

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: Glasgow & the Clyde Valley Consultative Draft Structure Plan 2005
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 8 June 2005	Ref: PL/32/01	

1. Purpose of Report

- 1.1 The purpose of this report is to advise Members of the publication of the Consultative Draft of the Glasgow and the Clyde Valley Structure Plan 2005 and to outline the policy approach proposed.

2. Sustainability Implications

- 2.1 The existing Structure Plan 2000 is based on a set of Guiding Principles for Sustainable Development and these will continue to underpin the 2005 Plan. The 2005 Plan will be accompanied by a Strategic Environmental Assessment (SEA) and a scoping report for the SEA has been issued with the Consultative Draft.

3. Background

- 3.1 The Glasgow and the Clyde Valley Joint Structure Plan 2000 became operative in May 2002 and two Alterations, dealing with the strategic planning roles of Ravenscraig and Glasgow Airport became operative in Spring 2003 and Spring 2004 respectively. An appeal against the Scottish Ministers decision to approve the Ravenscraig Alteration was rejected by the Inner House of the Court of Session. One of the parties has initiated a review of that decision by the House of Lords. The 2000 Plan is now being updated in the light of the National Planning Framework for Scotland.
- 3.2 The Consultative Draft Plan was issued for consultation on 10 May 2005 with consultations and representations being sought by 21 June 2005. The document has been distributed widely, including the council's partner organisations and Community Councils. A public meeting is being arranged in Cumbernauld during the consultation period, to be addressed by the Structure Plan Manager, on a date yet to be determined. A copy of the Plan and an accompanying CD which includes Background and Technical Reports has been placed in the Members Library. It is proposed that the Finalised Plan is submitted to the Scottish Ministers in Autumn 2005.

4. Policy Approach in 2005 Plan

- 4.1 The effect of the policies and targets in the National Planning Framework and the Treasury Public Service Agreement is that a more sustainable pattern of development throughout the United Kingdom is being sought. This recognises the desirability and potential for reversing the decline of population and workforce in the West of Scotland. The 2005 Plan therefore proposes

an 'Agenda for Sustained Growth' to achieve a major shift in the economic competitive position of the Structure Plan area. This assumes a faster rate of development than in the 2000 Plan.

- 4.2 The Agenda for Sustained Growth assumes that Glasgow and the Clyde Valley will be one of the growing economic regions of the United Kingdom. Although European Regional Development Funding will change in 2006 the Plan is based on key European Union (EU) agendas and therefore should be reflected in any new programme of support by the EU. The major shift in the economic competitive position of the Structure Plan area assumes a faster rate of development than in the 2000 Plan which will result in a substantial growth in households. The Structure Plan area has been characterised by out migration for many years but the level of out migration has been reducing in the last decade and this is projected to continue such that there would actually be population growth after 2013. It is projected that, by 2017, there could be around 95000 more households in the Structure Plan area.
- 4.3 The Plan recognised that, to achieve sustained growth, it will be necessary to ensure that there are sufficient development opportunities available, particularly for new business and housing developments. The key factors for the identification of development opportunities are as follows:
- There could be a demand for about 900ha of industrial and business land to 2017, compared with a current supply of 1,000ha. Overall, therefore, there is sufficient land to accommodate the Agenda for Sustained Growth.
 - It is assumed that future economic growth will depend increasingly upon the service and knowledge sectors in non-industrial locations such as Glasgow City Centre, eight Strategic Business Centres (which include Cumbernauld and Motherwell) and the Universities. However, the Council's support for a proposed development at Douglas Support Estate is recognised although a number of issues are identified (see paragraph 5.1 below) that require to be resolved if the proposal is to be supported in the Final 2005 Plan.
 - The assessment of requirements for private sector housing has been carried out for two periods : to 2010 and 2010-2017. It is concluded that at 2010 the existing land supply and known additions will be sufficient to meet demand over the whole area. However, the surplus in Airdrie and Coatbridge to meet local demand is only 50 units which does not allow for a margin of error and the land supply for the wider market area is heavily dominated by one location in South Lanarkshire. Therefore, notwithstanding the overall conclusion, it would be prudent to consider making provision to augment the land supply in Airdrie and Coatbridge for the period to 2010. At 2017 there are substantial shortfalls in land supply in all parts of the Metropolitan Area totalling some 23,000 units.
 - Requirements for social rented and other forms of affordable accommodation are not yet clear but will emerge from individual Authorities local housing strategies.
 - It is proposed to replace the existing network of town centres of equal status by a hierarchy of centres with Glasgow City Centre at the apex: nine sub-regional town centres (including Cumbernauld and Ravenscraig) which have a wide range of community, retail and administrative functions that require to be safeguarded and renewed: and 44 local centres (including Kilsyth, Coatbridge, Airdrie, Bellshill, Motherwell and Wishaw).
 - The growth proposals in the Plan are supported by proposals for the Transportation Network, the Green Network and issues over Water Services infrastructure are also addressed.
 - The approach to the wider environmental framework including areas for further afforestation and preferred areas for windfarms is reviewed in the Plan. However, no change is proposed to mineral search areas, and it is likely that this will be the subject of comments by Community Councils in the areas affected. The Greengairs Joint Action Group has submitted comments to the North Lanarkshire Local Plan that it cannot support further opencast or quarrying operations save in exceptional circumstances..
- 4.4 It is recognised in the Plan that additional housing requirements cannot be met from urban renewal alone and thus urban expansion areas will require to be identified. North Lanarkshire is in the fortunate position of having the North Lanarkshire local Plan in preparation. Several hundred locations for housing have been submitted to the Council by landowners, developers

