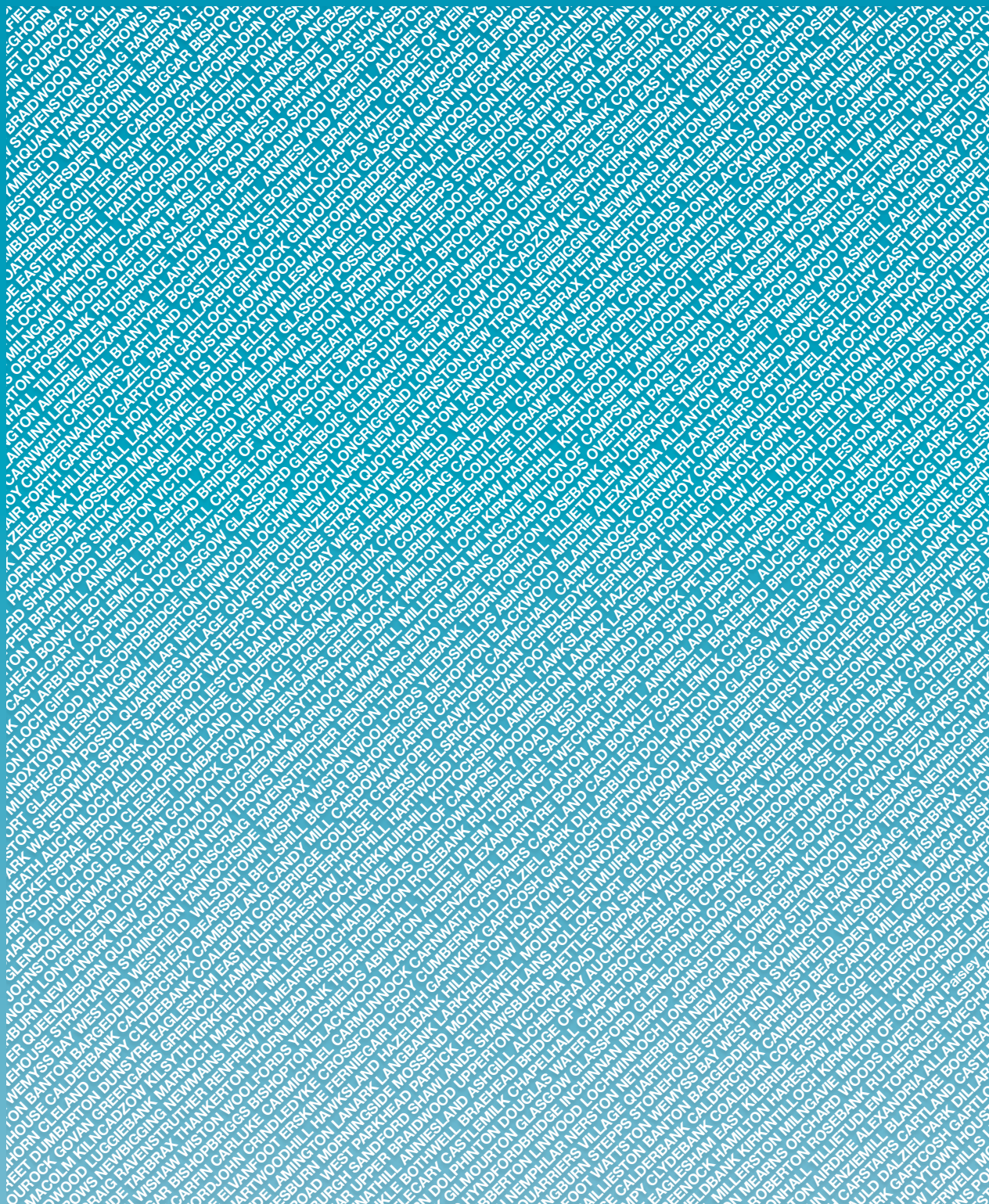


# Glasgow and the Clyde Valley Strategic Development Plan 2012

## OVERVIEW







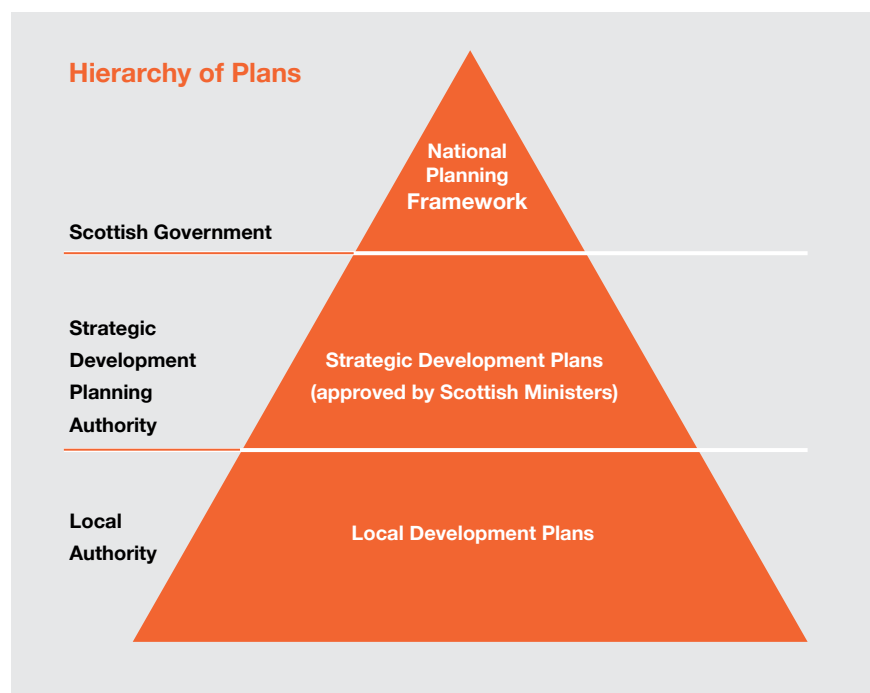
# Strategic Development Plan Overview

## Role of this Document

This document aims to provide an overview of the Glasgow and the Clyde Valley Strategic Development Plan (SDP) by setting out its key components and to assist the preparation of Local Development Plans (LDP). It is a framework for development management. LDPs require to be consistent with these components. The overview requires to be read in conjunction with the SDP. The SDP and related documents can be found at [www.gcvsdpa.gov.uk](http://www.gcvsdpa.gov.uk).

## Introduction

The SDP is prepared by the eight Glasgow and the Clyde Valley local authorities who work collaboratively with strategic partners, including key government agencies. The SDP sits within a hierarchy of developments plans.



Approved by Scottish Ministers on 29th May 2012 the SDP is a 25-year land use plan for Glasgow and the Clyde Valley city-region that supports the Scottish Government's central purpose of increasing sustainable economic growth. The SDP aims to create a quality of place by focusing on the continued regeneration and transformation of the city-region's communities whilst securing positive action on its natural environment. The SDP includes a Vision

and related land use Spatial Development Strategy (SDS). The foundation of the SDP is an economic and demographic framework that predicts optimistic population growth and is driven by key drivers for change including climate change, a low carbon economy and delivery resources (*SDP Diagram 8, page 14*).

