

**GLASGOW AND THE CLYDE VALLEY STRUCTURE PLAN JOINT COMMITTEE
(GCVSPJC) RETAIL FOCUS GROUP**

NOTE OF MEETING held on: 13/05/2008

Venue: Teacher Building, 14 St Enoch Square, Glasgow G1 4DB

Time: 09.30 a.m.

Attending:

Alan Aitken	East Dunbartonshire Council (chair)
Frank Bradley	Renfrewshire Council
Cathy Bradley	South Lanarkshire Council
Claire Burton	West Dunbartonshire Council
Colin Campbell	Montagu Evans
Peter Carus	GVA Grimley
Jim Dewar	Paisley Town Centre
Michelle Docherty	Ryden Consulting Group
Robert Drysdale	Robert Drysdale Planning Consultancy
George Eckton	GCVSPJC
Alan Edgar	Ayrshire Joint Structure Plan Committee
Chris Gardner	GL Hearn Planning
Stevan Gilchrist	North Lanarkshire Council
Richard Greenwood	East Renfrewshire Council
Daniel Gregg	Nathaniel Lichfield and Partners
Ruth Findlay	South Lanarkshire Council
Stephen Hall	Scottish Government
Keith Hargest	Hargest and Wallace
Bruce Kiloh	Strathclyde Partnership for Transport
James MacGill	Glasgow City Council
David McAllister	Glasgow City Council
Elizabeth McNeil	GCVSPJC
Lauren McNicol	Glasgow Chamber of Commerce
Leona Mellis	Knight Frank
Fiona Milne	Inverclyde Council
Alex Mitchell	James Barr
Alasdair Morrison	GVA Grimley
Nairn Pearson	Turley Associates
Joe Scott	GCVSPJC
Dan Smith	Motherwell Town Centre
Nicola Stewart	Drivers Jonas
Stuart Tait	GCVSPJC
Ben Train	Tesco
Bryan Wallace	Hargest and Wallace
Alastair Wood	Savills

Apologies:

Katherine Armstead	Land Securities
Phil Chapman	Oak Mall Centre Manager
Rosemary Coles	Capital Shopping Centres
Stuart Farmer	Federation of Small Businesses
Ian Gallagher	GVA Grimley
David Innes	Knight Frank
Terrence Levinthal	The Scottish Civic Trust
Alasdair MacConnell	CALA Properties Ltd
Cllr Derek MacKay	Paisley Vision Board
Roderick MacLean	Roderick MacLean Associates
Graham Marchbank	Scottish Government
James McLellan	Argyll and Bute Council
Tom McWilliam	Visit Scotland - Glasgow
David Melhuish	Scottish Property Federation
Colin Miller	West Lothian Council
Fiona Moriarty	Scottish Retail Consortium
Adrian Penfold	The British Land Company PLC
Jim Reid	Scottish Enterprise West Central
David Scott	LIDL Ltd
Leigh Sparks	Institute of Retail Studies
Angus Stenhouse	Standard Life Investments
Martin Wanless	Scottish Borders Council
Gordon Watson	Loch Lomond and the Trossachs National Park
Jeff Wilson	Sainsbury's

AGENDA

09.00 – 09.30	Registration and Coffee
09.30 – 09.40	Chair's Welcome, Alan Aitken, East Dunbartonshire Council
09.40 – 10.00	<i>Strategic Development Plans</i> - Stephen Hall, Scottish Government
10.00 – 10.20	<i>Responses to Retail Issues Report</i> - Stuart Tait, GCVSPJC
10.20 – 10.40	Questions
10.40 – 11.00	Refreshments
11.00 – 12.00	Workshops: 1) Retail Assessment Methodology (Chair: Frank Bradley, Renfrewshire Council) 2) Strategic Policy (Chair: Stevan Gilchrist, North Lanarkshire Council)
12.00 – 12.15	Chairs of Workshops feedback and next stages.
12.15	Finish

NOTE OF THE MEETING

Introduction

Alan Aitken, GCVSPJC Retail Topic Group Chair, welcomed everyone to the meeting and outlined the primary background to the meeting: the Planning etc. (Scotland) Act 2006, which introduces the requirement for Strategic Development Plans (SDPs) for the four city regions. Glasgow and the Clyde Valley Joint Committee will shortly be designated a 'Strategic Development Planning Authority' (SDPA) retaining the same constituent eight authorities. Key pieces of legislation were highlighted as still being awaited most notably the regulations on development planning and the Planning Advice Note (PAN) on Town Centres and Retailing Methodologies.

