



**GLASGOW AND THE CLYDE VALLEY JOINT STRUCTURE PLAN 2000  
FOURTH ALTERATION 2008**

**Commercial Centre Retail Locations** Strategic Planning Role

**STRATEGIC ENVIRONMENTAL ASSESSMENT** Determination Statement



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## STRATEGIC ENVIRONMENTAL ASSESSMENT Determination Statement

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## Introduction

- 1 The Glasgow and the Clyde Valley Structure Plan Joint Committee propose to promote a **Fourth Alteration** to the **Glasgow and the Clyde Valley Joint Structure Plan 2000**.
- 2 The Joint Committee views the changes proposed by the **Fourth Alteration** as minor textual alterations for clarification purposes with no significant change to them or their impact.

## Screening for Strategic Environmental Assessment

- 3 In relation to *Schedule 2 Criteria for determining the likely significance of the effects on the environment of the Environmental Assessment (Scotland) Act 2005*, the Joint Committee has applied these criteria to reach its opinion that the Plan has little or no effect in relation to the environment.
- 4 As required by *Section 9 of the Environmental Assessment (Scotland) Act 2005*, the Joint Committee, as the responsible authority, has prepared a summary of its views as to whether or not the Plan is likely to have significant environmental effects. The **Summary and Screening Report** were sent to each of the consultation authorities as specified within the *Environmental Assessment (Scotland) Act 2005* for their consideration.
- 5 The consultation authorities have considered the screening request for the Consultative Draft **Fourth Alteration** and agree that in respect of air, water, soil, human health and climatic factors, as well as the natural and historic environment, the plan is not likely to have significant strategic environmental effects.
- 6 The **Glasgow and the Clyde Valley Joint Structure Plan 2000, Fourth Alteration 2008 Consultative Draft** was the subject of a five week public consultation (from 19 September to 24 October 2008). Following this consultation period, the text for the **Fourth Alteration 2008, Finalised Draft** remains unchanged except for a titular reference to the Commercial Centre in Cumbernauld to

Westway, Cumbernauld (refer to **Schedule 6(c)(iii)** of the **Fourth Alteration 2008, Finalised Draft**).

- 7 It is important to note that the policy context for the **Fourth Alteration 2008, Finalised Draft** remains unchanged and the sequential approach to directing development to town centres and edge-of-centre locations will continue to take precedence over development in commercial centres.
- 9 The remainder of this Determination Statement outlines the reasons for arriving at this conclusion

## Background

- 10 The **Glasgow and the Clyde Valley Joint Structure Plan 2000, Third Alteration 2006**, in addition to a network of retail centres, identified a number of established out-of-centre locations which, whilst not having a town centre status, have specific roles in terms of retailing and leisure. These locations were recognised in an additional policy **Schedule 6(c)(iii)**.
- 11 The policy priority was still for supporting town centres as the preferred location for new retail development as set out in **Schedules 6(c)(i)** and **6(c)(ii)**. However, **Joint Structure Plan 2000** policies were adjusted by the **Third Alteration 2006** to recognise the role of these other out-of-centre locations within the network of retailing opportunities. The **Third Alteration 2006** has identified that the shopping and leisure, and tourism-orientated centres listed in **Schedule 6(c)(iii)** should be taken into account in the assessment of out-of-centre retail development proposals so as to ensure adverse impacts on them are avoided.



## Modifications to the Third Alteration

- 12 The Scottish Ministers issued Draft Modifications to the **Third Alteration 2006** on 30 November 2007. Draft modifications were not made in respect of Schedule 6(c)(iii) to ensure consistency with **Scottish Planning Policy 8 Town Centres and Retailing** (SPP 8). The Joint Committee focused its response on the specific Draft Modifications. The Scottish Ministers issued **Final Modifications** on 25 April 2008. Consistent with their approach on Draft Modifications, the Scottish Ministers did not make any final modifications.
- 13 The Joint Committee has previously commented on whether the Scottish Ministers might wish to update the terminology to Commercial Centre during the modifications process in order to ensure consistency with SPP 8. The Joint Committee suggested that it would have welcomed this change, as it would have eliminated any uncertainty associated with different terminology, which are effectively synonymous.
- 14 The Joint Committee has outlined that the inconsistency between the **Third Alteration 2006** and SPP 8 is a matter of timing given the issue arose due to the timing of the submission of the Third Alteration 2006 and publication of SPP 8. Therefore, acknowledging the potential for discrepancies between the **Third Alteration 2006** and other policy documents and proposals based upon the updated SPP8 terminology, the Joint Committee has decided that it will promote a **Fourth Alteration** to reflect the terminology of SPP 8 and designate the locations identified in Schedule 6(c)(iii) as Commercial Centres and change Schedules 6(c)(i) and 6(c)(ii) accordingly to reflect the locations' revised titles and outlined roles and functions.



## Scottish Planning Policy Context

15 The Third Alteration was based upon the draft version of SPP 8 Town Centres and Retailing, published on 18 August 2005. That version used *shopping and leisure centres* as terminology for retail locations distinct from *town centres*. The Joint Committee adopted that terminology within the category of *out-of-centre retail locations* in Schedule 6(c)(iii). The Sequential Test *out-of-centre* in the draft SPP 8 made no distinction between the categories of centres in Schedule 6(c)(iii). The Third Alteration 2006 was submitted on 28 April 2006 to the Scottish Ministers and on 1 August 2006 the final version of SPP 8 was published.

