

GLASGOW AND THE CLYDE VALLEY JOINT STRUCTURE PLAN 2006 THIRD ALTERATION SCHEDULE OF PROPOSED MODIFICATIONS

The proposed draft modifications are to the Written Statement only, not the submitted Supplementary Written Statement.

Key Diagram

1. "Garthamlock"

Reason – to correct spelling.

Section A

2. Paragraph 1.4, line 6 after "...Table 1)" insert: "The scale of new development beyond 2018 will be subject to monitoring and through the strategic development plan process."

Reason - To provide a context for managing the scale of development beyond 2018.

Section B

3. Diagram 2 - Enlarge key.

Reason - Illegible at current font size.

4. Paragraph 7.3 after "local plans" delete "and are....to... Statement" and insert: "The Scottish Executive's National Planning Framework recognises those three broad areas as national spatial priorities. Additionally the Scottish Executive's Regeneration Policy Statement identifies the Clyde Corridor, incorporating the Clyde Gateway and Clyde Waterfront, as a national regeneration priority. The Regeneration Policy Statement also recognises Inverclyde as a major regeneration initiative with regional impact."

Reason - To clarify which locations are national priorities and those that are of regional scale.

5. Diagram 3, Key - delete "Y Y" insert "8"

Reason – typo.

6. Paragraph 7.6 (c) 'Garthamlock'

Reason – spelling.

Section C

7. Strategic Policy 1, last line, before Diagram 9, delete “the”

Reason – grammar.

8. Paragraph 8.5 last line, delete last ‘the’

Reason – grammar.

9. Paragraph 8.9 delete “3,497” and “2005” in first sentence and insert, “3,314” and “2006”.

Reason - To provide up-to-date statistics. Source: Scot. Exec., Stat Bulletin PLG/2007/1, Tables 1 + 13.

10. Paragraph 8.14 Change second sentence to read “Requirements, including for supporting infrastructure and services...”

Reason - Arises from Bishopton Examination in Public. To make clear that requirements encompass all the matters listed in the subsequent bullet points.

11. Paragraph 8.14 fourth bullet point, insert “satisfactory” before “treatment”.

Reason - Arises from Bishopton Examination in Public. For clarity and consistency with Scottish Ministers’ policy.

12. Paragraph 8.14 insert additional bullet:
• an assessment of landscape carrying capacity”

Reason - To indicate the importance to master planning of landscape carrying capacity and consistent with paragraph 8.29 bullet 5 and paragraph 13.3.

13. Paragraph 8.14 insert after final bullet point: “In the case of Bishopton, while the principle of a new motorway junction has been accepted, the development of a Community Growth Area will also depend on capacity problems on the M8 to the east of Bishopton being satisfactorily addressed and on improvements to rail capacity.”

Reason - Arises from Bishopton Examination in Public. To indicate the acceptance of the principle of a new M8 junction at Bishopton.

14. Paragraph 8.17 at end insert: “The scale of new housing development required from 2018 to 2025, will be identified by monitoring the outcome of the structure plan’s short and medium term assumptions, Community Growth Area capacity and with reference to further study in the locations identified in Strategic Policy 2.”

Reason - To provide a context for managing the scale of development beyond 2018.

15. Paragraph 8.24, line 8, insert “a” before “dedicated” and in last line, delete “SPT” and insert: “Strathclyde Partnership for Transport (SPT)”

Reason - To describe in full the first appearance of the acronym.

16. Diagram 8, Environmental Improvement Priorities – in colour grey, add: Cambuslang, Douglas Valley, Glasgow East End, Govan, Larkhall, North Clydesdale, Rutherglen

Reason - For clarity and to relate to the key.

17. Paragraph 8.32 alter last sentence to read: “The broad framework of Green belt resources is set out in Diagram 9. In order to make land available for the growth anticipated in this plan, local plans should consider the necessity of reviews to green belts which also take account of the requirements of SPP21.”

Reason - To provide external consistency with SPP 21 rather than solely with Diagram 9.

