

METREX Glasgow Spring Conference - 24-26 April 2013



# Metropolitan Dimension

Europe - A Bunch of Grapes?

Proceedings 1 - am



# Proceedings 1

Presentations and Forum

Scotland and Glasgow Day

# National Planning Framework and Scottish Planning Policy

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[www.scotland.gov.uk](http://www.scotland.gov.uk)



## 1 National Planning Framework

- Building consensus around a direction of travel
- A strategy for long-term development
- Setting spatial priorities

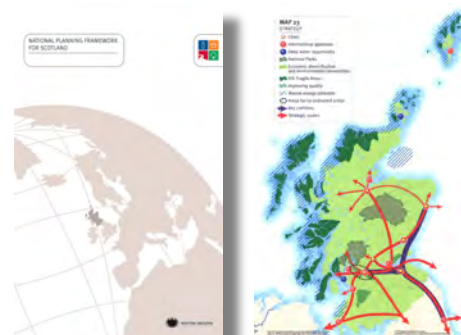


## 2 National Spatial Strategies

- 2001 - Estonia and Northern Ireland
- 2002 - Republic of Ireland
- 2004 - Scotland and Wales



## 3 First Framework



**1/2** The Scottish Government approves the Framework and its final content is a matter for Scottish Ministers and this is rather different from the legislation that applies in Wales for example where the Welsh assembly has a statutory role in determining the content of the Wales spatial plan.

**3** The Scottish Government laid the proposed National Planning Framework before the Scottish Parliament in December 2008, that document set out a strategy for Scotland's developments 2030 identifying 12 national developments.

## 4 Political Process



## 5 Proposed Framework

- 12 proposed national developments
- Sustainable economic growth
- Commitments on climate change and renewable energy



## 6 Proposed National Developments

- New Forth crossing
- West of Scotland rail enhancements
- Strategic airport enhancements
- Grangemouth freight hub
- Rosyth container terminal
- Port developments on Loch Ryan
- Scapa Flow transshipment facility
- power station / transshipment hub at Hunterston
- New baseload capacity at other power station sites
- Electricity grid reinforcements
- Glasgow Strategic Drainage
- Commonwealth Games facilities



## 7 Strategic Airport Enhancements



**4** The strategy took forward the spatial aspects of the government economic strategy and it therefore placed emphasis on the government's central purpose of sustainable economic growth focusing on place and priorities for investment in infrastructure. It also reflected the Scottish Government's commitments on climate change and renewable energy.

**5** This slide lists the 12 national developments identified in the proposed National Planning Framework laid before the Scottish Parliament, I will not attempt to talk about all 12, you will be pleased to hear, but you will see that the list does include major transport and energy projects and that there is a strong emphasis on port related development, but the elephant in the room certainly in budgetary terms is the replacement road crossing over the Firth of Forth and our problem there is that the cables of the existing suspension bridge have deteriorated significantly due to our very damp Scottish climate and there was concern that we might have to impose restrictions on its use after 2017.

**6** The Forth Road Crossing is a key element of Scotland's national transport infrastructure and the Scottish Government is taking forward its replacement as a matter of priority and if you do get a chance to visit the east part of the country around Edinburgh in the course of your visit to Scotland you will see that construction project under way, but it is as I say a very big, a very expensive project and that commitment leaves relatively little money left to do anything else of that kind.

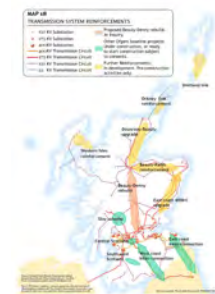
**7** The expansion of direct air links has dramatically improved Scotland's international connectivity in recent years, but of course air travel is making a growing contribution to greenhouse gas emissions and a key issue is how we maintain and enhance the improved connectivity we have achieved with all the economic and other benefits that brings while at the same time tackling the challenge of climate change. The airport enhancements which the National Planning Framework identifies focus on measures to improve surface access by public transport.

## 8 Container freight



## 9 Renewable Energy

Grid reinforcements to support renewable energy development.



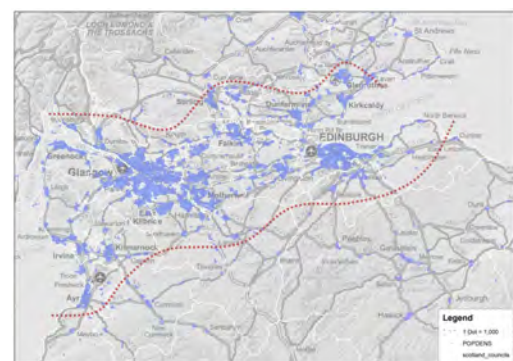
## 10 The views of the Scottish Parliament

- Broad support for strategy and proposed national developments
- Recommended additional national developments

## 11 High Speed Rail Link to London



## 12 Central Scotland Green Network



**8** I talked about port related developments and volumes of container freight have been growing and are projected to continue to grow in the future. Four of our national developments provide for new or expanded container port capacity and the landward transport infrastructure to support it and a fifth national development provides for improved terminal facilities for our main ferry link to Ireland.

**9** The Scottish Government is committed to establishing Scotland as a leading location for the development of renewable energy technologies, we have very substantial renewable energy resources both onshore and offshore, but there are real challenges in transmitting that energy to our main centres of population. The National Planning Framework identifies a package of reinforcements to the electricity transmission system as a national development.

**10** The Scottish Parliament indicated its broad support for the strategy set out in the proposed framework and the national developments it identified, however it recommended a number of amendments to the National Planning Framework strategy including additional national developments and at that time been in administration without a majority the last SNP Government was very keen to respond positively to the views of Parliament whenever it could, so two further national developments were added to the final version of the National Planning Framework published in June 2009 bringing the total number of national developments to 14.

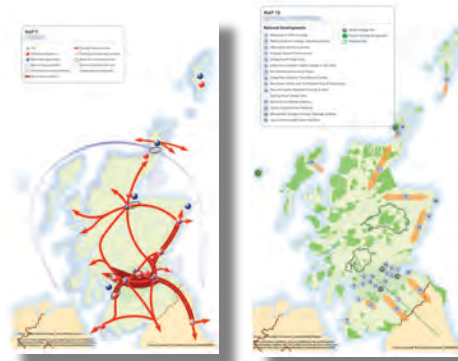
**11** The first of these is a high-speed rail link between Central Scotland and London that is seen as having the potential to contribute to the reduction of emissions by making it possible for high speed rail journeys to substitute for short haul flights within the United Kingdom.

**12** The second national development, which was added in response to the views of Parliament is the Central Scotland Green Network, this is very much a major green infrastructure project, and it is intended to achieve a step change in the quality of the environment around our main centres of population through investment in green infrastructure and active travel.



## 13 Spatial Strategy

- Supports cities and their regions
- Identifies key routes and corridors
- Promotes international gateways
- Supports rural diversification
- Identifies areas for co-ordinated action
- Sets priorities for investment in infrastructure



## 14 Key Indicators for Territorial Cohesion and Spatial Planning

An ESPON research project to inform future plans

### Third Framework (NPF3)

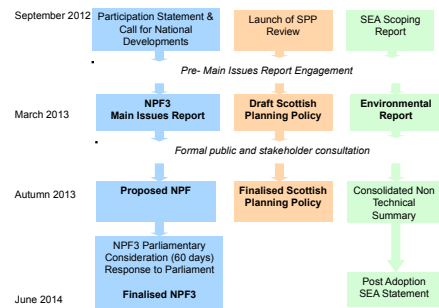
*I see the key themes of NPF3 to be supporting economic recovery and the transition to a low carbon economy.*

Derek Mackay, Minister for Local Government and Planning



## 15 Third Framework (NPF3)

- Initial engagement on content and national developments
- Consultation on Main Issues Report in spring 2013
- Consideration of Proposed Framework by Parliament next winter
- Publication of NPF3 in summer 2014



**13** In summary the spatial strategy set out in the second National Planning Framework supports cities and their regions, it identifies key routes and corridors, it promotes international gateways, it supports rural diversification, it identifies areas for coordinated action and it sets priorities for investment in infrastructure. The framework relies very heavily on mapping to convey its messages and the key elements of the strategy are distilled into two main maps, one encapsulates the overall spatial strategy, the other identifies the suite of national developments.

We continue to take account of developments in Europe's economic environmental and territorial agendas, for example the Europe 2020 document, the European Union's growth strategy for the current decade and we also draw on the data provided by the European Observation Network on Territorial Development and Cohesion ESPON, always a difficult acronym to remember in English now. We also benchmark against good practice in other small European countries particularly the Celtic and the Baltic countries, which are of a similar size and face many similar challenges.

**14** Right now the Scottish Government is the lead partner in an ESPON research project on key indicators for territorial cohesion and spatial planning the other partners are Ireland, Latvia, Iceland and Spain, that project is progressing well, it is on time expected to conclude its work in the early autumn of this year and the findings are expected to be of value in facilitating comparisons of the performance of nations and regions in the key areas of territorial cohesion, competitiveness and sustainable development. And it has been very interesting and very valuable to learn from other territories facing similar challenges, how they are tackling the business off data collection and using indicators to inform their spatial planning work. The National Planning Framework is a statement of spatial planning policy setting out where we want things to happen, it is also complemented by another document called Scottish Planning Policy which sets out the general principles of National Planning Policy which apply equally everywhere.