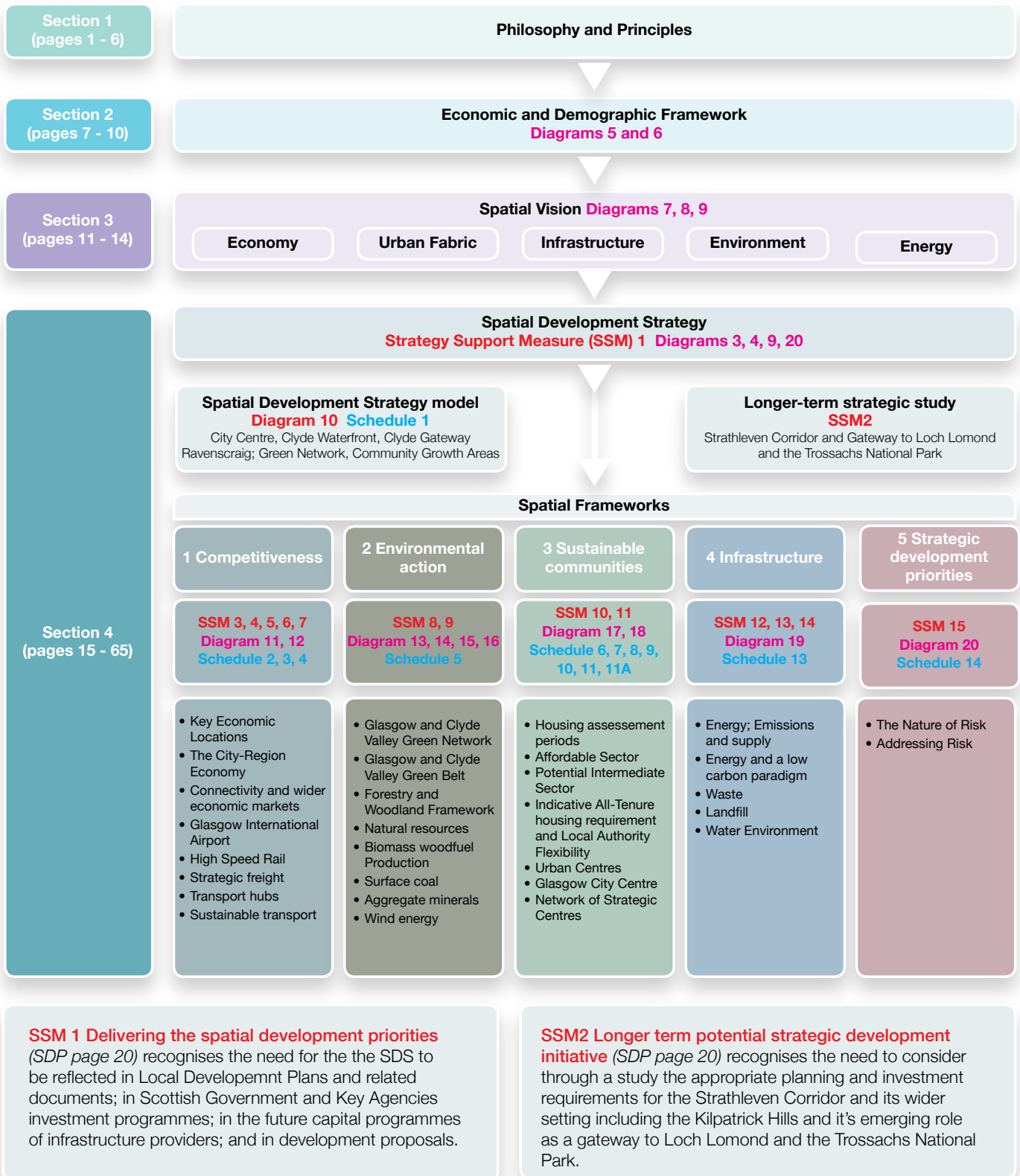
### SDP Spatial Vision

The SDP's Vision is based upon a 'compact city model' aimed at minimising carbon and development footprints by focusing on a development corridor which supports:

- key locations with Glasgow City Centre at its core all accessed by a network of sustainable transport;
- regeneration and renewal of the urban fabric through the recycling of vacant and derelict land with a focus on healthy urban planning;
- infrastructure provision which supports sustainable transport including integrated mass transit systems and High Speed Rail, new and upgraded water and drainage networks driven by the Metropolitan Glasgow Strategic Drainage Plan;
- green infrastructure through the delivery of the Glasgow and Clyde Valley Green Network and new forestry and woodland planting;
- minimising carbon and development footprints;
- decentralised energy generation based upon alternative renewable sources.