18. Paragraph 9.8, bullet 2; Table 7, bullet 5; and paragraph 11.7, line 14; delete: ‘Green Transport Plans’ and insert ‘Travel Plans’

Reason - To provide better read-across to SPP 17, PAN 75 and Transport Assessment and Implementation: A Guide.

19. Schedule 4(iii) insert under North Lanarkshire: “Caldercruix (proposed), Plains (potential)”

Reason - To recognise the current stage of the Airdrie-Bathgate railway re-opening.

20. Schedule 4(iv) insert: “A737 improvements” and “M80 Steps to Hags”

Reason - To recognise Transport Scotland’s commitment to improvements on the A737 trunk road and for consistency with Diagram 12.

21. Diagram 12 insert by a dashed red line the road scheme – “A737”, and insert triangles to represent rail stations at Caldercruix and Plains. In the key, under Public Transport Schemes, delete: “xx” and insert “7”.

Reason - To recognise Transport Scotland’s commitment to improvements on the A737 trunk road; to recognise the commitment and opportunity from re-opening of the Airdrie-Bathgate railway and lastly to correct a typo.

22. Paragraph 9.19 after “period” insert: “and include”

Reason - For consistency with Schedule 4(iv), Diagram 12 and national commitments.

23. At end of paragraph 9.19 add fourth bullet:
- M80 Stepps to Haggs - construction of a new offline dual carriageway from Stepps to Mollinsburn, with the existing A80 between Mollinsburn and Haggs upgraded; all to improve accessibility, safety, economy and the environment on the strategic road network between Glasgow, Stirling and the North East.”

Reason - Construction is planned to commence in 2008.

24. Paragraph 9.22 after “(completion)” add: “M80 Stepps to Haggs”

Reason - For consistency and accuracy.

25. Paragraph 10.2, line 20 after “Water”, insert: “, as set out in PAN 79 Water and Drainage”

Reason - To reflect the terms of PAN 79 issued after publication of the Alteration.

26. Paragraph 10.4 from line 6 alter to read: “The Structure Plan supports land raising as a flood alleviation measure only where it is consistent with; the need to concentrate development in the priority development and regeneration areas encompassed by the Metropolitan Flagship Initiatives; the Guiding Principles of Sustainable Development; and Strategic Policy 9. Land raising measures should also comply with all of the following criteria:...”

Reason - To restrict the otherwise general policy of land raising to the criteria specified in the modification.

27. In paragraph 10.4 (ii), delete: “should”

Reason - Grammatical correction in connection with modification 26.

28. Paragraph 10.7, alter beginning of third sentence “In 2005 to 2006 24%”

Reason - Updated data. Source: Waste Data Digest 7, SEPA.

29. Paragraph 10.9, line 8 delete: “(usually the Area Waste Plan)”; in line 10 delete: “regional self sufficiency” and in line 12 after “transport”, insert: “Currently guidance on needs assessment and BPEO in the Area Waste Plan is only for municipal waste. The Joint Structure Plan team will work with Glasgow and the Clyde Valley Waste Strategy Area Group in order to produce guidance on commercial and industrial waste.”

Reasons - The Area Waste Plan contains no guidance on needs assessment for commercial and industrial waste. To recognise that economies of scale for new infrastructure may define wide catchments. To provide for the necessary needs assessments for commercial and industrial waste facilities.

30. Paragraph 10.10, insert new first sentence (a) and amend existing first sentence (b).

(a) “The Glasgow and the Clyde Valley Waste Strategy Area Group has a key role in integrating the planning policy approach to deliver the Area Waste Plan across the structure plan area.”

(b) “Local plans should identify sites or provide criteria to identify suitable sites or areas of search for waste management installations to meet....”

Reason - To strengthen the structure plan in relation to the existing requirements of the Waste Management Licensing Regulations 1994.

Section D

31. Schedule 5 (b), insert “*” after Former Lanarkshire Enterprise Zone (various sites) and at foot of schedule add: “* the former LEZ sites of Airbles, Calder, Dunalistair, Excelsior Park, Mossend, Shawhead and Tannochside”

Reason - To specify the sites by name to provide clarity for local planning and development management purposes.

