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Our ref: POL/14771
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Dear Mr Tait

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN - MINISTERIAL APPROVAL

The Scottish Ministers have decided to approve the above plan with modifications. In reaching their decision they have considered the issues raised in representations made in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) (“the Planning Act”) and the report from the examination conducted under Section 12 of the Planning Act.

The Scottish Ministers approve the Glasgow & Clyde Valley Strategic Development Plan with the modifications specified in the Annex to this letter. Ministers accept the reasons set out in the examination report for the modifications in Part 1 of the Annex and adopt them as their own. Ministers also accept, and adopt as their own, the reasons set out in the examination report for not making modifications for the remaining 18 issues and propose no modifications in respect of them. The modifications specified in Part 2 of the Annex are minor, technical amendments for the purposes of clarity. Ministers have assessed the modifications for the purposes of Strategic Environmental Assessment, Habitats Regulations Appraisal and Equalities Impact Assessment and find that no significant impacts arise.

The Glasgow & Clyde Valley Strategic Development Plan as modified is constituted as the strategic development plan for the Glasgow & Clyde Valley Strategic Development Plan Area from the date of this letter.

Scottish Ministers’ approval of the Proposed Plan, as modified, is founded primarily on the consideration of its policies and general purposes and relates to the Proposed Plan as a whole. It should be understood that the Scottish Ministers’ approval of the plan does not convey any approval of any matter therein for any other statutory purpose. In particular it does not commit the Scottish Ministers, or any other government department, to the payment of grant on any particular project or to the amount or timing of any capital expenditure. Approval does not extend to other documents submitted with the Proposed Plan.

The foregoing decision is final, subject to the right, conferred by Section 238 of the Planning Act, of any person aggrieved by the Scottish Ministers' decision to apply to the Court of Session within six weeks from the date of publication of the Plan, as modified, whereby the Court may quash the plan (in whole or in part) if it is satisfied that it is not within the powers of the Act or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirement of the Act.

Under Section 14 of the Planning Act, the Strategic Development Planning Authority must now publish the Plan, as modified, send two copies to the Scottish Ministers, place a copy of it in public libraries in the strategic development plan area, notify those who made representations on the plan and advertise in a local newspaper that the plan has been published. Information about this decision will also be posted on the Scottish Government's website at www.scotland.gov.uk/planning.

Yours sincerely



Rosie Leven
Principal Planner

ANNEX: THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN - MINISTERIAL APPROVAL

PART 1

MODIFICATIONS

ISSUE	RECOMMENDATION
1. Strategic Development Plan	Modify the fifth paragraph on page v, by adding: “It is intended to review the strategic development plan every five years, in line with Scottish Planning Policy.”
2. Philosophy and Principles	<p>1. Modify the second bullet point of the ‘Fundamental Principles of the Strategic Development Plan’ to read: “New strategic development proposals which do not reflect the Spatial Development Strategy and its related frameworks are deemed not supportive of the Spatial Vision and Strategy. As such, they will require to be assessed upon their own merits by the relevant local authority. This assessment should adopt the sustainable location assessment set out in Diagram 4 which reflects the philosophy and policy direction of the Strategic Development Plan. This will assist the local authority to decide on the acceptability of such proposals where these are unrelated to a known need or demand that has been established in the development plan, and/or are proposed for a location which is not sustainable.</p> <p>2. Modify Diagram 4 by adding explanatory notes to the Demand-side element, as follows: “Explanatory notes:</p> <ul style="list-style-type: none"> • This will not apply in the case of town centre retail and commercial development, where the relevant policy in Scottish Planning Policy should be followed. • Whilst the existence of known need/ demand may be a supporting factor, the lack of need in itself is not a valid consideration, unless the lack of need is relevant because of the detrimental effects of the development.”
3. Economic and Demographic Framework	No modifications.
4. Spatial Vision	1. Modify the Energy section of Diagram 7 to read: “As an adjunct to centralised generation, decentralised distributed power plants, based on alternative technologies, will be located across the city-region exploiting opportunities to develop biomass, combined heat and power and other forms of renewable energy. In the long term, the balance should shift from decarbonised centralised energy from the National Grid to decentralised energy generation based on alternative renewable sources.”

