

**Issue No: 21**

**Issue: Urban Capacity Study**

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### **Supporting Documents**

1. Scottish Planning Policy, The Scottish Government, 2010, page 16, section 81 (Extract)
2. Glasgow and the Clyde Valley Strategic Development Planning Authority, 'Urban Capacity Study Issues Report 2009'
3. Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, Background Report 13, Urban Capacity Study 2009
4. Glasgow and the Clyde Valley Joint Structure Plan 2006, Technical Report TR 5/06 'Urban Capacity Study 2004' (Extract)

<b>Issue 21</b>	<b>Urban Capacity Study</b>	
<b>Development plan reference:</b>	Spatial Framework 3 Sustainable Communities	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
E9 Wallace Land E10 CALA Homes/ Taylor Wimpey UK Ltd E12 CEMEX UK Ltd. E14/1 Land Synergy E15/2 Bellisle Developments Ltd E24 Banks Group E49/4 Jackton & Thorntonhall Community Council E52/13 Mactaggart and Mickel (Homes) Ltd. E55/4 Homes for Scotland		
<b>Provision of the development plan to which the issue relates:</b>	Paragraph 4.75 (page 42) Schedule 1 on Diagram 10 (page 21) Schedules 6 (page 43), 8 (page 44), and 9 (page 45)	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>E9 Wallace Land/ E10 CALA Homes/ Taylor Wimpey UK Ltd/ E12 CEMEX UK Ltd./ E14/1 Land Synergy/ E15/2 Bellisle Developments Ltd/ E52/13 Mactaggart and Mickel (Homes) Ltd./ E55/4 Homes for Scotland</b></p> <p>There is an over/significant reliance on sites in the Urban Capacity Study for the Proposed Plan's demand and supply calculations, particularly as this is just an estimate of supply which has not been validated in terms of Circular 2/2010 (<i>this should be Planning Advice Note 2/2010</i>) and therefore is not a sound basis for meeting the land requirements for the next twenty years.</p> <p><b>E24 Banks Group</b>  Considers the use of an Urban Capacity Study, which contains confidential sites, to be unsatisfactory.</p> <p><b>E49/4 Jackton &amp; Thorntonhall Community Council</b>  Understatement of planned completions of over 16,000 units has arisen because the Urban Capacity Study was based on an early version of the Housing Land Audit, whereas the Housing Land Audit data is based on a final or later version.</p> <p>It appears that capacity that was removed from the effective supply between the Housing Land Audit version on which the Urban Capacity Study was based and the final version was not then added to the Urban Capacity Study and has simply been disregarded.</p> <p>As a consequence of this understatement of potential private sector housing supply, the surpluses identified in all three stages of Schedules 8 and 9 on pages 44 and 45 respectively are also understated.</p> <p>This understatement has the effect of masking the fact that Community Growth Areas are no longer required to meet a potential shortfall in demand since</p>		

removing the capacity represented by these (19,500 units) would still leave a generous surplus of 7,500 units at 2025.

**Modifications sought by those submitting representations:**

**E9 Wallace Land/ E10 CALA Homes/ Taylor Wimpey UK Ltd/ E12 CEMEX UK Ltd./ E14/1 Land Synergy/ E15/2 Bellisle Developments Ltd/ E52/13 Mactaggart and Mickel (Homes) Ltd./ E55/4 Homes for Scotland**

Reliance on Urban Capacity Study does not serve to deliver a 'generous supply for a range of housing'.

**E49/4 Jackton & Thorntonhall Community Council**

Amend the Urban Capacity Study to include all non-effective and part-effective sites from the final version of the Housing Land Audit except Community Growth Area capacity which should be removed in its entirety and make consequential changes to Schedule 6 on page 43 and Schedules 8 and 9 on pages 44 and 45.

Remove the reference to Community Growth Areas in subsection 4.75 on page 42.