**15** In September the Planning Minister, Derek McKay, made a statement to the Scottish Parliament in which he announced a programme of engagement on the content of the third National Planning Framework that will be called NPF3 and also on the review of

Scottish Planning Policy and in his statement Mr McKay indicated that he wants the third National Planning Framework to deflect Scotland's ambition, to realise Scotland's opportunities for economic growth and to create a more successful and sustainable places. What was needed he said, was a National Planning Framework which would support Scotland's economic recovery and the transition to a low carbon economy.

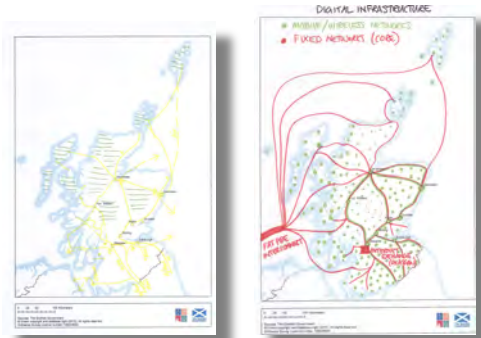
We have these two top level National Policy documents I was talking about, the National Planning Framework and the Scottish Planning Policy and it is important that these two documents are consistent and that they complement each other and the Scottish Government is therefore undertaking their review and revision in parallel.

We expect to complete the review of the Scottish Planning Policy by the end of this year, because the process of preparing the National Planning Framework includes consideration by Parliament that is going to take a little longer, between September and December the Scottish Government engaged with the public in a wide range of stakeholders on the content of Scottish Planning Policy and the issues which the third National Planning Framework should address and it sought views on which projects should be designated as national developments in the new framework.

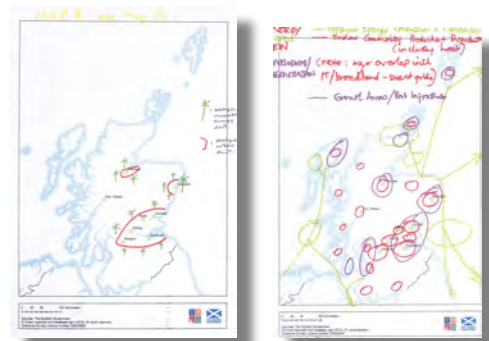
Very shortly, just later this spring and in Scotland spring frequently lasts well in towards the end of May, in spring 2013 we will be consulting on a draft Scottish Planning Policy and on the National Planning Framework main issues report and that really will be very shortly, we expect to issue the document for consultation in the next couple of weeks, it is just a bit unfortunate about the timing of this conference, a couple of weeks later and I would have been able to tell you all about its content, but it will be published online so even if you are back home, you will be able to access it and I do urge you to have a look at it, it will be out in the next couple of weeks.

Over the summer we will consider the responses to that consultation and then the proposed National Planning Framework will be submitted to the Scottish Parliament for consideration in the autumn/winter 2013/14. We plan to publish the final version of NPF3 the third National Planning Framework in the summer of 2014 shortly before Scotland's referendum on independence which you may have heard about, so one way or another 2014 is going to be a busy and interesting

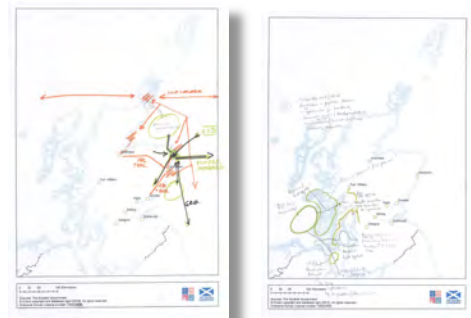
16 What are our long-term infrastructure needs?



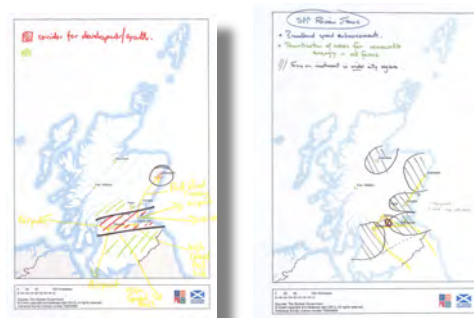
17 How can NPF facilitate the transition to a low carbon economy?



18 Are there different opportunities in different regions?



19 Where can NPF3 realise opportunities for grow



**16/19** Just to finish up I would just say a little more about maps, one of the things we have tried to do in the consultation on the third National Planning Framework rather more than we did say for NPF1 and NPF2, was to make the document as visual as possible and we have tried to reflect that in the way we have engaged with the public and with a wide range of stakeholders, so out of all of our consultation events we have been providing the people who turn up with blank maps and coloured pens and we have been asking them to draw their own personal maps of how they would like Scotland to develop over the next 20 years.

We gathered in over 200 of these maps and we then got professional cartographers and graphic artists to work on these and they have really been very valuable in informing the spatial strategy that we have been developing and I hope you will see that reflected in the maps which appear in the main issues report when we publish that in a couple of weeks' time, but these are just some examples of maps that people have drawn to reflect their own personal views about what our long-term infrastructure needs might be for example whether there are different opportunities in different regions of Scotland and you will see that perhaps the map on the left suggests that the person who drew this map was very definitely someone with a strong focus on Aberdeen and the northeast, but similarly we had maps which were strongly focused on Shetland or strongly focused on Dumfries and Galloway, but that was all very valuable in building up a picture about what people thought were the key strategic issues for Scotland going forward.

We also had a wide range of views on where the National Planning Framework can help realise opportunities for growth. So we have got all of these maps and we have been busy working on them over the first three months of this year and distilled these into the strategic maps, which he will include in the main issues report which we will publish within the next two weeks.



# Strategic Development Planning in Scotland

Stuart Tait - [www.gcvsdpa.gov.uk](http://www.gcvsdpa.gov.uk)



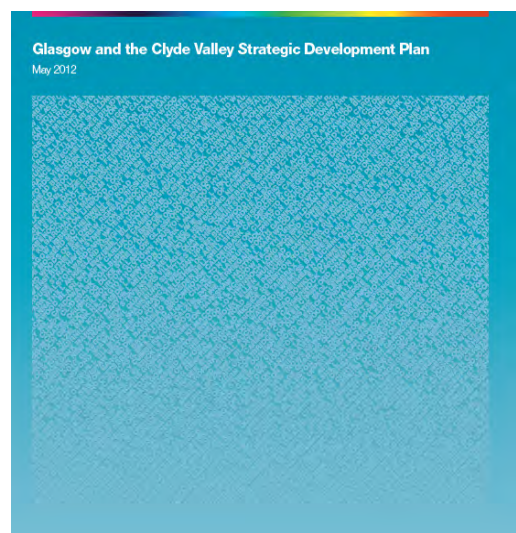
## 1 Strategic Development Planning in Scotland

## 2 Development Planning in Scotland

- Development Plans are documents which provide guidance for the development and use of land.
- Planning authorities must carry out their development planning functions with the objective of contributing to 'sustainable development'
- Addresses a range of topics including housing, transport, environment, shopping and employment.
- The statutory Development Plan is comprised of two documents - a Strategic Development Plan and a Local Development Plan

## 3 Hierarchy of Development Plans

- Scottish Government
- Strategic Development Planning Authority
- Local Authority



Glasgow and Clyde Valley Strategic Development Planning Authority is proud to be a host for METREX and we give our commitment to take that forward into the future.

1 I would like to start by setting the agenda for this morning. I would like to touch on a few things, firstly on development planning in Scotland, give an overview on behalf of my Strategic Development Planning Authority colleagues from other areas, an overview of what we do, talk about the Glasgow and Clyde Valley area and my colleagues from Sesplan and Tayplan will give you a much more specific geographical view of their particular area.

2 Graeme has set out the national planning perspective from MPF3 in Scottish planning policy. Development plans set out the guidance for development and the use of land and planning authorities, both at the strategic and local scale, are charged with carrying out their functions with the view of contributing to sustainable development and that is something we have been charged to do for many years. To do that, we try to address a range of topics and those include housing, transport, the environment, shopping, employment and a number of other ones which have emerged over the years in relation to things like renewable energy and climate change.

The statutory development plan, against which applications for development are considered, comprises two documents, where it is relevant, the strategic development plan and a local development plan and that process has been fairly well established over many years.

3 Just to say where we sit in the grand scheme of things, the national planning framework is very much at the top end of the hierarchy of documents and I approved and taken forward by Scottish government. Where we sit, from Strategic Development Planning Authority's position, we are in the middle and we produce our plans but these documents, although produced by the individual Local Authorities are actually approved by Scottish Ministers. Below that, we have the local development plans and those are brought forward by Local Authorities but are approved by each individual Local Authority.

It is a pyramid structure insofar as that every document below the top has to conform with the one above it, so the strategic development plan takes a strong lead from the national planning framework and, likewise, a local development plan takes a strong lead from the Strategic Development Plan.