32. Schedule 5 (c), after Ravenscraig, delete “) ”

Reason – typo.

33. Schedule 5 (d) move “Erskine” location from (i) Nationally Safeguarded to (ii) Regionally Important.

Reason - Erskine is not recognised as nationally important in SPP 2.

34. Schedule 5(e), after Forth and Clyde Canal Corridor, insert: “(Millennium Link)”

Reason - To cross-refer more effectively to Diagram 13.

35. Schedule 5(f) after “safeguarding”, delete: “) ”

Reason – typo.

36. Paragraphs 11.6 and 11.8, delete: “zoned” and insert: “allocated” and in paragraph 12.5 delete “zonings” and insert: “allocations”

Reason - terminology consistent with SPP 2.

37. Diagram 14, key - delete: “Finalised” and insert: “adopted”

Reason - The Renfrewshire Local Plan was adopted in March 2006.

38. Paragraph 12.7, line 10 alter last sentence after “communities” and before “having”: and insert “not yet identified in local plans should be given consideration,”

Reason - To clarify the fact that opportunities have been identified in the East Renfrewshire Local Plan. (Technical Report 3/06 paragraph 9.5 refers).

39. Paragraph 12.8, insert after second sentence: “Provision will be made for an additional 122,800 private homes by 2018.”

Reason - To provide additional clarity on housing provision.

40. Paragraph 12.12 - Add new first sentence: “It is estimated that private sector housing demand to 2011 will require 63,650 units, with the effective land supply providing about 59,650 units.”

Reason - To reflect the Alteration’s housing figures and provide read-across with the introduction to paragraph 12.13.

41. Tables 12 and 13, add footnotes:

“Footnote:

Stage 1 – a test of the adequacy of the projected stock in meeting local demand in each sub-market area

Stage 2 – Comparison of supply and mobile demand for each of the two second-tier HMAs (Central and Eastern)

Stage 3 – comparison of supply and demand for the conurbation first tier HMA.”

Reason - To provide clarity and an explanation of stages 1, 2 and 3 of the tables.

42. Paragraph 12.21; line 10 after “purposes.”, insert: “For affordable housing, strategic adjustments to green belts consistent with SPP 21 should be fully assessed in local plan reviews.”

Reason - To provide external consistency with SPP 21 and to provide an additional steer on the formulation of local plan policy.

43. Paragraph 12.22, alter third sentence: “...The principle that town centres should be the preferred locations for focusing the economic potential of new retailing developments is therefore...”

Reason - To provide consistency with SPP 8, paragraphs 1 and 4.

44. Introduction of schedule 6(c)(i) after “against”, insert “results of analysis of”

Reason - To resolve the criticism that the criteria are issues.

45. Schedule 6 (c) (i) criterion (g): delete “for”, insert “to”

Reason - To clarify the intent of the criterion.

46. Paragraph 12.28, line 3 delete: “those” and in line 6 “Clydebank, Cumbernauld and Greenock as well as”

Reason - These are three of the ten named town centre renewal priorities in Schedule 1 (a) so it is unnecessary to single them out.

47. Schedule 6(c)(iv): modify schedule to refer to Glasgow City Centre.

Reason - To clarify the position that the additional retail floorspace applies to the city centre not to other parts of the city, consistent with Diagram 18.

48. Schedule 6 (d): tabulate Paisley and Port Glasgow to separate lines.

Reason - Clarification of separate priorities.

49. Paragraph 13.1 delete: “UK Strategy for Sustainable Development (2005)” and insert “Choosing our Future: Scotland’s Sustainable Development Strategy (2005)”

Reason - To position the introductory paragraph alongside SPPs and a more relevant Scottish reference.

50. Paragraph 13.5, line 3, delete: “affect” and insert: “effect”

Reason – spelling.

51. Paragraph 13.5, last line delete: “Schedule 9B”, insert: ‘Strategic Policy 9B’.

Reason - To correct an error. Schedule 9B does not exist.