	2. Add to paragraph 4.1 the following: “Diagram 9 selects key elements from Diagram 8 to illustrate how the components of the Spatial Development Strategy are linked to the delivery of some of the key physical elements of the Spatial Vision.”
5. Spatial Development Strategy Model	No modifications
6. Strategy Support Measure 2: Longer-term potential strategic	No modifications
7. Strategy Support Measure 3: Strategic Economic Investment Locations	No modifications
8. Competitiveness	No modifications
9. Connectivity	Replace the first paragraph of Strategy Support Measure 5 by the following: “Following the identification of a location in central Glasgow for a high speed rail terminus by the Scottish Partnership Group (which includes Glasgow City Council and other stakeholders), Glasgow City Council and related stakeholders are to secure and safeguard related development land, and to secure and safeguard the options for sustainable transport connections between the terminus and the rest of the city-region.”
10. Strategy Support Measure 6: Strategic Freight Facilities	No modifications
11. Strategy Support Measure 7: Sustainable Transport	1. Add “new rail station at Ravenscraig” to the fourth column of Schedule 4 against radial corridor R5. 2. Remove the reference to extending the subway in the fourth column of Schedule 4 against City Centre.
12. Green Network	No modifications
13. Green Belt	No modifications
14. Forestry and Woodland Strategy	Add the following text to paragraph 4.52 of the proposed plan: “The Preferred (Urban Fringe) area in Diagram 14 is used to highlight the great opportunity for public benefit from any woodland expansion close to settlements but does not infer blanket suitability of this area for woodland, or necessarily exclude other uses.”
15. Surface Coal Search Areas	No modifications
16. Wind Energy: Broad Areas of Search	1. Add the following after the second sentence of paragraph 4.63: “Diagram 16 has been derived by mapping significant constraints, namely: international and national designations; windfarms of 20MW or over which are

	<p>existing, consented or at planning application stage; green belt; 2-kilometre-wide buffers around settlements; and Regional Scenic Areas (Kilpatrick Hills, Campsie Fells and Kilsyth Hills) .”</p> <p>Modify the following sentence to read (in part):</p> <p>“It illustrates the areas of search ...”</p> <p>2. Add the following at the end of paragraph 4.63:</p> <p>“In their refinement of this strategy, local authorities are required, among other things, to distinguish those areas outwith the broad areas of search which require significant protection from those with potential constraints.”</p>
17. Effectiveness and Additional Housing Land	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
18. Removal of Community Growth Areas	No modifications
19. Housing Market Areas	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
20. Generous Land Supply	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
21. Urban Capacity Study	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
22. All Tenure Housing Requirement	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
23. Definitions of Intermediate Housing and Affordable Housing	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
24. Housing Land Additions: Specific	No modifications
25. Miscellaneous: Housing	No modifications
26. Particular Housing Needs	No modifications
27. Strategy Support Measure 10: Housing and local flexibility	The modifications to the plan arising from the conclusions reached on Issues 17, 19 to 23, and 27 are set out in the Appendix below.
28. Network of Strategic Centres	No modifications
29. Infrastructure: Energy	<p>In Spatial Framework 4, introduce a new paragraph before paragraph 4.106 as follows:</p> <p>“The proposed plan predicates its strategy on centralised energy generation companies moving to implement the substitution of non-carbon fuels and carbon capture and storage technology, once beyond prototype, in order to</p>

	decarbonise centrally generated energy. It recognises the need to diversify the energy generation mix and provide the strategic planning context for a low-carbon future with both centralised and de-centralised energy supply in that mix.”
30. Infrastructure: Waste	Modify the last sentence of paragraph 4.110 to read: “The SDP recognises waste as an economic resource which can support its vision, including as a source of energy production as well as supporting through Strategy Support Measure 13 the re-use of waste heat.”
31. Infrastructure: Water Environment	Modify Strategic Support Measure 14 by inserting after ‘In order’: “to address the implications of sea level rises in the coastal zone and ...”
32. Infrastructure: Broadband	No modifications
33. Lack of Fisheries Policy	No modifications
34. Strategy Support Measure 15: Meeting risk - delivering the spatial development priorities	No modifications
35. Miscellaneous	No modifications
36. Natura 2000 sites	1. Modify Schedule 2 by adding a double asterisk after ‘Glasgow International Airport Zone (Airport plus 3 sites)’; and inserting an associated footnote to the schedule to read: “** In light of the habitats regulations appraisal, development proposals are required to demonstrate that they would not adversely affect the Black Cart Special Protection Area. “