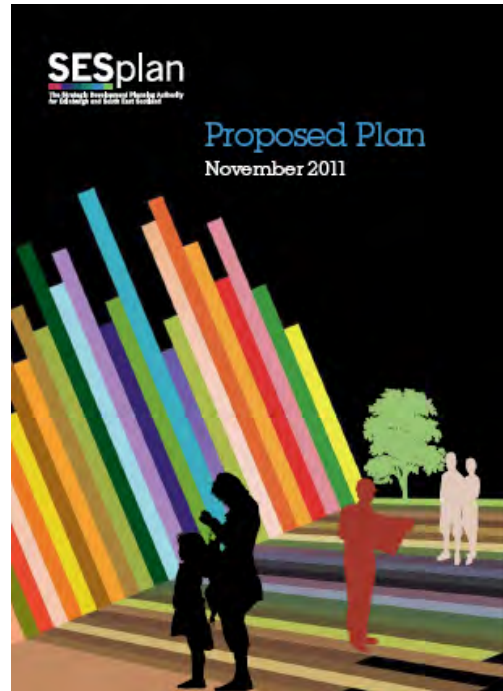
## 4 Strategic Development Plans

- 'Concise and Visionary'
- Set out 20 year Spatial Vision and related Spatial Development Strategy
- Spatial Vision focused on the economy, urban fabric, infrastructure, environment and energy



## 5 Strategic Development Plans - Key Stages

- Development Plan Scheme and Participation Statement
- Main Issues Report - sets out the authority's general proposals for development in the area and in particular proposals as to where development should and should not occur. Must also contain one or more reasonable alternative sets of proposals.
- Proposed Plan - having regard to the representations submitted on the Main Issues Report
- Submission to Scottish Ministers
- Examination - to consider unresolved representations
- Approval - with or without modifications or rejection and republish as soon as possible
- Action Programme - adopted and published within 3 months of Plan approval



**4** When Strategic Development Plans were introduced to Scotland, replacing the structure plans, which some of you may have heard about which Scotland has a very longstanding history in delivering, there was a shift away in terms of the emphasis as to what these documents were trying to achieve and to their approach and the feel and the content of these documents. They were seen to be very much documents which were concise and visionary in nature and setting a 20 year spatial vision with a strategy for land use below that. That strong vision is something which was quite new, the focus on that being quite new and the approaches to delivering that vision is something I will touch on later but it is how we encompass ownership of a direction of travel for a major metropolitan area.

**5** The focus for the spatial vision, again, reflects on generally the topics, which we are looking to address in terms of the economy, the urban fabric, the environment and energy. As part of any process there are a number of key stages which strategic development plans have to go through and I'll touch on those in some detail in a couple of other slides but we start off with a development plan scheme and participation statement.

The real focus for engagement and stimulating views on the direction of the Strategic Development Plan is set out in which at is known as a main issues report. In previous Strategic Development plans, structure plans, there was always a draft document come out to which people responded to once the authority had set a view or direction. The new system is very much about seeking that position much more collegiately and much more on the basis of determining issues for people to try and consider. A lot of the process is very much focussed on early engagement and this process is very much focussed on impacting at this stage of the system to a greater extent that, perhaps, latterly in the system.

The main issues report sets out the general proposals for development in that area and where development should and should not occur and contains proposals from the authority and alternatives to that and seeks people's views on that. A lot of the work that the Strategic Development Plans team do across Scotland is engagement with other external stakeholders and communities in advance of this to try and gain as many views as we possibly can. Once those views have been taken forward and representations made, we produce what is known as the proposed plan and that is very much on the basis of a

fixed view of the authority as to how things should be taken forward. That is submitted to Scottish Ministers for their consideration and any unresolved representations to that document are taken forward through a formal examination process. The outcome of that process is a report from an independent reporter to the Scottish Ministers and who the Ministers give to approval the Strategic Development Plan, either with or without modifications and, on that basis, the Strategic Development Planning Authority would republish as soon as possible once that has been issued.

Another key component of the new system is action programming and that has to be adopted and published within three months of the plan's approval and I'll touch on action programming later.



## **6 Development Plan Scheme and Participation Statement**

### **Development Plan Scheme**

- Prepared annually
- Sets out the authority's programme for preparing and reviewing their SDP and what is likely to be involved at each stage

### **Participation Statement**

- When, how and with whom consultation on the plan will take place, and the authority's proposals for public involvement in the plan preparation process.
- Contain a timetable, specifying the month the authority proposes to publish its Main Issues Report and Proposed Plan and to submit the Plan to Scottish Ministers

## **7 Other Key Supporting Documents**

- Environmental Report (Strategic Environment Assessment)
- Habitats Regulations Appraisal (impact upon Natura 2000 sites i.e. Special Areas of Conservation and Special Protection Areas)
- Equalities and Human Rights Impact Assessment
- Conformity to Participation Statement

## **8 Action Programme**

Action Programme - sets out how the SDPA proposes to implement the Strategic Development Plan and includes

- List of actions required to deliver each of the plan's policies and proposals
- Name of the person who is to carry out the action
- Timescale for carrying out each action.

To be published and submitted to Scottish Ministers alongside Proposed SDP

Adopted and published within 3 months of the SDP approval

To be kept under review and updated and republish it at least every 2 years

**6** I had mentioned to you earlier about one of the first things that we do is produce a Development Plan Scheme and participation statement, this is a new requirement in terms of the system. The Development Plan Scheme is prepared annually by the Strategic Development Planning Authority and sets out the Authority's programme or timetable for preparing and reviewing their Strategic Development Plan and what is likely in the way of consultation at each stage of that process. The participation statement which sits alongside the Development Plan Scheme sets out when, how and whom consultation on the Strategic Development Plan will take place and the Authority's proposals for public involvement. It contains a timetable, quite a prescriptive timetable, as to when the Strategic Development Planning Authority will publish its main documents in terms of its main issues report, its proposed plan and when we intend to submit that plan to Scottish Ministers. This is very much about keeping stakeholders and communities and anybody with an interest in strategic planning matters a guide or a direction, they know when to get involved and how they can get involved in that process and I think that has worked very well.

**7** Other key documents which we produce in support of the Strategic Development Plan include our Environment Report as part of the Strategic Environmental Assessment and I am sure we are all aware of those documents. We produce a Habitats Regulations Appraisal, which looks at the impacts of our proposals on the Natural 2000 sites. We produce an Equalities and Human Rights Impact Assessment and we also produce a Conformity to our Participation Statement saying what we have actually done and hopefully it conforms to what we said we would do.

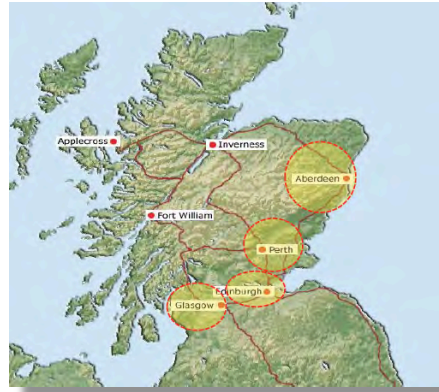
There are quite a lot of background documents that we produce in relation to each Strategic Development Plan, there are a number of detailed technical documents which support it. We do still churn out a fair degree of technical information behind a concise and visionary document.

## 9 Strategic Development Planning Authorities

4 SDPA's were formally designated in June 2008

20 of Scotland's 32 Local Authorities  
75% of Scotland population (5.3m) and 77% of households (2.3m)

- Aberdeen City and Shire - 475,000 population/207,000 households
- Glasgow and the Clyde Valley - 1.8million population/812,000 households
- SESplan - 1.2million population/544,000 households
- TAYplan - 485,000 population/220,000 households



## 10 Strategic Development Planning Authorities

Joint Committee - Elected Members (GCV and SESplan 2 per LA, TAYplan 3, Aberdeen 6)

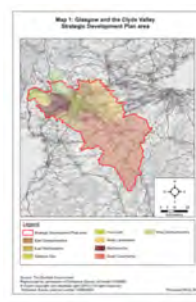
Board/Management Team/Steering Group - Senior Officers from each LA who set broad direction of strategy, organisational integration, work programming, budgeting and joint working

Core Team - standing professional staff of the Joint Committee

Key Agencies

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Enterprise
- Scottish Water
- Regional Transport Partnership
- Health Boards
- Historic Scotland/Forestry Commission and Transport Scotland

Strong emphasis on collaboration and joint working



**9** In terms of the Strategic Development Planning Authorities in Scotland there were four designated in 2008 and we cover 20 of the 32 of Scotland's Local Authorities. That covers a significant proportion of Scotland's population, we cover 75% and we also cover 77% of all Scottish households so we cover a very substantive area and the figures for each of the SDPAs are set out there. We have a fairly diverse, in terms of the geography and in terms of the area in which these Strategic Development Planning Authorities cover from the largest, which is my own in terms of Glasgow and Clyde Valley at 1.8 million people, down to Aberdeen City and Shire and Tayplan which is about a third of that population.