# Structure of the SDP

The diagram below sets out the structure of the SDP. The SDS identifies the key components which are the priorities for action to deliver the SDP's Spatial Vision. In turn the SDS is supported by 5 Spatial Frameworks, 15 related Strategy Support Measures (SSM). The detailed wording of the SSM's is contained in the SDP.



# Competitiveness Spatial Framework and related Strategy Support Measures

## Spatial Framework 1 - Competitiveness

*The SDP supports the long term sustainable economic growth of the Glasgow and the Clyde Valley city-region as it moves towards a rebalanced low carbon economy focussed on key existing and new economic sectors.*

**Diagrams** 11, 12  
**Schedules** 2, 3, 4

### SSM3 Strategic Economic Investment Locations (SEILs)

(SDP page 22) requires Local Development Plans to safeguard or promote the locations identified in Schedule 2 (SDP page 24) and Diagram 11 (SDP page 25). Each SEIL is focussed on key economic sectors in order to direct related development to locations based upon their ability to offer specific roles and functions. This does not preclude other sites for economic activity being promoted and developed through LDPs in response to local requirements.

### SSM4 Glasgow International Airport and Sustainable Transport Access

(SDP page 26) recognises the pivotal role of the airport in the Glasgow and the Clyde Valley and Scottish economy and the importance of maintaining and improving sustainable transport access.

### SSM5 High Speed Rail (HSR)

(SDP page 27) recognises the importance of improving the connectivity of the Glasgow and Clyde Valley city region to the rest of the UK and beyond, and the important role HSR will have for both the city region and Scottish economy. HSR will require partnership working to secure its delivery.

### SSM6 Strategic Freight Hubs

(SDP page 27) safeguards five specific strategic freight hubs identified in Schedule 3 and recognises there may be associated ancillary opportunities including development opportunities relate to these.

### SSM7 Sustainable Transport

(SDP page 28) sets the context for potential investment in public transport corridors detailed in Schedule 4 (SDP page 30) which can be reflected in priorities set by Transport Scotland, SPT and by local authorities in their Local Transport Strategies and LDP's.

## Environmental Action Spatial Framework and related Strategy Support Measures

### Spatial Framework 2 - Environmental Action

*The SDP recognises that the environment is a major strategic asset for the Glasgow and the Clyde Valley city-region in delivering economic competitiveness, in dealing with climate change and supporting the rural economy.*

*The Green Network is the high quality landscape structure which enhances the health of communities; defines the identity and character of settlements; and ensures a balance between development and undeveloped urban land.*

**Diagrams** 13, 14, 15, 16  
**Schedule** 5

### SSM8 Green Infrastructure

(SDP page 34) supports the development of a multi-functional Green Network that contributes to economic competitiveness and the quality of life in the city region. Spatial priorities are highlighted in Schedule 5 and Diagram 13 (SDP page 33). The review and designation of Green Belt boundaries by Local Authorities is a priority.

The SDP promotes a Forestry and Woodland Strategy to reflect the modern forestry context which includes using urban woodland and place-making for economic competitiveness; developing opportunities for health; well-being and recreation; recycling brownfield land; as well as tackling climate change. The Forestry and Woodland Strategy is an integral part of the Green Network. Diagram 14 (SDP page 35) illustrates priority locations for woodland management and expansion to meet these multiple objectives. The preferred urban fringe highlights the opportunity for public benefit from any woodland expansion close to settlements.

### SSM9 Natural Resources Planning

(SDP page 38) supports indicative land use plans for:

- Minerals Search Areas. This is illustrated in Diagram 15 (SDP page 37) and indicates where minerals developments, including surface coal, are more likely to be acceptable.
- Biomass Woodfuel Production is one indicative component of the Forestry and Woodland Strategy. It targets stalled land which is often located in the urban fringe which is highlighted in Diagram 14 (SDP page 35). Note: This does not infer blanket suitability of this area for biomass planting, or exclude other land uses.
- Wind Energy Search Areas. Diagram 16 (SDP page 39) provides an indication of where wind farm developments of 20+MW could potentially be located.