### Draft Scottish Planning Policy 8 Town Centres and Retailing

#### *Shopping and Leisure Centres*

Shopping and leisure centres have a more specific focus on retailing and leisure, or can include elements of both. Examples include out-of-centre locations for shopping centres, leisure uses, retail warehouses and parks and factory outlet centres.

The Sequential Test outlined in the final version of SPP 8 identified four categories and requires that locations for development are considered in the following order:

### Scottish Planning Policy 8 Sequential Approach

- (i) **Town centre**
- (ii) **Edge-of-centre**
- (iii) **Other commercial centres identified within the development plan**
- (iv) **Out-of-centre sites in locations that are, or can be made, easily accessible by a choice of modes of transport**

16 The final version of SPP 8 incorporated a change in terminology from *shopping and leisure centres* to *commercial centres*, as distinct from *town centres*.

### Scottish Planning Policy 8 Town Centres and Retailing

#### *Commercial Centres*

These centres generally have a more specific focus on retailing or retailing and leisure uses. Examples include out-of-centre shopping centres, commercial leisure developments, mixed retail / leisure developments, retail parks and factory outlet centres.



## Reason for the Fourth Alteration 2008

### Reason for the Fourth Alteration 2008

- 17 A failure to reflect the published SPP 8 guidance within the Structure Plan could diminish the current strategy of a plan-led approach to the provision of retailing opportunities within the Glasgow and the Clyde Valley area. The **Fourth Alteration 2008, Finalised Draft** seeks to bring the Approved Structure Plan into alignment with the Scottish Government's published policy and therefore provide the constituent authorities of the Joint Committee with up-to-date strategic guidance to be used when considering retail planning applications and enable decisions to be taken in line with the current policy presumption which seeks to direct investment and development to existing town centres within the Glasgow and the Clyde Valley area. The **Fourth Alteration 2008, Finalised Draft**, therefore, reflects a change in terminology to accord with SPP 8, leading to previously identified *out-of-centre retail locations* being renamed *commercial centres*.
- 18 The locations proposed to be identified as *commercial centres* within the **Fourth Alteration 2008, Finalised Draft** were identified as *out-of-centre locations* within the **Third Alteration 2006** and subject to the appropriate environmental assessment.
- 19 The updated terminology does not alter the policy priority of focussing development within existing town centres. Commercial centres are sequentially below town centres and edge-of-centre sites in the proposed updated policy and, as stated previously, the proposed change is purely a matter of timing regarding the publication of the final version of SPP 8 in August 2008 and submission of the **Third Alteration 2006** to Scottish Ministers in April 2008.
- 20 It is important to note that the **Fourth Alteration 2008, Finalised Draft** does not seek to identify new out-of-centre locations; it continues to focus development on the existing network of centres, nor does it seek to promote additional retailing opportunities, increase floorspace or significantly change the role and function of those out-of-centre locations designated as commercial centres.

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- 21 The locations identified as Commercial Centres within the **Fourth Alteration 2008, Finalised Draft** were all identified as *out-of-centre* locations within the **Third Alteration 2006** and subject to environmental assessment. The updated terminology does not alter the policy priority of focussing development within existing town centres, commercial centres are sequentially below town centres in the proposed updated policy and as stated previously the proposed change is purely a matter of timing regarding the publication of the final version of SPP 8 and submission of the **Third Alteration 2006** to Scottish Ministers. The **Fourth Alteration 2008, Finalised Draft** does not seek to identify new *out-of-centre* locations; it continues to focus development on the existing network of centres. The **Fourth Alteration 2008, Finalised Draft** does not seek to promote additional retailing opportunities or increase floorspace or change the role and function of the out-of-centre locations designated as *commercial centres*. It is considered that there will not be environmental consequences from changing the terminology from *out-of-centre* to *commercial centre* since the policy context remains unchanged. In other words, the sequential approach to directing development to town centres and edge-of-centre location takes precedence over development in commercial centres.
- 22 The Fourth Alteration Finalised Draft is required to reflect the terminology of Scottish Planning Policy 8 Town Centres and Retailing and will seek to designate the *out-of-centre* locations identified in Schedule 6(c)(iii) as *commercial centres* where applicable and make the necessary consequential changes in Schedules 6(c)(i) and 6(c)(ii). These changes were highlighted in the Screening Report for the **Fourth Alteration 2008, Finalised Draft**.
- 23 It is important to note that the policy context for the **Fourth Alteration 2008, Finalised Draft** remains unchanged and the sequential approach to directing development to town centres and edge-of-centre locations taking precedence over development in commercial centres remains unchanged.
- 24 Consequently, the **Fourth Alteration 2008** simply seeks to change the terminology to reflect SPP 8 and the Joint Committee is of the opinion that the **Fourth Alteration 2008, Finalised Draft** to the **Glasgow and the Clyde Valley Joint Structure Plan 2000** is unlikely to have significant environmental effects.



## Conclusion

- 25 Therefore, having had regard to the characteristics of the Plan and the characteristics of the effects and of the area likely to be affected by the proposed **Fourth Alteration 2008, Finalised Draft**, the Joint Committee has concluded, as the responsible authority, that it will have not have any negative environmental effects and should be exempt from the requirement for environmental assessment outlined in the *Environment Assessment (Scotland) Act 2005*.



Approved by the Glasgow and the Clyde Valley Structure Plan Joint Committee  
on **1 December 2008**