The geography is set out in that map and you can see it covers the central belt and the majority of the east coast of Scotland. These are individual maps of each of the four Strategic Development Planning Authorities and, as you can see, the one of the left which is the Glasgow Clyde Valley covers eight Local Authorities and Aberdeen City and Shire covers two. The Tayplan area covers four Local Authorities and that is the one on the left and the East of Scotland and Edinburgh Strategic Planning Development Authority covers six Local Authorities. There is a mix of the number of Local Authorities that we cover.

**10** In terms of their structure, organisation, in terms of political and other governments, each of the Strategic Development Planning Authorities is government by a formal joint committee, which is made up of elected members. In Glasgow and Clyde Valley and the Sesplan area we have two elected members per authority, so that is 16 in my case and 12 in the Sesplan case. Tayplan have three from each of their Local Authorities and Aberdeen, because of the nature that it is just two Local Authorities, have six members.

In terms of the related governance below that we have each a board or a management team or a steering group which comprises senior officers from each of the Local Authorities which set the broad direction of strategy, organisational integration, work programme, budgeting and joint working. They meet regularly to support their joint committee.

Each of the Strategic Development Planning Authorities have a core team which is a standing group of professional staff which supports their board the joint committee and we are staffed and paid for by each of the Local Authorities who comprise our area. Part of the

new system is very much based on working with key agencies, key government agencies of Scotland including the environmental, economic, infrastructure and health agencies. Those ones in the black have a duty under the Planning Act to be involved, Historic Scotland, the Forestry Commission and Transport Scotland are encouraged to be involved, although no statutory involvement. A whole process set up to encourage greater joint work and collective working with the agencies and the Strategic Development Planning Authority.

The real focus that all Strategic Development Planning Authorities take forward is very much on the basis of collaboration and joint working and that is something, which we try to foster across both our stakeholders and our communities.



## 11 GCVSDP Area

- 8 Local Authorities
- Total Population 1.75m (34% of Scotland)
- 33% of Scotland's GVA
- Largest of the 4 SDPA's in Scotland
- Longstanding history of 'strategic' planning



## 12 GCVSDP Timeline

- 30th September 2010 - Main Issues Report
- 30th June 2011 - Proposed Plan published
- 31st October 2011 - SDP submitted to Scottish Ministers
- 6th December 2011 - SDP Examination commences
- 30th March 2012 - Examination Report to Scottish Ministers
- 29th April 2012 - SDP Approved with modifications
- 13th July 2012 - SDP republished (no legal challenge)
- Total = 19 months

## 13 GCVSDP

Focus on

- Creating a 'quality of place'
- Continued regeneration of the urban environment
- Positive action on the natural environment
- Delivering a sustainable low carbon economy

## 14 Demographic and Economic Framework

Population up by 66,000 by 2025  
Households up by 113,770 by 2025

Low carbon economy based upon a compact city model with a shift away from the service economy towards a growth in specialist high value products and services associated with green technology sectors, green environmental sectors, tourism and leisure

**11** I would like just to go and say a few words on my own area and Pam and Iain will give you a flavour of their area after me. As I mentioned, the Glasgow Clyde Valley area, eight Local Authorities, a third of Scotland's population and a third of Scotland's economic output comes from this particular area. We are the largest of the four Strategic Development Planning Authorities and we have a longstanding history of strategic planning in west central Scotland.

The seven authorities that surround the core, the core being Glasgow city, is very diverse in their nature. The seven authorities; some have very strong rural hinterlands, some are mainly commuting suburbs into the Glasgow city and we have an industrial legacy both to the east and to the west.

**12** So, in terms of our first Strategic Development Plan we moved that forward in the space of 19 months. We started in September of 2010 and you can see the timetable of events as taken forward. We think, in terms of that process, it went relatively smoothly in terms of a new system and we were very grateful that there was no legal challenge to the first Strategic Development Plan. Previous structure plans had been subject to numerous legal challenges of the piece but the first Strategic Development Plan for Glasgow Clyde Valley managed to get away scot free.

**13** In terms of our SDP, we are looking to focus on four key elements. We are looking to focus on creating a quality of place, looking to continue the work that had been trailed through the previous Structure Plan in terms of the regeneration of the urban environment, look to continue, again a longstanding legacy, on the improvements in the natural environment and to meet the government's agenda of a sustainable low carbon economy.

**14** In that context, we were looking to support the growth of Scotland looking to grow our populations and our households and by 2025 you can see the intention was to try and increase our population by well over 60,000 people and to increase households by double that, by nearly 115,000 people.

To do that, we have a set a strategy which is based on a compact city model which is looking at delivering a low carbon economy and trying to shift away from what was predominantly a service economy in Glasgow Clyde Valley edging towards a direction where we have got

specialist high value products and services and trying to take advantage of the new emerging agendas around green technology, green environment, tourism and leisure, that is where we saw the upturn in economic activity taking place.

## 15 Vision

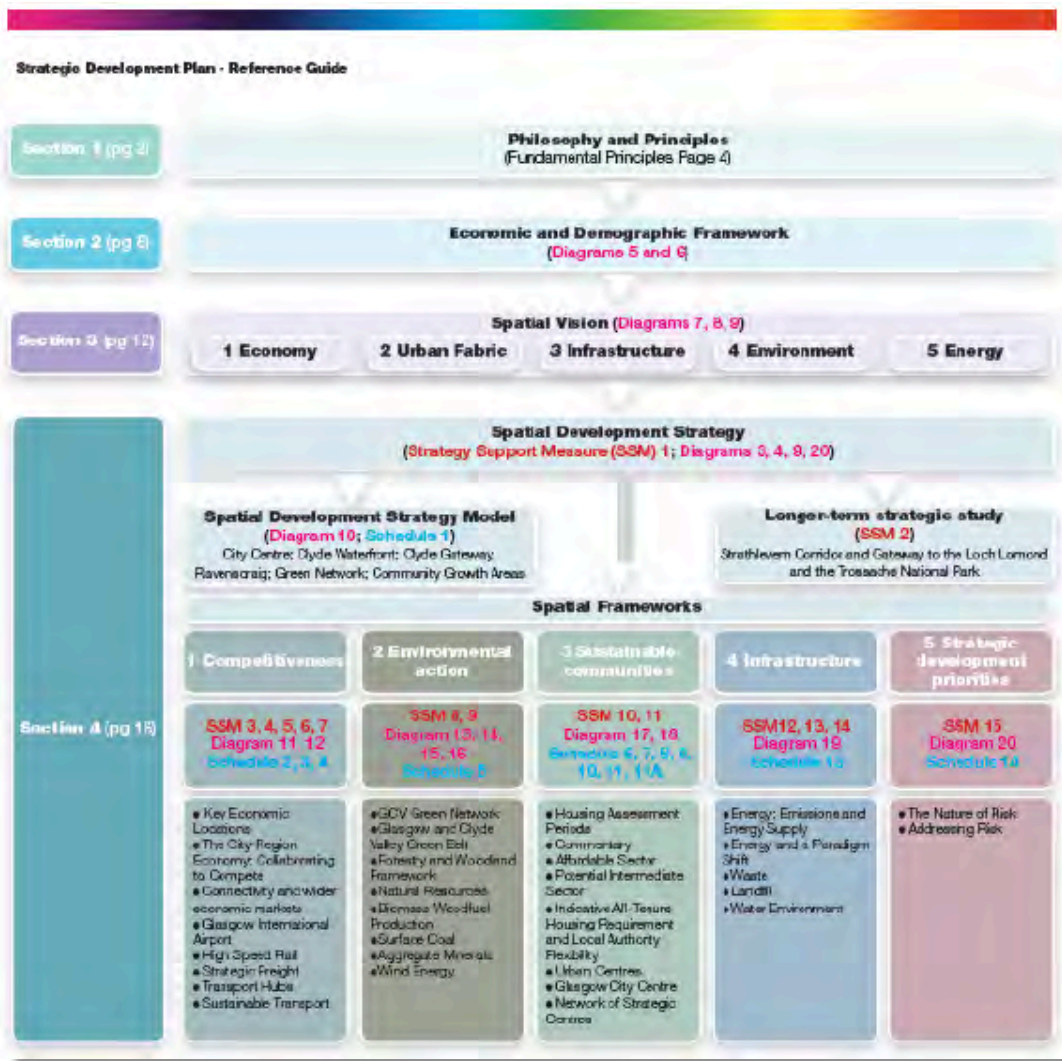
Linked to the GCV Community Planning Partnership's Corporate Vision and the work of the GCVSDPA Strategic Futures Group - consideration of future drivers of change

### Key Components of the Vision

- Economy - key locations, Glasgow City Centre, sustainable transport network, High Speed Rail and Glasgow International Airport
- Urban Fabric - brownfield land, sustainable locations, healthy urban planning, higher densities, network of strategic centres
- Infrastructure - Metropolitan Glasgow Strategic Drainage Plan, system of sustainable transport networks
- Environment - Green infrastructure, woodland planting around urban areas
- Energy - biomass, combined heat and power, renewable energy



16



**15** One of the key components of the new plan was to be concise and visionary and we have attempted to try and link that vision in to a number of other documents which currently exist in the Glasgow and Clyde Valley area and predominantly the Glasgow and Clyde Valley Community Planning Partnership's corporate vision which is an economic document for the same area. We have tried to put the land use perspective onto that document.