## Sustainable Communities Spatial Framework and related Strategy Support Measures

### Spatial Framework 3 - Sustainable Communities

*The SDP aims to meet the needs and demands of its communities in terms of the provision of housing and vibrant centres ensuring good quality places with improved accessibility.*

*In terms of housing, it aims to meet the economic and demographic forecasts of the SDP by providing a generous housing land supply across all tenures. It seeks to ensure the right housing in the right place.*

### SSM10 Housing development and local flexibility

(SDP page 51) recognises the impact of current housing market conditions and the need to maintain a five year effective housing land supply across all tenures to 2020 and sets out an approach for augmenting the land supply based on a sustainable location assessment referenced in Diagram 4 (SDP page 6).

### SSM11 Network of Strategic Centres

(SDP page 53) looks for LDP's to take forward the management of these centres and to support their role and function recognising the central role played by Glasgow City Centre. Schedule 12 and Diagram 18 (SDP pages 54 - 55) identifies the network of strategic centres which are central to delivering the SDP Vision.

**Diagrams** 17, 18  
**Schedules** 6, 7, 8, 9, 10, 11, 11A 12

## Spatial Framework 4 Infrastructure

*The SDP outlines the (non-transport) infrastructure needed to support the SDS in respect of energy, waste and water.*

**Diagram** 19  
**Schedule** 13

### SSM12 Energy

(SDP page 57) considers the need to shift in energy generation and consumption to a low or decarbonised future. It recognises that Community Growth Areas offer opportunities for new approaches to energy provision including carbon master planning.

### SSM13 Zero Waste

(SDP page 58) indicates that proposals for waste management facilities will be generally acceptable in industrial, storage and distribution locations and at existing waste management facilities, particularly where an opportunity exists to maximise the potential re-use of waste heat through co-location with potential heat users.

### SSM14 Water Environment and Flood Risk

(SDP page 61) seeks to secure improvements to water and drainage capacity and water quality as well as reducing flood risk through delivery of the Metropolitan Glasgow Strategic Drainage Plan, extension to the Green Network and sustainable urban drainage systems, as well as safeguarding the storage capacity of the functional floodplain.



## Strategic Development Priorities Spatial Framework and related Strategy Support Measures

### Spatial Framework 5 - Strategic Development Priorities

*The SDP recognises risk as a reality in the current economic climate. To ensure delivery of the SDP, partners, both public and private, should try to deliver priorities and resist pressure to take short-term decisions which potentially run counter to the SDP Vision and SDS.*

*These priorities are illustrated in Diagram 20 Spatial Development Priorities. This pressure could bring forward development proposals in non-sustainable locations which run counter to the SDP's Spatial Vision and SDS and which undermine the potential to deliver a low carbon economy.*

*It is important to support the SDS and create the step-change to a low carbon sustainable economic future by resisting such proposals.*

### SSM15 Meeting Risk

(SDP page 52) delivering the spatial development priorities recognises that delivery of the SDS requires both the public and private sectors support the delivery of the priorities set out in Schedule 14 (SDP pages 64 and 65) and resist the pressure to take short term decisions which run counter to the strategic direction of the SDP.