and builders and are currently being assessed. Therefore North Lanarkshire will be in a strong position to submit prospective locations for consideration for inclusion in the final Plan.

5. Conclusions

- 5.1 The overall strategy in the Consultative Draft Structure Plan 2005 remains unchanged from the Structure Plan 2000. However, a strategy of economic growth underpins the new Plan and, if this growth is to be achieved an increase in the pace of development will be required. This will, in turn, require the identification of substantial areas of urban expansion. The Consultative Draft Plan raises four specific issues that require to be addressed by the Council:
1. The provision of more information in support of Douglas Support to address the issues raised in the Consultative Draft, specifically the need for more business space; transportation impacts; and environmental impacts of the proposal.
 2. The identification of areas of urban expansion so that they can be considered for inclusion in the Final Plan to meet demand to 2017.
 3. What is the appropriate response to the relatively tight land supply position in Airdrie and Coatbridge at 2010. At present no action is envisaged in the Draft Plan but the merits of making a specific release or releases to relieve this position are a matter for consideration.
 4. How to respond to concerns about the effects of opencast coal mining in parts of North Lanarkshire.
- 5.2 It is envisaged that a further report be brought to Committee on points 1. to 4. and meantime the Joint Committee be informed that North Lanarkshire Council wish to give further consideration to these points.

6. Corporate Considerations

- 6.1 The strategy of the existing Structure Plan remains unchanged in the new Consultative Draft Plan and therefore relationships to other Council strategies are unchanged. While an increase in the pace of development is proposed the ramifications of this are of a land use nature. The assessment of prospective development areas will involve discussion with other Service Departments through the Local Plan process.

7. Recommendation

1. It is recommended that Committee notes the publication of the Glasgow and the Clyde Valley Consultative Draft Structure Plan 2005, the increase in the pace of development proposed, the implications for North Lanarkshire and actions required as detailed in Paragraph 5.1 above.



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24 May 2005

Local Government Access to Information Act: for further information about this report, please contact Craig Lindsay on 01236 616458.

Background Material:

Glasgow and the Clyde Valley 2025, Consultative Draft Structure Plan, May 2005 - Report
Glasgow and the Clyde Valley 2025, Consultative Draft Structure Plan and Accompanying Documents - CD