The work which we undertook with our Local Authorities and our stakeholders and the key agencies that you saw listed earlier we badged under what was known as the Glasgow Clyde Valley Strategic Futures' Group, which was a coming together of a number of organisations which normally would not sit in the same room together and consider what were the future drivers of change, what are the issues, what are the key messages which we want to see taken forward. We found that process, whilst time consuming, certainly brought benefits in having people taking ownership of the vision that we have now subsequently set out in the Strategic Development Plan.

In terms of the Strategic Development Plan, we have set out a number of key components of the vision in terms of the economy, urban fabric, infrastructure, the environment and energy. Within each of those we have tried to set out what we think will be the key drivers to achieving that.

In terms of the economy, we recognise the role of the city centre, we recognise and identify some key locations which I will mention later, the need for sustainable transport network, the high speed rail which Graham mentioned as part of the government's aspirations for national planning framework and the role of the Glasgow International Airport which many of you maybe have flow into in the last few days.

In terms of the urban fabric, we are looking for our vision to deliver on brown field land, again sustainable locations, an early consideration of how planning can influence healthy urban planning and taking that agenda forward, looking to support higher densities in our centres and looking at a network of centres whether it be town centres or commercial centres for retail and community activities.

In terms of infrastructure there has been a lot invested in Glasgow and Clyde Valley over the last few years in terms of the strategic road network and rail network but one of the major issues for us is water, drainage, sewerage and the Metropolitan Glasgow Strategic Drainage

Plan is one of the major infrastructure projects which has been taken forward on a joint basis to address some of those issues.

The environment, we are looking to support green infrastructure, woodland planting particularly around urban areas and I'll speak on that a little bit later and, linked to that in terms of energy, biomass and trying to encourage that as part of our sustainable settlement strategy.

In terms of energy, looking at combined heat and power, heat mapping and renewable energy all being core components of the plan.

I think what we have to recognise, whilst there has been a lot of activity on the right hand side of the slide which we are all very pleased to see nice shiny buildings going up as a sign of key economic growth and new housing and new office buildings and facilities for leisure we have to remember that for many parts of Glasgow Clyde Valley and, you may see some of this today, the legacy is still very much on the left where we have areas of poor housing, poor environment and it is trying to reconcile that in the same city region which we are promoting we have this almost worlds apart situation where you can, within 10 minutes of some of those buildings, you are coming across communities who are still living in environments like that. That is a very important consideration that we should not forget, it is not necessarily all about the right hand side, there is a strong component of how we address the real legacy of the left hand side.

**16** In the context of the document, if you picked up the Strategic Development Plan you would see this very nice colourful diagram which sets out where all the key components fit in and part of that is trying to break it down into manageable chunks and what we have done is set that out on the basis of spatial frameworks and I would encourage you all to read the Strategic Development Plan, it is a nice light easy read before your bedtime. We have broken the frameworks down to competitive-ness, environmental action, sustainable communities, infrastructure and development priorities and within each of those we have tried to focus on what are the key deliverables. Within that context, the development strategy which emerges, in terms of locations we have identified some major restructuring areas, major areas of change and, again, you will visit some of these today and some of these are legacies from our previous structure plan.



## 17 GCV Spatial Development Strategy

### Development Locations

- Clyde Waterfront, Clyde Gateway, Ravenscraig, Glasgow City Centre, 13 Community Growth Areas
- 20 Strategic Economic Investment Locations (supporting key economic sectors)
- Network of 23 strategic centres (mixed use focus)

### Environmental Action

- Green Network (14 spatial priorities)
- Green Belt
- Forestry and Woodland Strategy
- Natural Resource Search Areas (wind energy, biomass planting and mineral and surface coal workings)

### 15 Strategy Support Measures

## 18 Glasgow and the Clyde Valley - Challenges

Challenge	SDP Response
<b>Delivering Economic Growth</b>	Strategic Economic Investment Locations linked to key economic sectors
<b>Population Growth</b>	Community Growth Areas (20,000 new houses)
<b>Housing</b>	All Tenure requirement - private, affordable/intermediate Place making
<b>Centres</b>	Network of Centres Role of Glasgow City Centre
<b>Connectivity</b>	High Speed Rail Edinburgh/Glasgow Rail Improvements Improved rail connections to Ayrshire Completion of Strategic Motorway Network Sustainable transport to Glasgow International Airport
<b>Water and Drainage</b>	Metropolitan Glasgow Strategic Drainage Plan
<b>Transport</b>	Regional Transport Strategy Strategic Transport Projects Review
<b>Health</b>	Promotion Active Travel
<b>Enhancing the Natural Environment</b>	Glasgow and the Clyde Valley Green Network Forestry and Woodland Strategy
<b>Vacant and Derelict Land / Urban Renewal</b>	Compact City model - brownfield land development strategy Temporary Greening
<b>Climate Change</b>	Sustainable location assessment
<b>Energy</b>	Energy carbon masterplanning Wind Energy and Minerals Broad Areas of Search

**17** These involve the Clyde waterfront, which is from the city centre west along the river, it is about 16 miles on either side of the river, a lot of dereliction, a lot of urban renewal required, a lot of the communities turned their back on the river and this is a way of trying to encourage development back down to the river and so you will see some examples of that today. The Clyde gateway, which is in the east end of Glasgow, and is the focus for the Commonwealth Games in 2014 and, again, you will see some of that activity this afternoon. The Commonwealth Games has given that area a major lift in terms of focus and finance. Glasgow city centre, which is the real core of the city region and if Glasgow city centre works well then large components of the city region work well so that is a strong component of the strategy.

We have identified 13 community growth areas for 20,000 new houses. Those were identified some time ago with the anticipation that a lot of the output would be pre 2018 unfortunately, with the currently economic climate, very little of those sites have come forward but they still remain the sustainable options for growth for the Glasgow Clyde Valley area for housing.

We have identified 20 strategic economic employment locations and these support the government's key economic sectors. Our previous structure plan had four or five designations for the economy, numerous locations but on the basis of trying to be concise and visionary trying to focus that down into a limited number of economic locations and tying them in to their support for the government's key sectors. That has been a reasonably successful exercise.

In the previous Structure Plan we had 55 town centres identified and every one was important. We have tried to distil that down to a network of 23 strategic centres within Glasgow Clyde Valley with Glasgow city centre at its core. This is really about widening its role against retail and looking at a lot of mixed use development, trying to support community development because a lot of our traditional town centres are failing because they are not fit for purpose in terms of the modern retail experience and that is something that all the Local Authorities and the Development Planning Authority are trying to get their head round how we deal with traditional town centres against a changing retail environment.

In terms of environmental action, the Glasgow and Clyde Valley Green Network, which has been established sets out spatial priorities for

green network delivery. We have a longstanding tradition of having a green belt in Glasgow Clyde Valley as a way of controlling development but also promoting activity in our rural areas. We developed a Forestry and Woodland Strategy in support of those two elements above and we have done work in relation to wind energy, biomass planting and minerals surface coal workings and I will show you some maps further on.

In terms of the new context for strategic planning we to be away from a policy heavy document to, what we call, strategy support measures and we have 15 of those as part of the document and they set the context for decision making from the Local Authorities and set the direction to Local Authorities for their Local Development Plans.

**18** I have tried to summarise a lot of the challenges here in relation to the Street Development Plan's response to those. We have gone through them very briefly. In terms of the economic growth, I touched on our strategic and economic employment locations linked to the key sectors, so, supporting economic growth but supporting those sectors which the government want to see us taking forward.

In terms of population growth, we are looking through the community growth areas to support that activity. Our centres, the identification of the network of centres I mentioned and recognising the important role of Glasgow city centre. The challenges of con activity, how we improve con activity from the West of Scotland and, as I say, there are a number of components to that as we move forward in terms of high speed rail, Edinburgh, Glasgow rail improvements, the rail connections to our Ayrshire colleagues, the completion of the strategic road network, motorway network and sustainable transport options to the International Airport.

In terms of water and drainage, the response has been through the Metropolitan Glasgow Strategic Drainage Plan. In terms of other transport issues, we've got the Regional Transport Strategy and the Strategic Transport Projects' Review from the government which supports that. Health, the green network should probably be part of that and the promotion of active travel.

- 19 Spatial development priorities



- 20 Glasgow and the Clyde Valley Green Network



- 21 Minerals broad areas of search



- 22 Wind energy broad areas of search



- 23 Forestry and woodland spatial framework



**18 cont.** The challenge of enhancing the natural environment, so you have, the Green Network and our Forestry and Woodland Strategy. One of the endearing features of 18 Glasgow Clyde Valley is a long legacy of vacant derelict land and urban renewal and what we are trying to do to meet that challenge is our compact city model, higher densities, more centres focussed development and recognising that in the current climate where that may not happen looking at temporary greening as an approach to dealing with some of these long standing sites which, under the current climate, are proving difficult to move forward.

In terms of climate change, a lot of those elements above apply but we have tried to apply a sustainable location assessment which tries to draw together all those components to ensure that decision makers, in terms of planning applications, are ensuring that the right thing goes in the right place on the basis of an assessment in terms of its sustainability.

In terms of energy, we are looking at energy carbon master planning and, as mentioned before, about the wind energy and minerals.

