

Issue No: 3

Issue: Economic and Demographic Framework

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Supporting Documents

1. Glasgow and the Clyde Valley Strategic Development Planning Authority Background Report 1 Economic Outlook and Scenarios for the Glasgow and the Clyde Valley Region, Oxford Economics April 2010 (Extract)
2. A Low Carbon Economic Strategy for Scotland, The Scottish Government, 2010 (Extract)
3. The Economist 17th February 2011 'Green Rush' (Extract)
4. The Future of Business, HSBC Bank 2011 (Extract)
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8. Briefing Note 2, Technical Issues raised in case, prepared by Glasgow and the Clyde Valley Structure Plan Manager for Counsel in 6 above (Extract)
9. Scottish Executive Statistical Bulletin Housing Series: HSG/2000/4 Annex B (Extract)
10. Glasgow and the Clyde Valley Strategic Development Planning Authority Glasgow and the Clyde Valley Strategic Development Plan Main Issues Report September 2010

Issue 3	Economic and Demographic Framework	
Development plan reference:	Section 2 Economic and Demographic Framework	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>E28 Bishopton Action Group E29/2 Ogilvie Homes Ltd E44 Paisley West & Central Community Council E49/1 Jackton & Thorntonhall Community Council E52/2 Mactaggart and Mickel Homes Ltd. E62 Scottish Association for Public Transport</p>		
Provision of the development plan to which the issue relates:	<p>Diagram 5 (page 9) Diagram 6 (page 10)</p>	
Planning authority's summary of the representation(s):		
<p>E28 Bishopton Action Group, E44 Paisley West & Central Community Council The economic and demographic forecasts within the Proposed Plan are overly optimistic, but provide no alternative forecasts.</p> <p>E29/2 Ogilvie Homes Ltd The Proposed Plan should aspire to much greater growth in the region which would support the current housing policy which requires the provision of a generous housing supply.</p> <p>E49/1 Jackton & Thorntonhall Community Council National Records of Scotland (formerly General Registers of Scotland) should be used as a basis for the forecasts rather than the Glasgow and the Clyde Valley Strategic Development Planning Authority's regional figures which are founded upon an inflated base value.</p> <p>E52/2 Mactaggart and Mickel Homes Ltd. Need for an economic forecast with specific provision for growth in the construction sector.</p> <p>E62 Scottish Association for Public Transport Need for a much expanded and more detailed examination of strategic forecasts of economy and demography into underlying transport passenger and mode projections, including modelling of population movements associated with specific sectors e.g. higher education.</p>		

Modifications sought by those submitting representations:**E28, Bishopton Action Group, E44 Paisley West & Central Community Council E52/2 Mactaggart and Mickel Homes Ltd.**

No specific suggested modifications proposed other than consideration that that the forecasts used in the Proposed Plan are overly optimistic or a need to favour employment growth in a specific sector.

E29/2 Ogilvie Homes Ltd

Need for increased growth projections to support the current housing policy which requires the provision of a generous housing supply.

E62 Scottish Association for Public Transport

Diagram 5 should be amended to show upper and lower limits on expectations of Gross Value Added and employment change to 2020 and 2035. This should also include estimates of overall GVA growth. Data should also be added on further education attenders in the central Glasgow zone and elsewhere in the conurbation and include estimates of changes in total passenger movement and mode share beyond the conurbation, changes in passenger movement and mode share within the conurbation (including the share related to trips to and from the expanding Glasgow city centre zone)”

E49/1 Jackton & Thorntonhall Community Council

Amend the 2008 households figure in Diagram 6 on page 10 of the Proposed Plan from 804,708 to 794,440 and recalculate the associated 2008/25, 2008/16, 2008/20 change and annual change figures accordingly.

Make any necessary amendments to all other parts of the plan which rely upon household projections as an input in particular Schedules 6, 8, 9 and 10 of Part 4 of the Proposed Plan.

Summary of responses (including reasons) by planning authority:**E28 Bishopton Action Group, E29/2 Ogilvie Homes Ltd****E44 Paisley West & Central Community Council, E52/2 Mactaggart and Mickel Homes Ltd.**

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modifications for the following reasons.

Economic Scenario and Related Forecast

- the economic scenario which underpins the forecasts stems from work commissioned from Oxford Economics (Supporting Document 1 pages 35 to 40). Its alternative economic scenarios were led during the Main Issues Report stage of the Strategic development Plan and the favoured ‘Re-balanced Economy’ scenario taken forward from the Main Issues Report to the Proposed Plan.
- the ‘re-balancing economy’ scenario models a reducing emphasis on the previous Services-dominated economy towards a more balanced regional economy with new key ‘green’ sectors, technology and services, developed.
- this scenario, whilst aspirational, is wholly in line with the Scottish Government’s drive towards a ‘Low-carbon’ economy (Supporting

Document 2) and already evidence is being led of the city-region's growth in such sectors, The Economist article 17th February 2011 and HSBC Business Report 2011 (Supporting Documents 3 and 4)

- Scottish Planning Policy (page 3, section 15) (Supporting Document 5) suggests that Development Plans should be aspirational, whilst also being realistic. Early evidence suggests that the Strategic Developments Plan's economic foundation is both appropriate in its aspiration and evidence.
- the economic scenario supports the demographic projections in that, if achieved during the plan period, will have the potential to stimulate employment growth and positive net in-migration.

E49/1 Jackton & Thorntonhall Community Council

The proposed representations/modifications are rejected by the Glasgow and the Clyde Valley Strategic Development Planning Authority for the following reasons.

City-region Forecasts v. Nationally-derived Forecasts

The issue of an Authority favouring the use of locally oriented and refined demographic projections, which more accurately model the characteristics of the city-region, as against the use of nationally derived projections from National Records of Scotland (formerly General Registers of Scotland) has previously been tested in the Court of Session, Scottish House Builders Association Ltd. v. Scottish Ministers 2001(Supporting Documents 6, 7 and 8). In this case, in respect of the preceding strategic plan for the city-region, the Scottish House Builders Association Ltd (forerunner of Homes for Scotland) appealed the use by the regional authority of locally-derived projections rather than those of General-Registers of Scotland. The appeal was dismissed as the Scottish Government had the appropriate provisions in place to allow more accurate and pertinent local data to be used (Supporting Document 9). The Glasgow and the Clyde Valley Strategic Development Planning Authority therefore continues to adopt its own projections as the basis of the Proposed Plan as a more accurate in city region terms and better reflecting the population and household characteristics of the area rather than the long-term National Records of Scotland projections.

E62 Scottish Association for Public Transport

The proposed representations/modifications are rejected by the Glasgow and the Clyde Valley Strategic Development Planning Authority for the following reasons.

Expanding the Economic Forecast into Sectoral Transport Forecasts

In a section focusing on the strategic economic and demographic context of the Proposed Plan, the suggested analysis, including modelling of passenger numbers, of higher education flows, etc. would constitute both a diversion from the key strategic issues of the economy and its relationship to household numbers, and represent inappropriate detail within a Strategic Development Plan.

A number of scenarios of economic and demographic change were led at the Main Issues Stage (Main Issues Report 2010, pages 22 and 23) (Supporting Document 10) and following consultation, a preferred scenario was adopted for the Proposed Plan (pages 8 and 9) and therefore it is not considered appropriate therefore to revisit scenarios of Gross Value Added growth.

Reporter's conclusions:

Reporter's recommendations: