3.1 The Joint Structure Plan Committee, in July 2004, gave formal notification of its intention to undertake a review the Joint Structure Plan. It is currently intended to issue a Consultative Draft for consultation after the meeting of the Joint Committee in March 2005 with final approval of proposed alterations for submission to Scottish ministers by the Joint Committee in December 2005. Prior to undertaking the public consultation, the Joint committee has agreed to a preliminary consultation with the eight constituent authorities and other interested parties and responses to this will be taken into account in the preparation of the alteration document. A discussion document entitled "*The Future of Glasgow and the Clyde Valley 2025 - Discussion Document*" has been prepared by the Structure Plan Manager. This sets out broad issues which will frame the alteration and the Council has been requested to provide its observations on the document. The document aims to set out the general approach which the Joint Committee intends to take in reviewing the Structure Plan and does this by identifying the issues which require to be considered and will be the focus of the consultation process. The following response is

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therefore aimed at considering whether the matters raised in the document encompass the full range of issues which require to be taken into account in altering the Approved Structure Plan and whether the consideration of these issues is satisfactory. The Council will in due course have the opportunity to offer a formal response on the Consultative Draft document and proposed alterations which it contains.

Format and broad contents of the Discussion Document

3.2 The document raises a wide range of issues under three sections

Section 1:- The scope for the continued repositioning the Glasgow and Clyde Valley area in view of the impact of the Structure Plan 2000 and the implications of the Government 's agenda for higher rates of growth and better balance of development between the regions of the UK;

Section 2:- The implications of this new growth agenda for the Metropolitan Development Strategy in terms of the targets that should be used;

Section 3:- The implications of this new growth agenda for the specific development frameworks identified in the Structure Plan 2000 to promote economic competitiveness, strengthen communities and improve environmental quality.

It also contains 3 Appendices which set out potential implications for the policies and proposals of the Structure Plan 2000 which will form the core of the alterations which are likely to be made to the plan.

4. Issues raised

4.1 National and European context

The document confirms that overall thrust of the Structure Plan contained in the Metropolitan Development Strategy remains sound and the review will seek to maintain the momentum of growth which it has assisted in creating. It also states that the Joint Committee considers that there is no need for fundamental change in the Aims, Guiding Principles and the Vision of the Plan. It does, however, indicate that there is a need to refresh the targets contained in the Plan to reflect the outcome of the review.

Recommended Response

The Council should endorse the Joint Committee's approach to these matters

4.2 Development scenarios

The development priorities including the Clyde Corridor as a key economic development zone, the Clyde Waterfront as a Flagship Initiative and Royal Ordnance Bishopton as a preferred location for long term expansion have been reaffirmed in the Scottish Executive's National Planning Framework published in 2004. The Structure Plan now also requires to respond to new and developing National and European agendas including:-

- Scottish Executive policy to reverse population decline and to create a better balance of development in Scotland;

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- Scottish Executive Policy to encourage greater partnership between Edinburgh and Glasgow and the towns in the Central Belt of Scotland;
- UK Treasury target of seeking full employment in all areas of Great Britain;
- EU Agenda post 2006 which seeks greater territorial cohesion and competitiveness between core and periphery.

To take account of this the Joint Committee will seek to deliver a greater scale and more balanced pattern of growth by planning for a higher level of economic and social development than current official trends indicate.

The document considers three potential scenarios for population change:

- Trend Scenario - reflected in the General Register Office (GRO) projections which would result in a total loss of over 70,000 population in the Structure Plan area by 2017.
- Sustained Growth Scenario - this reflects recent trends in migration which if continued would result in the Structure Plan area having a population some 50,000 higher than the General Register Office forecasts.
- Radical Scenario - which would require substantial short term change in the economy of the Structure Plan Area which would depend upon a very rapid and sustained improvement in competitiveness.

The Joint Committee is of the view that the Sustained Growth Scenario is the most realistic and achievable scenario and should form the basis for the consultation.

Recommended Response

The Council should support in principle the Joint Committee's approach to this matter but will wish to consider the implications of this approach for development in Renfrewshire through the consultation process.

Specific Matters raised in Discussion Document.

4.3 The Joint Committee also proposes to seek views on the following issues:-

Potential Drivers of Economic Change.

The Discussion Document states that whilst there has been an improvement in the economic competitiveness of the Structure Plan area, there is a need for continued improvement of the area is to contribute fully to the new national agenda for sustained economic growth. The Joint Committee is working with Scottish Enterprise on a joint Visioning Study to identify components of change and the outcome of this work will be taken into account in preparing the final alteration to the Structure Plan. Issues which the Joint Committee intend to raise specifically in consultation process include:-

- The need to recognise the roles of the universities more explicitly
- The need to review programmes of support for promoting enterprise
- Policies required to improve the efficiency of the labour market and ease access to employment centres

Recommended Response

The Council should support the proposed issues for consultation but should stress to the Joint Committee the importance of:-

- **The need to ensure that the Clyde waterfront is developed to its full potential - in Renfrewshire this includes the waterfront at Renfrew and at Erskine**
- **The key importance of Glasgow Airport and the need to take account of the Airport Master Plan which BAA are currently preparing**
The importance of town centres in respect of business and employment as well as retailing
- **The importance of access including the extension of the M74 and CrossRail in Glasgow**
- **A recognition of the importance to the local economies of the Structure Plan area of the investment of Councils and partners in such projects as PPP projects for schools and housing stock transfer and related housing investment**

4.4 The Green Network

The Discussion Document asks whether the Structure Plan can make priorities for greening the conurbation more explicit and seeks to establish whether these can be explicitly related to the creation of high quality environments in existing and new developments

Recommended Response

The Council should support consideration of this issue.

4.5 Transport

The Discussion Document reflects the Joint Transport Strategy which considers specific transport requirements to serve strategic development priorities. The discussion document highlights two critical issues which will be central to the repositioning of the Structure Plan area, these being external and internal transport linkages. Under external linkages the document highlights access to the airport, including the proposed rail link to the airport and the need to upgrade the M8 (between junctions 26 - 29 in particular). In relation to internal links, the document proposes that the creation of a Light Rapid Transport (LRT) system across the conurbation should be pursued and that agreement on a Joint Parking Strategy should be pursued.

Recommended Response

The Council should welcome the identification of access to Glasgow Airport as a priority issue. Whilst there are merits in a Light Rapid Transit system the Council should suggest that consideration be given to a full range of options which may be able to provide the benefits of a Light Rapid Transit system but be more flexible and deliverable. It should also support efforts to agree a joint parking strategy for the Structure Plan area.

4.6 Strategic Development Priorities

The Consultative Document provides a brief consideration of some of the implications of adopting the "Sustained Growth Scenario". This could result in an additional 70,000 jobs and 95,000 households accommodated in the Structure Plan area by 2017. Initial assessments suggests that the industrial land supply is sufficient to accommodate this potential growth but that it is likely that the supply of housing will require to be augmented. It is considered that additional housing will be provided from a number of sources, including recent consents for housing development; the redevelopment of sites within

the towns and villages; sites arising from the restructuring of the SIP areas; and increased density on previously identified sites. The identification of new opportunities will be the subject of further detailed consideration by the Structure Plan Manager and constituent authorities as part of the review process. The document however makes specific reference to the need to confirm the potential housing capacity of the Royal Ordnance Bishopton site, which is already identified in the Structure Plan under Strategic Policy 2. The Review therefore provides a housing demand context for the Royal Ordnance Bishopton site and indicates that it has the potential to make an important contribution to the housing supply in Renfrewshire. However the initial assessment by the Structure Plan Manager indicates that further sites over and above those referred to above are likely to be required and the constituent authorities will require to consider, as part of the Review process, whether there is further potential for housing land release to accommodate the long term potential housing requirements.

- 4.7 The document stresses that selection of any development areas will require to be in accord with the Structure Plan's policies and the principles of sustainable development which it embodies. Accordingly it proposes that any additional provision which is made to accommodate longer term housing requirements should be focussed primarily on sites which will provide strategic longer term development areas will be the subject of master planning including service and infrastructure provision and accord with the principles of sustainable development.

Recommended Response

The Council should support in principle the approach proposed by the Joint Committee to the provision of housing land to accommodate any identified shortfall in supply. It should also inform the Joint Committee that it is working to enable BAe, the owners of the Royal Ordnance Bishopton site, to establish the potential and capacity for development. The Review should reflect the most up-to-date position of the current work to assess the potential of the site and the Council will furnish this information to the Joint Committee as part of the Review process.

- 4.8 Water Services and Flooding
The Discussion Document acknowledges the constraints on development associated with drainage and water supply infrastructure and stresses the need for the investment programme of Scottish Water to be directed to Councils' priorities identified in the Structure Plan and Local Plans. The Joint Committee will seek to agree a long term approach to investment in water services to deliver the Structure Plan Strategy.
- 4.9 The document recognises that since the preparation of the Structure Plan 2000, new legislation and guidance has been issued and expertise, knowledge and practice has progressed. It therefore proposes that the references to flooding be updated.

Recommended Response

The Council should support the intention to seek a long term agreement in respect of investment in water services and the intention to update the text relating to flooding.

4.10 Town Centres

The Discussion Document confirms the importance of maintaining support for the network of Town Centres but highlights concerns that there needs to be clearer guidance in regard to the role of Glasgow City Centre and the main Town Centres and the potential undermining of their role through large scale ad hoc developments attached to smaller town centres. The Discussion Document suggests that consideration could be given to the definition of a shopping hierarchy recognising Glasgow City Centre and larger towns such as Paisley as key town centres. Concern has also been expressed by some consultees to the retail issues report *Longer Term Strategy for Town centres and Retailing* (September 2003) that some significant out-of-centre developments (e.g. Braehead) should be given some form of protection.

Taking account of the above the Joint Committee propose to seek views on :

- Giving recognition to key town centres
- Setting limits on further retail expansion beyond identified needs
- Introducing safeguards for current levels of investment in those out-of-centre retail locations which demonstrably contribute to the overall renewal strategy of the area.

Recommended Response

The Council should support the Joint Structure Plan in raising these issues as part of the Review process.

4.11 Other Issues raised

The Discussion Document also raises issues relating to the Indicative Forestry Strategy, promotion of forestry and woodlands, renewable energy and waste disposal, all of which are considered to be relevant issues for consideration through the Review.

Implications of this Report

1 **Financial Implications** - None

2 **Personnel Implications** - None

3 **Community Plan Implications**

Social inclusion - None

Modernising government - None

Sustainable development - The Structure Plan provides the framework for Strategic Planning in Renfrewshire and across Glasgow and the Clyde Valley area. It is a key document in the promotion and achievement of sustainable development. It is therefore essential that it is kept up-to-date and relevant. The Review of the Plan will seek to secure this.

4 **Legal Implications** - None

5 **Property Implications** - None

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6 **Information Technology Implications** - None

7 **Race Equality Implications** - None