**19** So, if you add all that together, apologies to the clarity of the map, each of the dots you see on that map are our sustainable locations in response to those challenges and you can see this correlation between the major restructuring locations, Clyde waterfront, city centre and Ravenscraig and, at the far end, a corridor of development opportunities where most of the vacant derelict land lies and most of the opportunities for regeneration has taken place. There is a real focus on geographical terms in that particular area.

**20** One of the core planks of the development strategy is the Glasgow and Clyde Valley Green Network. A dedicated team was established to take this forward. We see this as a very, very important component of the strategy which attempts to link the urban areas to the rural areas and attempts to focus thinking on green solutions to some of our previously hard engineering solutions and this whole concept, as Graham mentioned earlier, has been taken forward through the Central Scotland Green Network and we were very pleased to be at the forefront of that thinking.

**21/22** I mentioned our broad areas of search for minerals and they are mostly in the Lanarkshires and it is coal and aggregate minerals. The same areas are very much the focus of our wind area, renewable energy areas of search as set out there. So, strong the Lanarkshires on delivering renewable and our mineral strategy.

**23** I mentioned before the forestry and woodland framework and this is working in conjunction with our Forest Commission colleagues, thinking about bringing woodland planting back into the urban area, particularly on the fringes and look at the opportunities for biomass and linking into green network activity. All those are the core components of the Strategic Development Plan for Glasgow Clyde Valley.

## **24 Challenges for the SDP 2**

- How to ensure long support and commitment to the process of joint working at time of limited resources
- Need for 'corporate' ownership of the strategic development plan as part of wider corporate strategies
- The important role of strategic planning in a recession as it sets long term strategy and vision - the balance of risk v resilience in decision making

## **25 GCV SDP 2 Timeline**

- Ongoing SDP monitoring/indicators and continued stakeholder engagement - identification of issues for Main Issues Report
- Consideration of Local Development Plan Examinations
- Scottish Government review of SDP's in 2013
- Publication of revised Planning Policy December 2012 and National Planning Framework 3 in June 2014
- Action Programme review (July 2014)
- Main Issues Report published for consultation - January 2015
- Proposed Plan published for consultation - February 2016
- SDP2 submission May 2016 (4 year cycle of review)
- SDP Examination - Autumn 2016
- SDP Approval by Scottish Ministers Spring/Summer 2017

**Then we start all over again !!**

**24** As we move forward, a couple of challenges for us to think about for taking Strategic Development Planning forward for the next Strategic Development Plan 2. How do we ensure support, long term support and commitment to the process at a time of limited resources? In terms of our constituency and Local Authorities have been through major restructuring, a loss of experience staff who understood Strategic Planning over many years have left the system and pressures of delivering local development plans potentially has a strong impact on the process as we move forward. A need for the corporate ownership of the strategic development plan as part of wider strategies. I think, sometimes, we feel we are very much an island and Strategic Development Plans are forgotten about in the wider corporate view of life and there is a real need for us to try and take forward, recognising the role and the work the CPL and Planning can do and delivering a lot of other agendas that Local Authorities and other agencies have. So, building that in to the corporate mindset is important. Again, the important role of Strategic Planning in a recession because it does set that long term vision and strategy, it is things that people buy in to. A lot of the things I have shown you up on the map today are not necessarily going to happen overnight. These are things which will take a generation to achieve. So, in terms of the recession we are going through now is about holding your nerve and not making decisions which undermine, potentially, that strategy which I have set out. That is very much about the balance of risk against the resilience and decision making where we are maybe potentially taking short term decisions which have a longer term impact on the development strategy. There are some real challenges that we will all face as we move forward.

**25** In terms of our timeline, STP1 was approved in May of last year and we have a number of important considerations which will impact on all the Strategic Development Planning Authorities. Local development plans which follow on from the approval of the Strategic Development Plan are now moving forward and it will be interesting to see what comes out of those in terms of lessons learned. As Graham mentioned, we have the Review of National Planning Framework and we have the Review of Scottish Planning Policy but, also, because we are a first generation of new plans the Scottish government has indicated a desire to review Strategic Development Plans during this year, I understand that will kick off around the summer time, hopefully with the remit to endorse the worth of Strategic Development

Plans and ways of improving the process. We are working on our Action Programme Review for next year but our main timetable kicks in in January 2015 as we produce our and publish our main issues report. All the work we are doing at the moment is looking back on the first Strategic Development Plan, lessons learned, looking at the new context that is going to come out from Scottish government and factoring that into a main issues report in an year in January's time with the proposed plan published a year later and a submission to Scottish government. As we were approved in May 2012, we are obliged to submit four years later and that takes us to May 2016. A number of things happening before then, we have the review of STPs but we also the independence election, so how those things will factor into that is anybody's guess at this time. We are hoping for an examination of our document in the Autumn of 2016 and, with a fair wind and a good will with the government, we could hopefully be approved by 2017 and then we start all over again.

**I hope that has given you a very quick overview of where we are in terms of the process, the structures in terms of the authorities, and a little insight into the Glasgow and Clyde Valley area.**

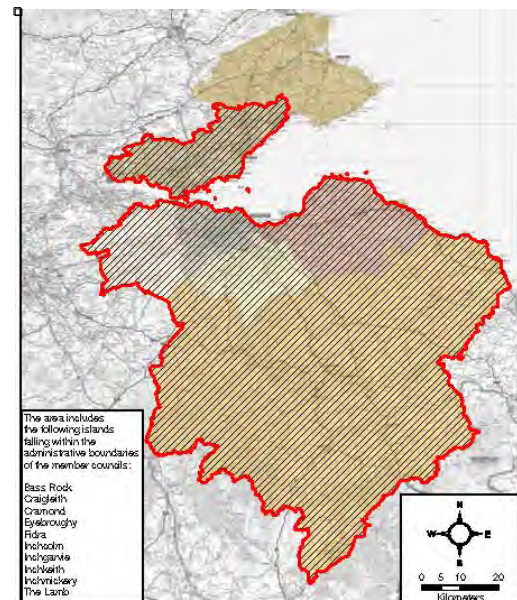


# South East Scotland Strategic Development Plan (SESplan)

Ian Angus - [www.sesplan.gov.uk](http://www.sesplan.gov.uk)



## 1 Edinburgh city region



I'm going to try and give you a very brief introduction to the SESplan area and the issues we face there and how we responded and then I'm going to go on and go off piste as the skiers would say and give you some of my own reflections on where we've come from from 1996 when I think METREX was established and also looking forward to where we might be going in the future and a few what I would suggest are issues that we will need to address in forthcoming years.

The signpost for what I'm going to talk about today, first of all a little bit about the geography of Edinburgh city region, a little bit about the strategic development plan authority SESplan, very much headlines on the challenges and the strategic response, which is set in the first strategic development plan for South East Scotland and then moving onto my perspectives looking back and looking forward and a few issues that I think we might want to address going forward.

1 So, Edinburgh city region. This is a map, which I think Stuart already flipped up, but just to emphasise that our area extends from the English border to central Fife, the Fife local authority area is actually split between the SESplan area and the TAYplan area, which Pam Ewen will be talking about just after myself.

We have six local authorities and it's important to emphasise the diversity in these from Edinburgh city, Scotland's capital city and second largest city through ex-mining communities in West Lothian and industrial communities in West Lothian and ex-mining communities in East Lothian and in Fife and a very extensive area to the south, which is rural.

Population at 2008 was about 1.2 million, 50% of that population lives in Edinburgh on in the larger towns, with 50% lives in small towns of under 20,000 population or in the rural area. So there was a huge dichotomy in terms of the population. The economy is dominated I would say by Edinburgh city centre and by economic business uses to the west of Edinburgh, which is some would say the most accessible location in Scotland.

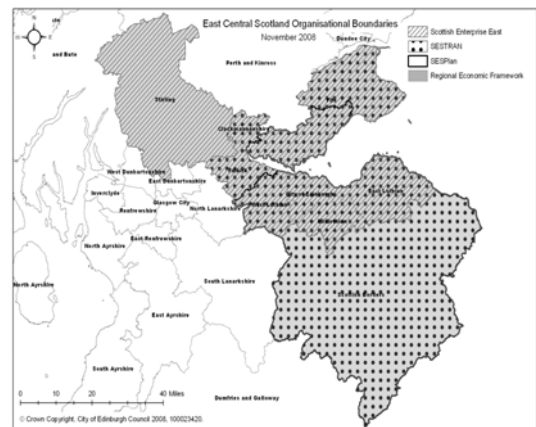
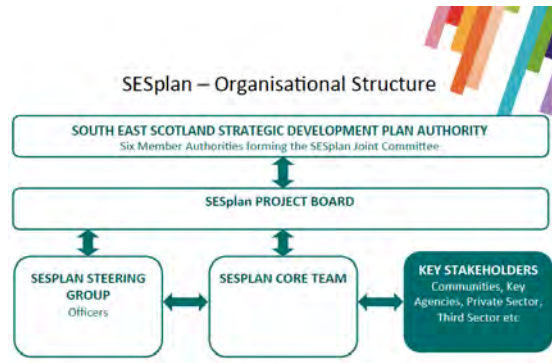