APPENDIX: MODIFICATIONS ARISING FROM ISSUES 17, 19 to 23, and 27

1. Delete the final sentence of paragraph 4.65.
2. Replace the third sentence of paragraph 4.70 with: ‘These periods align with the anticipated adoption of local development plans by 2015, ensuring both that a five years’ effective housing land supply is maintained throughout the period up to 2020, and that these plans’ housing land allocations also allow for a longer term supply up to 2025.’
3. In paragraph 4.71, modify:
 - The first sentence by deleting ‘adopting optimistic household projections,’;
 - The second sentence by deleting ‘All’, and by replacing ‘has been deferred to’ with ‘will be confirmed by’.
4. Add to the end of paragraph 4.72: ‘The planned development of the community growth areas is also intended to deliver sustainable communities, although mainly on greenfield sites.’

5. Replace the third and fourth sentences of paragraph 4.75 with: ‘Schedules 8 and 9 show that there may be sufficient land from these combined sources to meet demand in this sector both to 2020 and to 2025. This preliminary conclusion will be subject to the detailed assessment of all sites to be allocated in local development plans. The requirements shown in Schedules 6 and 7, and also reflected in Schedule 11A, supersede the approved 2006 structure plan.’

6. Replace the final two sentences of paragraph 4.76 with: ‘The number of additional private sector house completions required in each local authority area is set out in Schedule 7. This is derived from the comparison of private sector supply and demand for each housing market area set out in Schedules 8 and 9, and takes account of shortfalls and surpluses identified there. The requirements set out in Schedule 7 for the private sector are to be met through housing land allocations in local development plans in accordance with the all-tenure housing requirements identified indicatively in Schedule 11A.’

7. Replace the final two sentences of paragraph 4.77 with: ‘On this preliminary and indicative basis, existing sites already identified in housing land audits together with new sites identified through the urban capacity study may be sufficient to meet all private sector housing requirements up to 2025 across all housing market areas. However, local authorities will be required to demonstrate that the sites to be allocated in their local development plans are capable of proving effective in delivering the required housing completions in the relevant periods, and will maintain the availability of a five years’ effective housing land supply throughout. This will ensure the provision of a sufficiently generous housing land supply for the private sector to meet the identified housing requirements, both to 2020 and to 2025.’

8. Modify the title of Schedule 8 to read: ‘Preliminary and Indicative Comparison of Private Sector Supply and Demand, 2009 to 2020, Housing Market Areas’

9. Modify the title of Schedule 9 to read: ‘Preliminary and Indicative Comparison of Private Sector Supply and Demand, 2009 to 2025, Housing Market Areas’

10. After Schedule 11, add:

‘Schedule 11A: Indicative all-tenure housing requirement
2008/2009 to 2025, by local authority area

Local authority area	2008/2009 to 2020	2020 to 2025	2008/2009 to 2025
East Dunbartonshire	9,100	1,600	10,700
East Renfrewshire	5,200	500	5,700
Glasgow City	71,500	19,900	91,400
Inverclyde	5,200	200	5,400
North Lanarkshire	15,200	6,400	21,600
Renfrewshire	9,100	2,700	11,800
South Lanarkshire	29,100	3,800	32,900
West Dunbartonshire	2,800	1,200	4,000
GCV total	147,200	36,300	183,500

11. Add footnote to Schedule 11A to read: ‘The figures in each column for each local authority area are derived by adding the relevant figures from Schedules 7 and 10.’

12. Modify the titles above the text from paragraphs 4.85 to 4.89 to read: 'Indicative All-Tenure Housing Requirement and Local Authority Flexibility'.

13. Modify the text from paragraph 4.85 to paragraph 4.89 to read:

4.85 The indicative all-tenure housing requirement set out in Schedule 11A reflects the information set out in Schedules 7 and 10. The figures in Schedule 11A aggregate, for each local authority area and for the periods to 2020 and then to 2025, both the estimated number of net new private sector completions required to meet projected demand and the estimates for affordable sector housing needs.

4.86 Schedules 7 and 10 are both derived from the housing need and demand assessment, but the figures require to be treated as indicative at this stage, as a number of important caveats apply to the results of the assessment. These require to be considered further in the preparation of each local authority's local housing strategy and local development plan, mainly because different methodologies were used for calculating private sector demand and affordable housing needs. In preparing its local development plan to comply with this strategic development plan, each planning authority should justify any variation from the indicative requirements set out in Schedule 11A.

