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### Report on Consultations: Discussion Document – December 2004

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#### Introduction

- 1 The Consultation process on the Discussion Document: The Future of Glasgow and the Clyde Valley 2025 ended on 2nd February 2005. This report sets out the broad results of this process. 49 responses were received which are listed in Appendix A. A full set of these responses has been sent to all councils and will be available at the Joint Committee meeting.
- 2 It is proposed to issue a fuller report publishing the responses as part of the documentation that accompanies the formal consultation on the Consultative Draft Alteration to the 2000 Plan. It is recommended that this is delegated to the Structure Plan Manager to prepare in liaison with the Steering Group based on the general issues discussed below.
- 3 The main conclusions from this process are:
  - a. The overwhelming support for the position of the Joint Committee to base its review of the 2000 Plan on a Sustained Growth Scenario, including by Scottish Enterprise and Homes for Scotland. The Scottish Executive has stressed the importance of clarifying the economic context for this and further discussions are being arranged with them. Discussions have also been held with other City Region planning authorities of Scotland and Ayrshire Structure Plan and Transportation Joint Committee who have been generally supportive. This continuing dialogue is important to ensure the alignment of policies between areas. This approach has been formally supported by the Ayrshire Structure Plan and Transportation Joint Committee, and is welcomed;
  - b. There is also support for working with the Joint Committee by various agencies in addressing the two key areas of action highlighted in the Discussion Document concerning (a) the provision of infrastructure (e.g. Scottish Water and SPT) and (b) the promoting Green Network (e.g. Forestry Commission, SNH, SEPA, Greenspace Scotland, Central Scotland Forest, and Sustrans). This is welcomed and reflected in the Consultative Draft 2005 Plan;
  - c. The two reservations about the Sustained Growth Scenario are:
    - That it is optimistic and therefore it is important that there are clear safeguards put in to protect the core regeneration strategy of the Plan from premature land releases in greenfield locations. This is accepted and built into the policy approaches set out in the Consultative Draft 2005 Plan;
    - That a higher rate of growth should be considered. This view was also implicitly supported by the Housebuilders industry association, Homes for Scotland. They advocated a rate of housing land provision which is 25% higher than that required to support the Sustained Growth Scenario. The

need for this level of flexibility is not justified and further discussions are to be held with Homes for Scotland to clarify their position. It is however considered appropriate to refer to this alternative view in the Consultative Draft 2005 Plan;

- d. There have been development interests expressed by individual members of the Homes for Scotland in potential areas for longer term urban expansion, in addition to an earlier representation re Stepps. These will all be taken into account in considering the need for further areas of urban expansion, together with other options set out in the Consultative Draft 2005 Plan. They included:
  - i. Newhousemill Road Hamilton
  - ii. Fernigair, Larkhall
  - iii. Douglas Support Estate, Bellshill
  - iv. Newlands Fram, Tannochside
  - v. Bishopbriggs East
  - vi. Shields Road, East Kilbride
  - vii. Cambuslang (South)
  - viii. Cardowan
  - ix. Phoenix Park, Paisley
  - x. Newton Mearns (Jct M77 and GSO)
  - xi. Stoneyetts Hospital Site, Moodiesburn
- e. There have also been specific expressions of support for specific brownfield development opportunities or concern about the possibility of further Greenfield expansion. These include:
  - i. Bishopton: Bishopton is being recommended as a new area of development as was anticipated in the 2000 Plan;
  - ii. Glasgow harbour, Clydeport;
  - iii. Taylor Woodrow (general support for brownfield development);
  - iv. General concerns about greenfield expansion(SNH and Dr. Iain Docherty
  - v. Community Objection : Haughhead Blantyre
- f. The retail interests which have been put forward are generally supportive of the introduction of a hierarchy of centres. There is however no real agreement about the form of policy that should accompany this. It is therefore recommended that the Consultative Draft 2005 Plan introduces a hierarchy of centres which is related to a wider set of policy initiatives (e.g. economic development, transport and tourism) and the potential implications for retailing is left for further consultation on the Consultative Draft 2005 Plan;
- g. There have been other retail concerns raised relating particularly to the status of Braehead. It is suggested that the potential inclusion of Braehead in the sequential approach to retail development locations is now put forward as a policy option for the 2005 Plan.
- h. There have been some specific policy issues raised which the 2005 Plan will need to address;
  - i. Wind energy interests have expressed a desire for a more criteria based policy than that being pursued by the Joint Committee, It is considered that this does not create the confidence or clarity of policy that should be expected of a plan-led system.

- ii. Waste Management: both SEPA and the Scottish Executive wish the Plan to be more explicit on the strategic planning context for waste management. Discussions with the waste management group are therefore to be sought;
- iii. Motorway Service Areas on the M77: Developers have raised their concerns about the lack of policy support in the 2000 Plan. This is the subject of legal challenge related to the East Renfrewshire Local Plan and the 2005 Plan should reflect the outcome of this action in due course.

**Recommendation**

4 The Joint Committee is asked to approve this report.

**Vincent Goodstadt**  
**Structure Plan Manager**

## Appendix A

### List of Respondeees to The Future for Glasgow and the Clyde Valley 2025

	<b>Respondee</b>
1	Fife Council
2	Network Rail
3	James Barr for Macdonald Estates Plc
4	James Barr for Miller Homes – Newhousemill Road, Hamilton
5	James Barr for Persimmon Homes – Ferniegair
6	Keppie Planning for Park Lane/Palisage – Douglas Support Estate
7	Colin Campbell Associates for Land Securities Group Plc and the Scottish Retail Property Ltd Partnership
8	James Barr for Park Lane Palisades Ltd – Newlands Farm, Tannochside
9	James Barr for George Wimpey – Sites at Bishopbriggs East, East Kilbride and Cambuslang
10	Central Scotland Forest Trust
11	Highland Properties for Motherwell Town Centre Partnership
12	James Barr for AWG Property Ltd – Cardowan
13	GVA Grimley for Henderson Global Investors (Buchanan Galleries)
14	Federation of Small Businesses West of Scotland Region
15	Montagu Evans for Caledonian Properties Ltd
16	Montagu Evans for Taylor Woodrow
17	Robert Drysdale for Capital Shopping Centres Plc
18	Greenspace Scotland
19	James Barr for Mountgrange Ltd – Phoenix Park
20	SEPA
21	Scottish Executive
22	James Barr for George Wimpey / Carvill (Scotland) Ltd – Proposed Urban Expansion Area South of Newton Mearns at the Junction of the M77 and Glasgow Southern Orbital Road
23	Cass Associates for BAE Systems and Redrow – Royal Ordnance site at Bishopton
24	Dawn Homes Ltd
25	Haughhead Action Group
26	SPT
27	Scottish Water
28	Iain Docherty for Glasgow University
29	CBRE
30	Scottish Borders Council
31	Scottish Enterprise
32	Scottish Natural Heritage
33	Scottish Renewables
34	The British Wind Energy Association
35	Ayrshire Joint Structure Plan and Transportation Committee
36	Forestry Commission Scotland
37	DTZ for CIS
38	Homes for Scotland
39	Drivers Jonas for Glasgow Harbour Ltd
40	Sustrans
41	James Barr for Motorway Service Area at Maidenhill, Newton Mearns
42	James Barr for Greater Glasgow NHS – Former Stoneyetts

	Hospital, Moodiesburn (Northern Corridor Local Plan Inquiry)
43	Communities Scotland
44	Glasgow Centre for Population Health
45	Strathclyde Police
46	Montagu Evans for Standard Life Investments
47	Glasgow Housing Association
48	NHS
49	GCV Local Authorities