2      Edinburgh city region

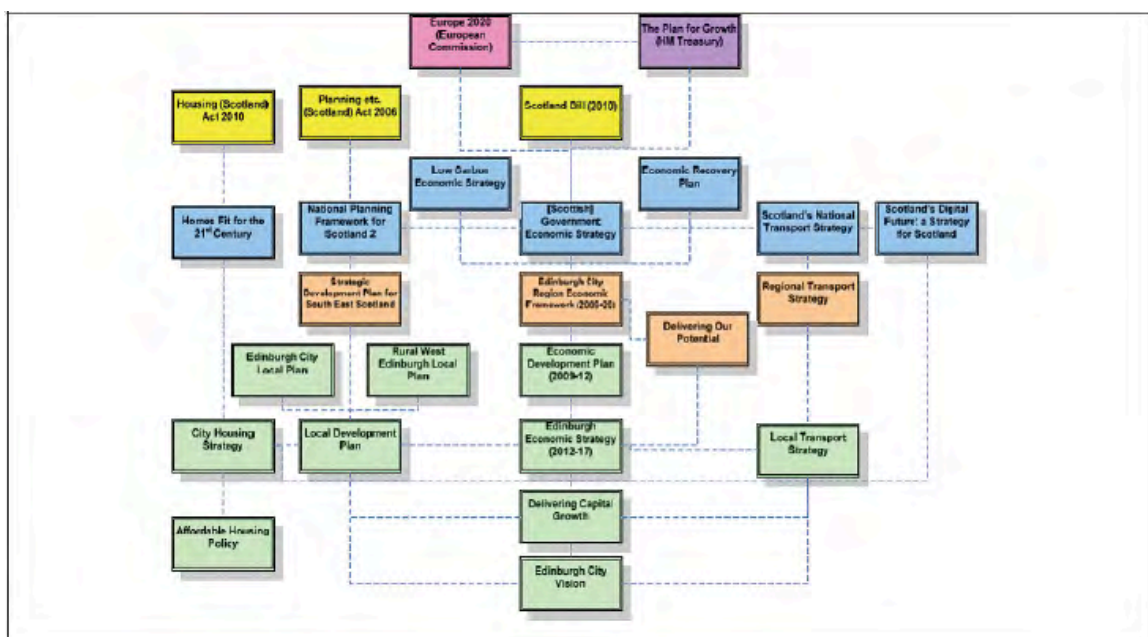
2        Some of you will be familiar with Edinburgh, some slides looking across the SESplan area, most of you will recognise the castle and central Edinburgh and these are sort of some shots from the city centre itself, I'll come back to some of the points, perhaps this one would help to highlight that SESplan is particularly strong in higher education, high proportion of students, high proportion of highly qualified professionals within the area, but we've also got Fife and iconic places like the Forth Bridge to small towns, new towns, two new towns, Livingstone and Glenrothes, famous in golfing circles anyway East Lothian and the Borders, which is dominated by small towns and the extensive rural area.



### 3 SESplan – Organisational Structure



#### 4 Existing plans and strategies



**3** SESplan's organisational structure is much as Stuart outlined, I think most of the authorities share the same structure of a joint committee made up of in our case 12 elected members, two from each authority. We have a project board, which comprises the heads of planning from each of the six authorities, we have a steering group, which is the middle managers in planning, usually the development plan managers and all this is serviced by a small core team in our case comprising three members of staff based in Edinburgh. We share the key stakeholders with the other SDPAs. I put this up just to quickly note the issue about geographies that we have, it's not unique to SESplan, but I've shown on that map the geography of SESplan, the geography of the regional transport partnership and the geography of the enterprise network and that you'll noted there's little consistency in that and it raises some issues for us.

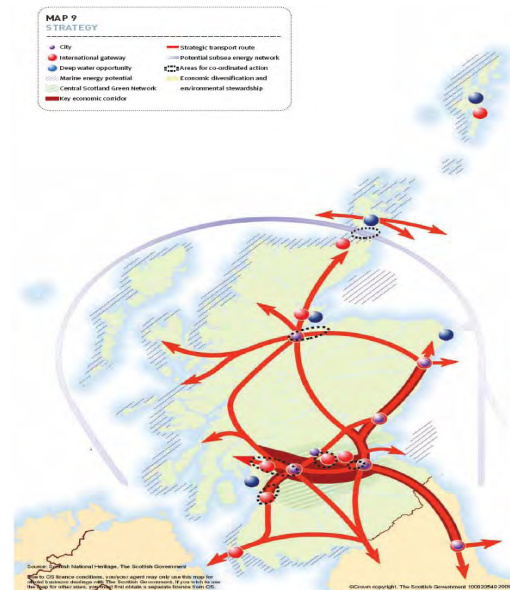
**4** Another point I don't go into the detail of this we are one of the small beige boxes on the right of the screen, but we were introduced into a very complex network of existing plans and strategies, these are just the ones for the city of Edinburgh economic development and the SESplan, the development plan has been introduced into that landscape. I should say it's made more complex by the fact that SESplan is replacing three structure plans in South East Scotland. We have a very different history to the experience in Glasgow in Clyde Valley in that there were three structure plans, I think one was approved in 2009, one was approved in 2008 and the other one from 2002 or 2003, so there were three structure plans which we are going to replace when the plan is approved. So it's important to note that the history of partnership within the area is very important, because the relationships are fundamental to the plan.



## 5 Overall, a strong picture

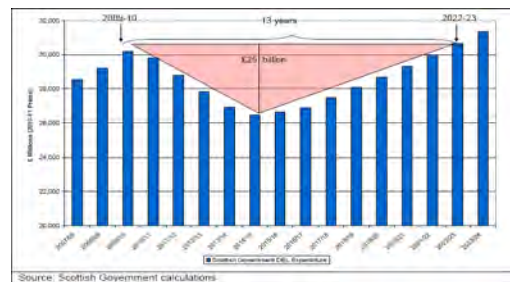
<b>On or above target</b> <ul style="list-style-type: none"> <li>GVA Growth</li> <li>Productivity</li> <li>Labour market participation</li> <li>Skills</li> </ul>	<b>Other strengths</b> <ul style="list-style-type: none"> <li>Quality of Life</li> <li>Top tourist destination outside London</li> <li>Key sector mix</li> </ul>
<b>Below target</b> <ul style="list-style-type: none"> <li>Solidarity and cohesion</li> </ul>	<b>Challenges</b> <ul style="list-style-type: none"> <li>Dependence on financial services</li> <li>Transport &amp; Connectivity</li> <li>Polarised workforce</li> </ul>

## 6 NPF2 - Strategy



## 7 Challenges – SDP1

- Job creation - a generous choice and range of employment sites are available.
- Population to grow from 1.2 m to 1.4 m; households to grow from 544k to 712k.
- House building industry is constrained in the short to medium term.
- Transport network - heavily constrained.
- Mechanisms to support infrastructure delivery are required.



**5** What's SESplan like? Well overall in terms of the economy and indeed the quality of place, the quality of the environment, built and natural environment, it's a very good picture. You'll see on that slide emphasis on the gross value added Edinburgh, South East Scotland tends to come out as one of the highest gross value added in the UK. Edinburgh is commonly at the top of European rankings as a place to do business. There's as I said very highly educated, highly skilled workforce, it's got high quality of life, it's top tourist destination outside of London. There's a good mix of key sectors including higher education, life sciences, particularly finance and business. So in many respects it's doing well. The challenges are perhaps the converse of the financing business dominance is that could make the area more susceptible to trends and the world economy. We have challenges in terms of transport and connectivity and you'll note solidarity and cohesion, which is really about the kind of dichotomy that Stuart highlighted in Glasgow in Clyde Valley. It's not so obvious in South East Scotland, but it is there.

**6** Another key feature I think Graham put this slide up earlier the strategy from NPF2 just to note that Edinburgh is at if you like the other end of the access between Glasgow and Edinburgh. It's also on the important corridor on the east coast, if you like running from Aberdeen through Dundee, Edinburgh to Newcastle and southwards.

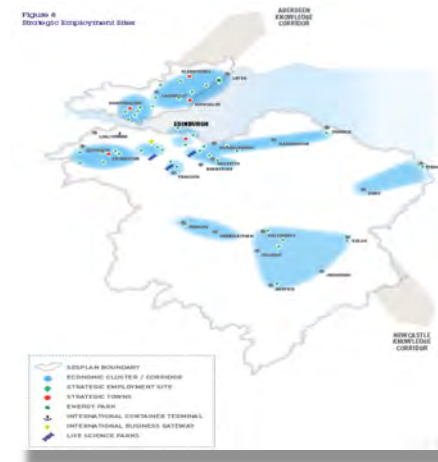
**7** Challenges for SDP2 no surprises really, generation of sustainable economic growth, developing if you like job creation, meeting the challenges of a population, which is projected to grow from 1.2 to 1.4 million in the period to 2033, households, we've got an additional 155,000, 156,000 households to be accommodated in the period to 2033 at a time when the housebuilding industry is very constrained because of the economy, the transport network is already over capacity and heavily constrained and we perhaps struggle to find ways of supporting infrastructure, mechanisms of supporting infrastructure and I won't dwell on this, but that's all in the context of Scottish public expenditure and that's lifted from a projection,

I think it's for the 2010/11 budget where it's just to emphasise that we're still in a downward trend in terms of public expenditure and that's the context.