**Diagram** 20  
**Schedule** 14

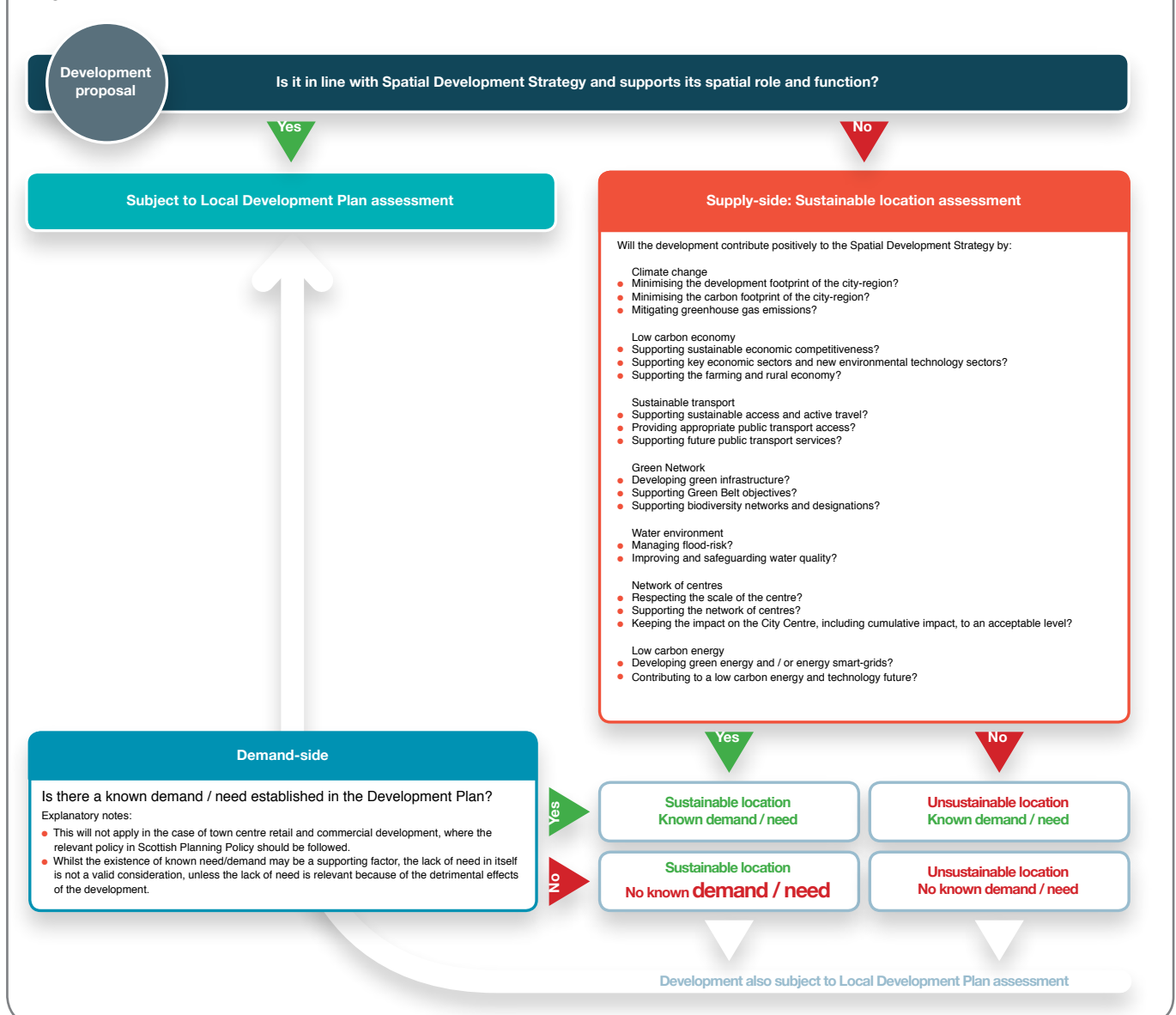
## New Development Proposals

New development proposals should have specific regard to:

- the Fundamental Principles of the SDP (SDP page 4);
- Diagram 3 (SDP page 5) which sets out the SDS and Indicative Compatible Development;
- Diagram 4 (SDP page 6) which provides a Sustainable Location Assessment; and
- SSM 15 (SDP page 62) which requires that pressure to take short term decisions that run counter to the strategic direction of the SDP is resisted.

Together the above define the broad principles of the SDP in terms of assessing the acceptability of development, although other specific provisions may also apply alongside an assessment against the terms of the relevant LDP and Scottish Planning Policy.