52. Strategic Policy 7, from line 5 modify to: “...effect upon these resources informed where necessary by an Appropriate Assessment of the proposal on the conservation interests in the area. The Metropolitan...” and in last line delete: reference to SPP 14 and insert “NPPG 14”

Reason - To prescribe the need for Appropriate Assessment within the policy and as a correction – SPP 14 has not yet been prepared.

53. Strategic Policy 8 (b) insert: “significant” after “for”

Reason - To clarify the policy.

54. Paragraph 13.7 (c) delete entire paragraph and insert:
“National policy statements and SPP 6 Renewable Energy indicate that the Scottish Government is committed to encouraging the development of renewable sources of electricity generation as part of a package of measures in support of the UK Climate Change programme. Within the Structure Plan area there are significant opportunities for wind power generation developments. In accordance with the guidance in SPP 6, Potential Areas of Search for wind farm development have been identified on the southern and eastern edge of the structure plan area (see diagram

22 and technical report TR 8/06). The potential areas of search are based on the continuing importance of protecting areas of sensitivity including strategic environmental resources and the immediate environment of communities. Subject to further evaluation of the strategic sensitivities and detailing through the local planning process (e.g. in terms of their scale and cumulative impact, including on adjoining council areas) they should be the focus for investment in significant wind farm developments.

“Outwith the potential areas of search, significant wind farm developments would raise strategic planning issues, where windfarm proposals will be assessed against constraints including areas designated for their regional and local natural heritage value, tourism and recreational interests, the amenity of local communities, green belt sensitivities, buffer zones, aviation and defence interests and broadcasting installations. Priority should be given to the protection of strategic environmental resources, set out in Strategic Policy 7 and Schedule 7. Proposals affecting other natural heritage interests shall satisfactorily address any impacts on the particular interest that the designation is intended to protect but the designation shall not unreasonably restrict the overall ability of the plan area to contribute to national targets.

“Proposals for all wind farms should be determined in relation to grid capacity, aviation, telecommunications, noise, shadow flicker and in accord with Strategic Policies 9 and 10, and the scale of significance set in schedule 9.

“Other forms of renewable energy generation will be supported including micro-renewables.

“Further evaluation should indicate where opportunities for biomass may be suited, for example in the Rural Investment Areas.

“To address climate change and energy conservation, local plan policies should ensure that new developments exceeding 500 sq.m. floorspace should contribute at least an extra 15% reduction in CO₂ emissions beyond the 2007 Building Regulations CO₂ emissions standard.”

Reasons - To reflect SPP 6 and for consistency with Diagram 22 and Strategic Policy 8 (b). Consistent with Table 6, to widen the scope of the plan for all renewables besides wind power and to provide a guide to sustainable development consistent with the PAN 45 Annex and SPP 6. In accordance with SPP 6 and to reflect the Energy Conservation section of the Supplementary Written Statement and to provide a context for Strategic Policy 9 C (ix).

55. Diagram 22 alter key to: “Potential areas of search for significant windfarms”

Reason - To clarify the purpose of diagram 22.

56. Paragraph 13.7 (d) add at end: “Proposals for minerals extraction should be determined in accord with Strategic Policies 9 and 10 and the scale of significance set in Schedule 9.”

Reason - To provide a context for the implementation of Schedule 9 in relation to Strategic Policy 8 and Schedule 8.

57. Paragraph 13.7 (e), lines 1 and 2 delete: "Mining and Related Minerals"

Reason - Correction to title of SPP 16.

Section E

58. Paragraph 14.1 delete: "Matters Under Review" and insert: "Review of Matters Affecting the Development and Planning of the Structure Plan Area"

Reason - To accord with the title of that supporting document.

59. Joint Policy Commitment 3: under East Dunbartonshire add: "Kirkintilloch, Schedule 1(a)"

Under North Lanarkshire*,
Cumbernauld (CGA), add:
", Town centre renewal)"

after Motherwell, add: ", (Town centre renewal)", insert:

"Wishaw, (Town centre renewal)"

and at end add:

"A8/M8 Corridor (Newhouse-Bargeddie), SP2"

Under Renfrewshire, add:

"Paisley, (Town centre renewal)"

Reason - To provide direction on the provision of additional retail floorspace to address qualitative shortfalls through local planning, consistent with Schedule 1 (a), and paragraphs 8.6 and 12.28 of the Alteration. To provide consistency with Strategic Policy 2.