4.86a Such variations could be demonstrated from further analysis in relation to:

- The scale of backlog need and the rate at which it can be met;
- The scale of identified need for affordable housing;
- The likely availability of public subsidy;
- The capacity of private developers to deliver various forms of affordable housing;
- Double-counting or under-counting arising from the use of inconsistent methodologies, including the different base dates of 2008 and 2009;
- The extent to which housing needs can be met without building new houses;
- The application of quota policies to secure affordable housing on a proportion of a private sector site;
- The identification of insurmountable infrastructure constraints; or
- Agreement of an adjoining authority to meet some of the identified housing needs or demands.

4.87 The strategic assessment of housing requirements has been undertaken in the knowledge that the range of assumptions employed in the housing need and demand assessment has produced levels of need that require further consideration against likely future funding and delivery issues. This requirement remains an important role for local authorities in their local housing strategies and local development plans. The degree of uncertainty in the current housing market, and in the availability of public subsidy, suggests that the constituent local authorities may require additional flexibility to plan for housing, particularly over the short term to 2020 in relation to the private sector, and to test further the policy implications of the outcomes for the affordable sector.

4.88 It is anticipated that the provision of affordable housing, particularly low cost home ownership, will be met through established quota-style policies, supplementary guidance, or other more innovative private sector or public-private delivery mechanisms. However it is also recognised that new housing provided in any tenure

will contribute to meeting the overall housing requirement which has been identified across Glasgow and the Clyde Valley. Assumptions regarding the likely tenure of the provider should not impose artificial or unnecessary restrictions on new housing provision.

4.89 In Schedules 8 and 9, the strategic development plan has identified, on a preliminary and indicative basis, that sites identified through the urban capacity study, in addition to the existing effective housing land supply, may be sufficient to meet private sector housing demand for the period to 2025.

4.90 However, local development plans should seek to ensure that a five years' effective housing land supply is maintained at all times throughout their plan periods, and are required to demonstrate that the sites which they propose to allocate are likely to be capable of delivering the identified housing requirement for the relevant plan periods across all tenures.

4.91 Scottish Planning Policy requires, in areas such as Glasgow and the Clyde Valley where there is a strategic development plan, that local development plans should allocate land on a range of sites which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of adoption, ensuring a minimum of five years effective land supply at all times.

4.92 Local development plans in Glasgow and the Clyde Valley should therefore allocate sufficient land which is effective, or likely to be capable of becoming effective, so as to deliver the scale of house completions required across all tenures both in the period to 2020, and from 2020 to 2025.

4.93 This will help to ensure that at 2020, there will still be a five years' effective housing land supply for the period 2020 to 2025. By doing so, the requirement of Scottish Planning Policy for the provision of a generous allocation of housing land across all tenures can also be met.

4.94 This will require each local authority to test the likely effectiveness of any site which is to be allocated for housing development in relation to possible environmental and infrastructure constraints as well as other relevant criteria. This will apply not only to sites identified in the urban capacity study, but also to others which are brought forward during preparation of the local development plan.'

14. Modify Strategy Support Measure 10 'Housing development and local flexibility' to read:

'Local authorities should continue to audit their housing land supply in light of the prevailing housing market conditions and other changing circumstances, with a view to maintaining a five years' effective housing land supply across all tenures throughout the period to 2020.

This action is particularly relevant where a private sector contribution could address housing needs in the affordable sector.

Where the supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the local development plan for construction in the period 2020 to 2025.

If further sites are needed, their identification for release should be guided by:

- use of the criteria in Diagram 4 to find the most sustainable locations;
- absence of insurmountable infrastructure constraints and availability of the necessary funding for any new infrastructure needed;
- the site being of a scale which is capable of delivering its house completions in the next five years; and,
- the vision and planning principles of both the strategic development plan and the local development plan.'

PART 2

TECHNICAL MODIFICATIONS

Plan reference	Modification
Diagram 17	Substitute Diagram 17: Housing Market Areas for correct diagram.
Paragraph 4.69	Replace 'another' with 'an'.
Paragraphs 4.90-4.131	Renumber to accommodate additional paragraphs inserted after paragraph 4.89.