Diagram 4: Sustainable Location Assessment



## Strategic Development Plan - Reference Guide - Expanded Contents

Diagrams .....	ii	<b>Spatial Framework 2 Environmental Action</b> .....	32
Schedules .....	ii	Introduction .....	32
<b>Diagram 1</b> Glasgow and the Clyde Valley Strategic Development Plan boundary .....	iii	Glasgow and Clyde Valley Green Network .....	32
<b>Foreword</b> .....	iv	<b>Diagram 13</b> Green Network Spatial Priorities .....	33
<b>Introduction</b> .....	v	<b>Schedule 5</b> Green Network Spatial Priorities .....	33
Legislative framework of the Strategic Development Plan .....	v	Glasgow and Clyde Valley Green Belt .....	34
What the Strategic Development Plan seeks to achieve .....	v	<b>SSM 8</b> Green infrastructure: an economic necessity .....	34
Key development issues for the Strategic Development Plan .....	v	Forestry and Woodland Framework .....	35
Document structure .....	vi	<b>Diagram 14</b> Forestry and Woodland spatial framework .....	35
Contact Details .....	vi	Natural Resources .....	36
<b>Strategic Development Plan</b> .....		Biomass Woodfuel Production .....	36
Section 1 <b>Philosophy and Principles</b> .....	1	Surface Coal .....	36
Introduction .....	2	Aggregate Minerals .....	36
Understanding the Strategic Development Plan .....	2	<b>Diagram 15</b> Minerals: broad areas of search .....	37
<b>Diagram 2</b> Philosophy and Principles of the Strategic Development Plan .....	3	Wind Energy .....	38
Fundamental Principles of the Strategic Development Plan .....	4	<b>SSM 9</b> Natural resources planning .....	38
<b>Diagram 3</b> Spatial Development Strategy and indicative compatible development ..	5	<b>Diagram 16</b> Wind energy: broad areas of search .....	39
<b>Diagram 4</b> Sustainable location assessment .....	6	<b>Spatial Framework 3 Sustainable Communities</b> .....	40
Section 2 <b>Economic and Demographic Framework</b> .....	7	Introduction .....	40
Economic Framework .....	8	Housing .....	40
<b>Diagram 5</b> Gross Value Added measure and employment change to 2020 and 2031. ....	9	Assessment Periods .....	40
Demographic Framework .....	10	<b>Diagram 17</b> Housing Market Areas .....	41
<b>Diagram 6</b> Population and household change, 2008 to 2025 .....	10	Flexibility in the HNDA Approach .....	42
Section 3 <b>Spatial Vision</b> .....	11	Strategic Approach .....	42
Spatial Vision .....	12	Private Sector .....	42
<b>Diagram 7</b> Key components of the Spatial Vision to 2035 .....	12   13	<b>Schedule 6</b> Private Sector Housing Requirements, 2009 to 2025, GCV area .....	43
<b>Diagram 8</b> Spatial Vision and the Strategic drivers of change .....	14	<b>Schedule 7</b> Estimated Private Sector New Build, 2009 to 2025, by Local Authority ..	43
Section 4 <b>Spatial Development Strategy</b> .....	15	Housing Market Area outcomes to 2020 and 2025 .....	43
Introduction .....	16	<b>Schedule 8</b> Preliminary and Indicative Comparison of Private Sector Supply and Demand, 2009 to 2020, Housing Market Areas .....	44
<b>Diagram 9</b> Spatial Vision and the Spatial Development Strategy .....	17	<b>Schedule 9</b> Preliminary and Indicative Comparison of Private Sector Supply and Demand, 2009 to 2025, Housing Market Areas .....	45
The Development Corridor .....	18	Commentary .....	46
The City Centre .....	18	Affordable Sector .....	46
Clyde Waterfront .....	18	<b>Schedule 10</b> Affordable Sector Housing Needs, at 2016, 2020 and 2025, by LA .....	47
Clyde Gateway .....	19	Potential Intermediate Sector .....	48