It was highlighted that the purpose of the meeting was to continue the engagement with representatives of the retail industry which was started under the 2006 Structure Plan process and which will continue under the new SDP process. The publication of *the Retail Issues Report* by the Joint Committee in October 2007 was seen as the start of this process for the first GCV SDP.

The structure of the meeting was outlined: presentations followed by workshops. The first presentation was from Stephen Hall from the Scottish Government on the intentions for SDPs and a short update on retail policy matters and the second presentation was from Stuart Tait Assistant Structure Plan Manager on the outcomes of the GCVSPJC's Retail Issues Report, work programme for the new Glasgow and the Clyde Valley SDP and emerging 'futures' thinking for the Main Issues Report.

These presentations were then to be followed by workshops on Retail Assessment Methodology chaired by Frank Bradley of Renfrewshire Council and Strategic Retail Policy chaired by Stevan Gilchrist of North Lanarkshire Council. It was outlined that these workshops offered opportunities for contributions and debate on two principal areas that will inform the GCV SDP.

The Chair of the meeting highlighted at the end of his introduction that this meeting was viewed by the constituent authorities of the Joint Committee as the start of a continuous engagement process and that stakeholders were welcome at any time to contact the Structure Plan Core Team at their Glasgow office for further discussions.

Presentations

Presentation: Stephen Hall, Scottish Government: Strategic Development Plans. Copy of PowerPoint presentation is available for download via the Joint Committee's website.

Presentation: Stuart Tait, GCVSPJC: Responses to Retail Issues Report. Copy of PowerPoint presentation is available for download via the Joint Committee's website.

As part of Stuart Tait's presentation Joe Scott of the GCVSPJC Core Team was introduced in terms of his work on futures thinking, horizon scanning and risk management. An open invitation was made to members of the Focus Group to contact Joe at any time to discuss the role of retailing as part of his work.

Questions

Stephen Hall (SH) was asked whether the recent draft of the Aberdeen city-region plan which contained no policies was the preferred format for the plan. SH answered that although there were no boxed-in policies there were policy statements included in the text.

SH was also asked whether there would be a continued development management role for SDPs. SH replied that it could be helpful for there to be Development Management policies in certain topic areas e.g. Green Belt and retail.

It was suggested to SH and Stuart Tait (ST) that Glasgow and the Clyde Valley Structure Plan was not overly sparing in the number of policies it contains especially strategic policies 9 and 10. ST stated that the Joint Committee is currently just awaiting further guidance on role for SDPs, trying to create something new not just redrafting the current Structure Plan and that this was the start for the SDP of a long period of evaluation.

ST was questioned on using a 2006-base plan as a basis for scenarios for the Main Issues Report (MIR). ST highlighted that although the current vision and strategy of the Agenda for Sustained Growth would be the basis for the formulation of scenarios, the technical basis of the plan would be updated to 2009 for the MIR and 2010 for the Proposed SDP.

The panel of speakers were asked whether convenience retailing could still be viewed as a strategic issue for consideration in an SDP. The answer from both ST and SH was that any decision on the inclusion or exclusion of convenience retailing would have to be based on up-to-date evidence and ST stated that this restated the requirement for surveys. Other stakeholders highlighted that convenience retailing is rarely a strategic issue in the GCV area but local authority representatives highlighted the importance of Local Development Plans to have consistency within SDP areas. SH replied to this later point that the vision for LDPs will be set by the SDP.

The final question of the session related to the forthcoming PAN on Town Centres and Retailing Methodologies. It was stated that the publication of this document would have big implications for SDPs and LDPs and given the potential for publication to slip to late 2008, would it be possible for opportunities to engage on the contents of the PAN. SH outlined that there are not normally consultations on PANs. ST volunteered the use of the Focus Group, should the Scottish Government wish to seek advice on any draft PAN.

Alan Aitken closed the first session and thanked the speakers for their presentation and the audience for their questions.