**Summary of responses (including reasons) by planning authority:**

**General**

It is important to note that many of the housing issues are inter-related and other aspects of the responses will be dealt with more fully in other Schedule 4's, notably Issues 17 - 27: The relationship between the housing issues is detailed in 'Housing Land A Strategic Overview'.

**E9 Wallace Land/ E10 CALA Homes/ Taylor Wimpey UK Ltd/ E12 CEMEX UK Ltd./ E14/1 Land Synergy/ E15/2 Bellisle Developments Ltd/ E52/13 Mactaggart and Mickel (Homes) Ltd./ E55/4 Homes for Scotland**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modifications on the grounds that it

- considers the Urban Capacity Study to be an appropriate approach, encouraged by Scottish Planning Policy paragraph 81 (Supporting Document 1), as part of the development of its Spatial Vision and Spatial Development Strategy which seeks to deliver development towards the re-use of sites, particularly brownfield sites, within existing settlements.
- The methodology for the Urban Capacity Study 2009 was the subject of consultation upon prior to commencement of the study (Glasgow and the Clyde Valley Strategic Development Planning Authority, 'Urban Capacity Study Issues Report 2009') (Supporting Document 2) and the outcomes detailed in Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, June 2011, Background Report 13 'Urban Capacity Study 2009' (Supporting Document 3).
- In terms of Planning Advice Note 2/2010, it relates only to determining the 'effectiveness' of sites i.e. sites capable of being built within a 7 year period. The test of 'effectiveness' is not intended to be applied beyond that timescale, whereas the Urban Capacity Study looks at potential programming up to 2033, based upon the local authorities adopting a consistent approach, itself based upon agreed guidance (Supporting

Document 3, Annex 1).

- Equally the Urban Capacity Study was undertaken in the context of depressed market conditions, and local authorities took a measured view of the rate of recovery in the housebuilding industry.
- The Glasgow and the Clyde Valley Strategic Development Planning Authority therefore considers the application of the 'effectiveness' test to be inappropriate in the context of an Urban Capacity Study.

#### **E24 Banks Group**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification.

- When planning authorities are looking at the potential of urban areas for new housing sites, in this case up to year 2033, there will inevitably be featured sites whose long-term future, at this juncture, is deemed to be confidential in nature e.g. operational schools, industrial and commercial premises.
- However, the level of capacity from confidential sites for the 2009 Urban Capacity Study (Supporting Document 3) is considered to be relatively small - some 12.9% compared to 29.1% in the 2004 Urban Capacity Study undertaken for the Glasgow and the Clyde Valley Joint Structure Plan 2006 (Technical Report TR 5/06 'Urban Capacity Study 2004') (Supporting Document 4).

#### **E49/4 Jackton & Thorntonhall Community Council**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification.

- The 16,000 units claimed omission is based upon the Community Council's assessment of figures using the finalised 2009 Housing Land Audit position. The Urban Capacity Study 2009 (Supporting Document 3) is based upon the draft 2009 Housing Land Audit position; therefore the figures are not capable of direct comparison.
- This situation is due to the time taken to finalise the Housing Land Audit 2009 position with Homes for Scotland. As a result, the Glasgow and the Clyde Valley Strategic Development Planning Authority considers the figure of 16,000 units to be misleading as the finalised Housing Land Audit figures were the basis for the figures contained in the Clyde Valley Strategic Development Planning Authority Background Report 13, Urban Capacity Study 2009 (Supporting Document 3).
- Notwithstanding, the Glasgow and the Clyde Valley Strategic Development Planning Authority has undertaken a similar exercise to that undertaken by the Community Council and estimate that the resultant figure to be significantly lower, in the region of 3,400 units (amounting to 3.2% of the total urban capacity figure), but again would seek to stress that the figures used in the Urban Capacity Study are based on the draft 2009 Housing Land Audit position.

**Reporter's conclusions:**

**Reporter's recommendations:**