60. Paragraph 15.3, Heading – modify to: "Departures from the Structure Plan".

Reason – To clarify the context of the departures policy

61. Paragraph 15.3, delete first two sentences and insert: "Planning authorities require to notify certain planning applications to the Scottish Ministers as set out in Circular 5/2007, including significant departures from the development plan."

Reason - to update the plan in respect of Circular 5/2007.

62. Paragraph 15.3, fourth sentence, after... "terms of" insert: "the main aims, objectives and policies of the structure plan and..."

Reason – for internal consistency with the Alteration.

63. Paragraph 15.4, line 2, delete: “in terms of other material considerations and, in particular,”

Reason - To refocus the Alteration on the terms of Strategic Policy 10 (as modified); material considerations are extraneous.

64. Paragraph 15.5, line 3, insert after “are”: “potential”

Reason - To provide consistency with the intent of the tests in Strategic Policy 10, s.25 of the 1997 Act and PAN 41.

65. Paragraph 15.5 add at end: “A proposal which a local authority regards as satisfying one or more of the criteria in Strategic Policy 10 shall not be regarded as according with the Structure Plan.”

Reason - To more appropriately locate, rewrite and refer to the relevant part of footnote 2 deleted from Strategic Policy 10 by modification 73.

66. Strategic Policy 9 – 2nd paragraph insert after “a” and before “departure”: “potential”

Reason - To provide consistency with the intent of the tests in Strategic Policy 10, s.25 of the 1997 Act and PAN 41.

67. Schedule 9, title of threshold 2 after ‘Retail Developments’ add “outside Town Centres”. Delete “Comparison – over 2000 m² or Convenience – over 1,000 m²” and insert: “over 1000 m² where requiring a Retail Impact Assessment”

Reason - There is no requirement in SPP 8 for the additional prescriptive management of floorspace in town centres. For consistency with SPP 8 paragraph 40.

68. Schedule 9, threshold 3, embolden text “**Business Development (Class 4)**”

Reason - To clarify the meaning of the threshold.

69. Schedule 9, threshold 6, embolden text “**General Industrial (Class 5) and Storage or Distribution (Class 6) Developments**”

Reason - To clarify the meaning of the threshold.

70. Strategic Policy 10 – introductory passage – delete in line 5: “...and any other material consideration.”

Reason - Material considerations supplement development plan policies and cannot be part of the policies.

71. Strategic Policy 10 – modify introductory paragraph to: “Any proposal which fails to meet the criteria in Strategic Policy 9 will be regarded as a potential departure from the development plan unless it can be justified against the following criteria:”

Reason - To clarify the purpose of Strategic Policy 10 as a test not an exclusion to development proposals.

72. Strategic Policy 10 – A (v) delete: “specific locational need.”, and insert: “its location.”

Reason - Grammatical correction.

73. Strategic Policy 10 – delete: Footnotes.

Reason - The requirement in Footnote 1 is already stated generally in the policy introduction. Footnotes 2 and 3: there is no justification for a development plan policy to include text on otherwise statutory requirements set out in the Town and Country Planning (Notification of Applications)(Scotland) Direction 2007.

Appendix 1

74. Appendix 1 update first paragraph: “Scottish Planning Policies (SPPs) set out...”

Reason - To update the plan with current references.

75. Appendix 1 B, second bullet, replace: “six” with “five”.

Reason - Consistent with modification 33 to schedule 5(d).

76. Page 83 - Structure Plan Committee to provide general update on SPP and NPPG series.

Reason - To update the plan with current references.

Index

77. Index of Technical Reports, add: “Review of Matters Affecting the Development and Planning of the Structure Plan Area”

Reason - That supporting document is referred to in paragraph 14.1.

Plan-wide

78. Delete all references to: “Scottish Executive” and insert: “The Scottish Government”

Reason - To reflect the new title of government.