

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

**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.

Paragraph 7.3 after "local plans" delete "and are....to... Statement" and insert: "The National Planning Framework recognises those three broad areas as national spatial priorities. Additionally, the Scottish Government'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 *and the continued commitment to the redevelopment of Ravenscraig.*" Also insert "successful" before "bid" on line 9.

Reasons - To clarify which locations are national priorities and those that are regional in scale and to accord with the Scottish Government's Regeneration Policy Statement. To reflect the fact that Glasgow will host the Commonwealth Games in 2014.

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

Reason – typo.

5. Paragraph 7.6 (c) 'Garthamlock'

Reason – spelling.

## Section C

6. Strategic Policy 1, last line, before Diagram 9, delete “the” and after “9” insert “to take account of the requirements of SPP 21.”

Reason – to reinforce the link with Scottish Planning Policy on green belts.

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

Reason – grammar.

8. Paragraph 8.9 delete “3,497” and “2005” in first sentence and insert, “3,272” and “2007”.

Reason - To provide up-to-date statistics. Source: Scot. Exec., Stat Bulletin PLG/2008/1, Tables 1 and 5.

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

Reason - To make clear that requirements encompass all the matters listed in the subsequent bullet points.

10. Paragraph 8.14 fourth bullet point; insert “satisfactory” before “treatment”.

Reason - For clarity and consistency with Scottish Ministers’ policy.

11. Paragraph 8.14 insert additional bullet:

- “landscape character assessment”

Reason - To indicate the relevance to master planning of landscape character assessment and associated techniques, consistent with paragraph 8.29 bullet 5 and paragraph 13.3.

12. Paragraph 8.15 insert at end: “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. Strategic Policy 4 specifically makes provision for these enhancements”

Reason - To indicate the acceptance of the principle of a new M8 junction at Bishopton and on resolution of the road and rail capacity issues in the context of Scotland’s Railways and the Strategic Transport Projects Review.

13. 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.

14. Paragraph 8.24, line 8, insert “a” before “dedicated”

Reason – grammar.

15. 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.

16. Delete “Clyde Valley Community Forest” and insert “East Kilbride”

Reason – To reflect the correct provision of Schedule 1(f).

17. Paragraph 8.32 - delete last sentence and insert: “The broad framework of green belt resources is set out in Diagram 9. In line with the settlement strategy and its component community growth areas set out in the 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. Paragraph 9.16 after “Diagram 12” insert “These priorities are required to provide long-term rail and road capacity enhancements to support the Metropolitan Development Strategy and its Agenda for Sustained Growth.”

Reason – to indicate the reasoning behind the support for transport priorities.

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

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

21. Schedule 4(iii) embolden Authority names

Reason – to improve readability.

22. Schedule 4(iv) insert: “A737 Roadhead Roundabout” and “M80 Steps to Haggs”

Reason - To recognise Transport Scotland's commitment to improvements to trunk roads and for consistency with Diagram 12.

23. Insert asterisks after "M77 junction 4 upgrade (safeguarded potential)" and "Improvements to the M8 between Junctions 26 and 29 (in particular), and access roads to Glasgow International Airport" Add at end of Schedule (iv) "\*\* At present Transport Scotland is not committed to these schemes which will require appraisal to justify government support."

Reasons - to reflect the Scottish Government's position in relation to the M77 and M8 schemes.

24. Diagram 12 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 the commitment and opportunity created by the re-opening of the Airdrie-Bathgate railway and to correct a typo.

25. Paragraph 9.18, third bullet alter to read: "– including improved capacity and better access to the rail network;"

Reason: Consistent with Scotland's Railways long term goals.

26. Paragraph 9.19 after "period" insert: "and include"

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

27. Paragraph 9.19 third bullet alter to read: "**M8 between junctions 26 and 29** - improvements to the general capacity of this stretch of motorway, to the junctions that serve it, and to related access roads, are critical to ensuring improved accessibility to strategic developments in the western conurbation, such as Riverside Inverclyde, Glasgow International Airport and a community growth area at Bishopton Royal Ordnance Factory. At present there is no commitment from Transport Scotland and scheme appraisal will be required to justify government support. The potential for improvements to this part of the strategic road network therefore need to be safeguarded as set out in Schedule 1(e)."

Reason - to clarify the plan's support for this road scheme and explain the Scottish Government's position.

28. At end of paragraph 9.19 add fourth bullet:

- M80 Steps to Hags - construction of a new offline dual carriageway from Steps to Mollinsburn, with the existing A80 between Mollinsburn and Hags 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.

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

Reason - For consistency and accuracy.

30. Paragraph 10.2, line 20 after “Water”, insert: “, as set out in PAN 79 Water and Drainage, particularly in relation to drainage connections for strategic development priorities (diagram 4)” Add at end of paragraph: “In rural non-sewered areas, private schemes may offer advantages in allowing development to take place.”

Reason - To reflect the terms of PAN 79, and to clarify the presumption that in sewered areas development should make connections to public sewerage infrastructure.

31. Paragraph 10.4 from line 6 amend 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; or where compatible with the Guiding Principles of Sustainable Development and Strategic Policy 9. Land raising measures should also comply with all of the following criteria:...”

Reason - To indicate the circumstances in which land raising may be acceptable.

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

Reason - Grammatical correction in connection with modification 31.