Workshop 1: Retail Assessment Methodology

The discussion in the workshop covered a wide range of issues:

Certain group members felt that a SDP was going to have to be a very focussed document and that any associated retail assessment should focus on comparison retailing but with potential linkages to larger scale convenience retailing.

Discussion also highlighted potentially the need to undertake a retail assessment (whether retail capacity assessment or other form) for all forms of retailing before the strategic centres for the SDP to focus upon could be identified.

The current GCVSPJC Retail Capacity Assessment (RCA) was discussed and highlighted by several group members to be lacking the flexibility to properly assess modern patterns of shopping and that assessment on fixed catchment boundaries simply creates further problems with a limited and static analytical technique. Also, certain members highlighted the need to undertake studies of physical capacity of centres for development, current spatial distribution of shopping facilities, accessibility and transport as part of a retail assessment for the GCV area.

The current Household Shopping Survey (HSS) methodology was also discussed. Certain respondents felt that the current questionnaire was not sophisticated enough to undertake a more detailed level of shopping pattern analysis than that currently employed for the GCV RCA. The current timescale for HSS of 3-5 years was broadly accepted but caveated with the requirement for regular monitoring of new developments.

The issue of other retail data sources used in retail assessment was not so contentious most of the group stated that as long as sources of data were consistently used and limitations recognised. The key issue was up-to-date and meaningful household data. The issue of significance testing data from future household shopping surveys was highlighted, especially given the rather limited number of respondents in certain audit areas in previous HSSs.

The issue of including convenience retailing in any future GCV retail assessment was discussed, there were conflicting views about whether it was a strategic issue, whether it could lead to eight separate convenience retail capacity assessments and the possible consequence of having LDPs issuing supplementary guidance that conflicted with one another and potentially that of the SDP.

The issue of Qualitative surveys was raised and highlighted as a very soft issue. The discussions between the GCVPSJC authorities planning and economic development departments on joint regional study of centres was highlighted to the group as a method of trying to obtain a consistent regional dataset. Group highlighted that there were no clear tests for qualitative deficiency but could be an area to pursue further.

The workshop ended with a brief discussion on the potential inclusion of tourism expenditure. The view split in terms of whether to include at all and if included it would only be genuine day trippers. Certain group members felt that tourism expenditure was more important at a local level for specialist retail, at a strategic level felt that outflows might balance out inflows to a large extent.

Workshop 2: Retail Strategic Policy

The discussion in the workshop covered a wide range of issues:

Certain group members felt that currently the GCV area was over regulated and lacks flexibility in terms of policy and that the current network of centres did not accurately reflect the shopping patterns of households.

There was also a view that were too many centres identified at the strategic level and that there should be a greater analysis of the role and function of centres ahead of the SDP so that only those strategically important centres be identified in the SDP. There was discussion about whether Braehead and Ravenscraig should be included in the SDP and the method of assessment to determine which centres are strategic centres for an SDP.

Certain respondents felt that there needed to be a clear definition between policy in SDPs and LDPs and that levels/thresholds should be clearly specified for the purposes of the division. SDPs should focus on being strategic and clearly define a definition of strategic for the area being planned for, it is size, location or spatial coverage in relation to travel patterns.

The issue of thresholds of strategic significance was also discussed. Argued that thresholds have limited relevance, being above the current thresholds does not make a development strategically significant, need to consider more the cumulative impact and other factors. The counter argument was that thresholds are useful for development management and a consistency of approach in decision making.

The current development management context of the 2006 Structure Plan was discussed: Strategic Policies 9 and 10. Questioned whether SDPs should include development management policies, again argued that provides local authorities in the GCV area with a consistent approach. Some respondents stated that it repeats national policy and does not reflect local/regional issues. Some respondents felt that the SDP should be limited to presenting the Vision and LDPs should contain thresholds and development management policies.

Catchment areas need to be revisited and start from the prospective of how people shop rather than an artificial administrative set of boundaries. Certain group members felt that the current catchment areas were far too simplistic and static and that a new system was required to recognise the complexity of shopping patterns.

Feedback from Workshops and Next Stages

The chairs of the two workshops then fed back these summaries to the whole audience and Alan Aitken concluded the meeting by thanking everyone for attending and highlighting that this was the start of a process of engagement and that there would be a further Retail Focus Group arranged in the near future.