Ravenscraig .....	19	<b>Schedule 11</b> Maximum Potential of Intermediate Housing, 2008 to 2025, by Local Authority .....	48
Glasgow and Clyde Valley Green Network .....	19	<b>Schedule 11A</b> Indicative All-Tenure Housing Requirement, 2008/09 to 2025, by Local Authority .....	49
Community Growth Areas .....	19	Indicative All-Tenure Housing Requirement and Local Authority Flexibility ..	49
<b>The Spatial Development Strategy Model and Longer-term Strategic Study</b> .....	20	<b>SSM 10</b> Housing development and local flexibility .....	51
<b>SSM 1</b> Delivering the spatial development priorities .....	20	Urban Centres .....	52
Longer-term Strategic Study .....	20	Glasgow City Centre .....	53
Strathleven Corridor and Gateway to Loch Lomond and the Trossachs National Park. ....	20	Network of Strategic Centres .....	53
<b>SSM 2</b> Longer-term potential strategic development initiative .....	20	<b>SSM 11</b> Network of Strategic Centres .....	53
<b>Diagram 10</b> The Spatial Development Strategy model .....	21	<b>Schedule 12</b> Network of Strategic Centres: roles and functions; managing change ..	54
<b>Schedule 1</b> Community Growth Areas .....	21	<b>Diagram 18</b> Network of Strategic Centres .....	55
<b>Spatial Framework 1 Competitiveness</b> .....	22	<b>Spatial Framework 4 Infrastructure</b> .....	56
Key Economic Locations .....	22	Introduction .....	56
<b>SSM 3</b> Strategic Economic Investment Locations .....	22	Energy: Emissions and Energy Supply .....	56
The City-Region Economy: Collaborating to Compete .....	23	Energy and a Paradigm Shift .....	57
<b>Schedule 2</b> Strategic Economic Investment Locations .....	24	<b>SSM 12</b> Energy and a new low carbon paradigm .....	57
<b>Diagram 11</b> Strategic Economic Investment Locations and Strategic Freight Connectivity and wider economic markets .....	26	Waste .....	58
Glasgow International Airport .....	26	Landfill .....	58
<b>SSM 4</b> Glasgow International Airport and sustainable transport access ..	26	<b>SSM 13</b> Zero waste and the planning challenge .....	58
High Speed Rail .....	26	<b>Diagram 19</b> Metropolitan Glasgow Strategic Drainage Plan: waste water treatment works catchments .....	59
<b>SSM 5</b> High Speed Rail: meeting the challenge .....	27	Water Environment .....	60
Strategic Freight Transport Hubs .....	27	<b>Schedule 13</b> Planned water quality improvements, 2015 to 2027 .....	61
<b>Schedule 3</b> Strategic Freight Transport Hubs .....	27	<b>SSM 14</b> Water environment and flood risk .....	61
<b>SSM 6</b> Strategic freight facilities .....	27	<b>Spatial Framework 5 Strategic Development Priorities</b> .....	62
Sustainable Transport .....	28	Introduction .....	62
<b>SSM 7</b> Sustainable transport: the need for a step-change .....	28	The Nature of Risk .....	62
<b>Diagram 12</b> Land-use and transport integration: transport corridors and economic activity locations .....	29	Addressing Risk .....	62
<b>Schedule 4</b> Public transport corridors and the range of potential options for public transport step-change .....	30   31	<b>SSM 15</b> Meeting risk: delivering the spatial development priorities .....	62
		<b>Diagram 20</b> Spatial development priorities .....	63
		<b>Schedule 14</b> Strategic development priorities .....	64   65
		Glossary .....	66
		Strategy Support Measures .....	69
		Background Reports .....	



**Glasgow and the Clyde Valley Strategic Development Planning Authority**

Lower ground floor, 125 West Regent Street, Glasgow G2 2SA  
tel 0141 229 7730 email [info@gcvsdpa.gov.uk](mailto:info@gcvsdpa.gov.uk) web [www.gcvsdpa.gov.uk](http://www.gcvsdpa.gov.uk)