33. Paragraph 10.7, delete all after first sentence and replace with: “In preparation for the National Waste Management Plan for Scotland, the Scottish Government has set a target of recycling or composting 70% of municipal waste by 2025. The Scottish Government also considers that no more than 5% of municipal waste should be landfilled by 2025. Greater emphasis will be placed on managing commercial and industrial waste with new targets to be developed for reducing the amount sent to landfill. It is intended that no more than 25% of municipal waste should be treated in energy from waste plants by 2025. Where energy from waste plants are proposed, the Government has a strong preference, in relation to both municipal waste and commercial and industrial waste, for energy from waste plants with high levels of efficiency such as those providing combined heat and power or district heating.”

Reason – To reflect the Scottish Government’s waste policy statement of 24 January 2008.

34. Paragraph 10.8 delete entire paragraph and replace with: “Meeting the Government’s waste policy targets requires the development of additional waste management facilities in the structure plan area. An assessment of the need for waste management facilities has been carried out in preparing the Glasgow and the Clyde Valley Area Waste Plan. The Government will consult on the future of Area Waste Plans and Area Waste Groups in the context of the preparation of the National Waste Management Plan. In addition to the requirement for facilities to divert waste

from landfill, including efficient energy from waste plants, other sites will be required for transfer, recycling and composting activities. The aim is to create an integrated network of long term waste management facilities to serve Glasgow and the Clyde Valley, as recognised in Strategic Policy 6(f). Technologies that may form part of the integrated network include materials recycling facilities, mixed waste processing facilities, composters, biological/mechanical treatment facilities and energy from waste plants.

Reason – to reflect the Scottish Government’s waste policy statement of 24 January 2008.

35. 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 the guidance on needs assessment and BPEO in the Area Waste Plan relates only to municipal waste. The Structure Plan Joint Committee will work with Glasgow and the Clyde Valley Waste Strategy Area Group to set targets which support the Government’s policy of reducing the amount of commercial and industrial waste sent to landfill.”

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. To reflect the Scottish Government’s waste policy statement of 24 January 2008

36. Paragraph 10.10, delete entire paragraph and replace with: “Local plans should identify sites or provide criteria to identify suitable sites or areas of search for waste management installations to achieve the necessary increases in capacity. SPP 10 Planning for Waste Management provides a model policy focused on industrial land. Other potentially suitable locations include existing waste management facilities and degraded, contaminated or derelict land (where redevelopment can contribute to restoration and rehabilitation). Local plans should consider the efficiencies which can be achieved through combined heat and power or district heating schemes when identifying locations for energy from waste plants. Waste management technologies and best practice in the design of waste management facilities are constantly changing. Waste issues will be monitored regularly to ensure that the planning framework supports the need for new waste management facilities and consideration of innovative proposals.”

Reason - To strengthen the structure plan in relation to the requirements of the Waste Management Licensing Regulations 1994 and SPP 10.

## **Section D**

37. Schedule 5(c) place Govan and Inverclyde Waterfront on separate lines. Delete “Clydebank Waterfront” and insert “Clydebank Riverside”.

Reasons – corrections.

38. 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.

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

Reason – typo.

40. 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.

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

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

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

Reason – typo.

43. 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.

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

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

45. Strategic Policy 6(f) – delete “system” and insert “network”

Reason – Term consistent with Waste Management Licensing Regulations 1994.

46. Paragraph 12.7, line 10 amend 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).

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

Reason - To provide additional clarity on housing provision.

48. Change heading before paragraph 12.12 to Housing Land Requirements 2004-2011.

Reason – correction.

49. Paragraph 12.12 - Add new first sentence: “It is estimated that private sector housing demand between 2004 and 2011 will require 51,950 units, with the effective land supply providing about 47,950 units.”

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

50. 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.

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

Reason - To provide consistency with SPP 8.

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

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

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

Reason - To clarify the intent of the criterion.

54. 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.

55. 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.

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

Reason - Clarification of separate priorities.

57. 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.

58. Paragraph 13.5, line 3, delete: "affect" and insert: "effect"

Reason – spelling.

59. Paragraph 13.5, last line delete: "Schedule 9B", insert: 'Strategic Policy 9B'.

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

60. 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.

61. Strategic Policy 8 (b) insert: "significant" after "for"

Reason - To clarify the policy.

62. 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 significant 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, and all windfarm proposals will be assessed against constraints including the historic environment, 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 assessed in relation to criteria including, as appropriate, grid capacity, impacts on the landscape and historic environment, ecology (including birds), biodiversity and nature conservation, the water environment, communities, aviation, telecommunications, noise and 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 there may be opportunities for biomass related development, for example in the Rural Investment Areas. “

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.

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

Reason - To clarify the purpose of diagram 22.

64. 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.

65. Paragraph 13.7 (e), lines 1 and 2 delete: “Mining and Related Minerals”

Reason - Correction to title of SPP 16.

## **Section E**

66. 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.

67. 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.

68. Paragraph 15.3, Heading – modify to: “Departures from the Structure Plan”.

Reason – To clarify the context of the departures policy.

69. 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.

70. 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.

71. 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.

72. 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 78.

73. Strategic Policy 9 A (iii) – delete “6(b)(iv) and insert “(6(b)(iii)”.

Reason – correction.

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

Reason - To clarify the meaning of the threshold.

75. 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.

76. 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.

77. Strategic Policy 10 A - change heading to: “The justification for the development in terms of.”

Reason – To more clearly introduce criterion (v).

78. 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 need for a development plan policy to include text on statutory requirements set out in the Town and Country Planning (Notification of Applications)(Scotland) Direction 2007.

## **Appendix 1**

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

Reason - To update the plan with current references.

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

Reason - Consistent with modification 40 to schedule 5(d).

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

Reason - To update the plan with current references.

## **Index**

82. 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**

83. Delete references to: "Scottish Executive" and insert: "The Scottish Government" where appropriate.

Reason - To reflect the new title of government.