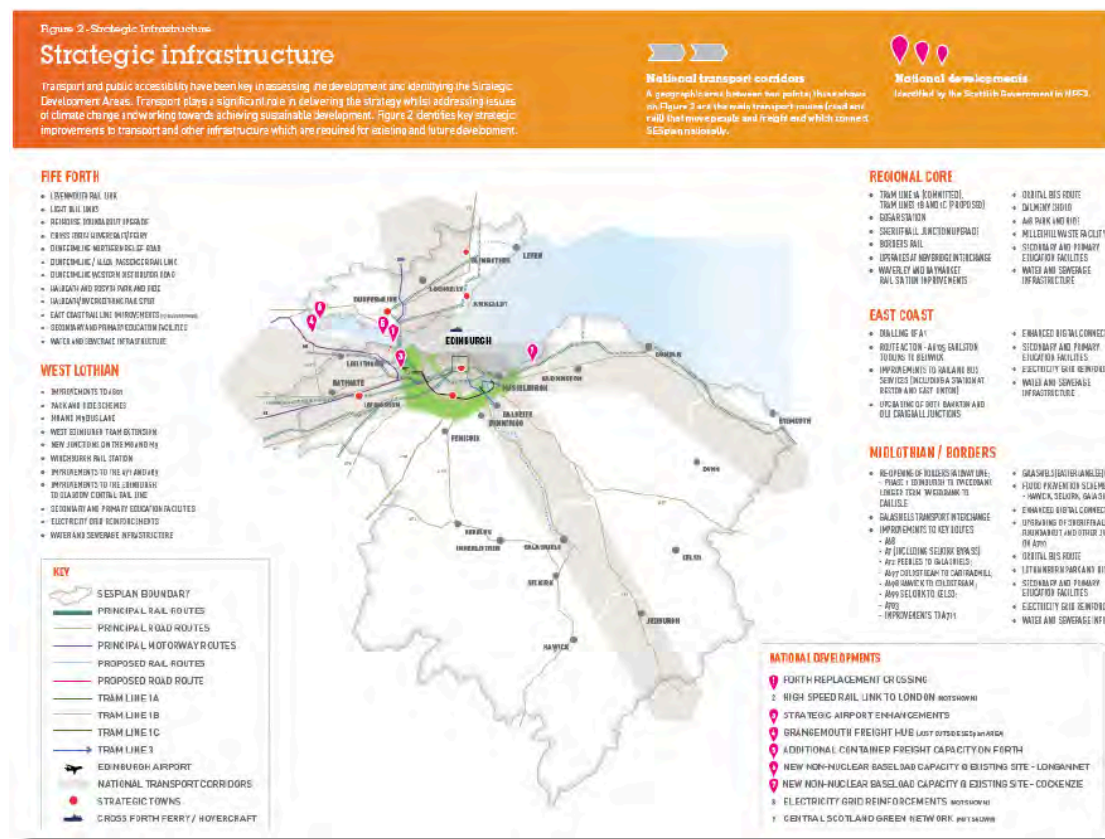
## 8 Strategic responses



## 9 Strategic economic clusters



## 10 Strategic infrastructure



**8/9** Our response we identified 13 strategic development areas based on a strategic assessment of the capacity and sustainability of the locations across the city region. Within those strategic development areas we've accommodated or we plan to accommodate the 155,000 additional housing units, about 50,000 approximately of that would be in Edinburgh itself, it's about 20,000 to 30,000 to the west of Edinburgh in the yellow area that you see West Lothian and about another 20,000 in the areas to the south and I have to admit I am colour-blind, so I have no idea what that colour is, the two dots to the south of Edinburgh, but we've also got the areas of growth in Fife and in the borders, although certainly in the borders to a much lesser degree.

**10** We've identified the improvements to strategic infrastructure, which is required to support that. I won't go over those, far too many. Those include the national developments, which Graeme highlighted, but I've also emphasised important ones or most important ones of probably the Edinburgh to Glasgow rail improvements and also the development of the borders railway, which runs to the south of Edinburgh down into the borders and reconnects that part of the area with Edinburgh city centre. I won't dwell on these, because I think we're probably running a bit short on time, because we've identified strategic economic clusters where the strategic employment locations are found.

## 11 Green Network



## 12 Perspectives – Looking Back

- Scottish Government
- Government Economic Strategy
- National Performance Framework - Outcome Agreements
- National Planning Framework and Scottish Planning Policy
- Planning Reform
- New priorities.....

## 13 Perspectives – Looking Forward

Alignment of agendas and collaboration

Continuing/new priorities

- Climate change
- Transition to low carbon economy
- Energy
- Health
- Food
- Placemaking/shaping

## 14 To be addressed?

- City Region governance
- Land Use Strategy and Spatial Planning

**11** We have identified the green network, which includes the eastern end of the central Scotland green network. I apologise for the quality of that slide. It's ironic, because probably the best area of collaboration with the key agencies was with the Forestry Commission and Scottish National Heritage and the Environment Protection Agency in developing the green network, but the map doesn't live up to it.

**12** Perspectives looking back again quickly because we're short of time, we've already highlighted the creation of the reestablishment of the Scottish Parliament. I think the publication of the Scottish government's economic strategy has really helped to steer the direction for us. The establishment of the national performance framework, which I don't think has been mentioned which develops a set of outcomes, which are shared between national and the local government and other partners is a game changer or a step change in the environment within which we work and I know that I and my colleagues and the other SDPAs will be drafting our next strategic development plans around outcomes that can be delivered for Scotland. We of course have the national planning framework now in place and Scottish planning policy. We've had planning reform, which have included the creation of our own organisations. We've had emerging new priorities and you've already heard about climate change, energy, waste, the addressing of health challenges as well.

**13** Perspectives looking forward I think looking forward I would expect to see an increasing alignment of agendas particularly across public sector organisations, but perhaps seeing closer work across all sectors and increasing collaboration, Stuart's mentioned that, we're certainly working to try and replicate that on the east. I think we're going to see certainly the continuing and perhaps some new priorities in terms of climate change, the low carbon economy, energy, health. I've added food onto that list, there should be a question mark there, because the development plans don't get much involved in food planning at the moment, but if we look to North America or Canada or indeed to Europe particularly Germany I think we see there's a closer integration between development plans or land use plans and aspects such as food and I think we'll continue to talk about place making and shaping places.

**14** Finally some questions to be addressed in future, I think we've got to perhaps keep under review, reconsider whether we have the governance arrangements in place in Scotland and Stuart mentioned the forthcoming review of arrangements for SDPs that might help. I think we've got to ask questions perhaps about the alignment of regional transport strategies and strategic development plans, which are two separate documents at the moment apply over separate and different geographies and I should say the transport strategy's influence has probably reduced over the period since 1996. Another issue to be addressed I think looking forward is the coordination or perhaps integration of land use strategy, Scotland has a land use strategy, which I think was published in 2011 and how that integrates with the national planning framework and spatial planning. I had one other thought as Stuart was talking which had just reinforced one I'd had previously is that there might be a question about skills for strategic planning, something I feel quite strongly about that we perhaps have lost skills and an awareness and understanding of strategic planning and perhaps looking forward when we need to look at our education for planners and CPD in terms of developing that.

So that's a very quick introduction to SESplan and some thoughts on the issues, which we perhaps need to address looking forward, so thank you.



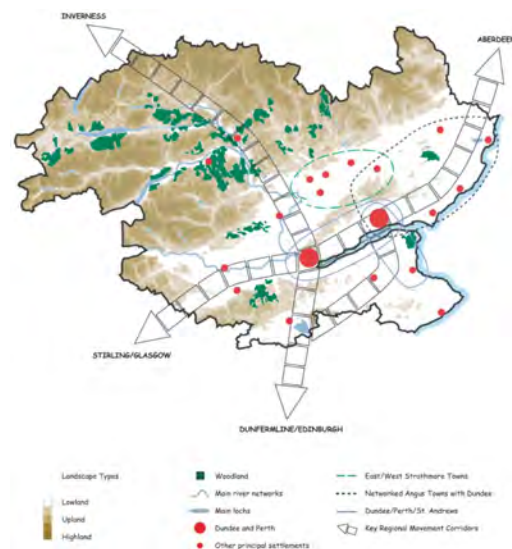
# TAYplan Strategic Development Planning Authority

Pam Ewan - [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)



## 1 TAYplan the Place

- Diverse and distinctive environments
- Network of settlements and infrastructure
- Intersected by the national road and rail transport corridors
- Future changes resulting from natural processes



## 2 TAYplan



I'm going to just take you through a bit of description of the TAYplan area, the Dundee and Perth city regions, and just some of the challenges and things that we take forward in our strategic plan.

**1** The TAYplan covers the two cities, as I've said, of Dundee and Perth. It has a very diverse and distinct environment. It's really transacted by some key national road and rail routes. It has the mountainous areas of Highland Perthshire and those of the Angus Glens and it also has a significant part of coastline and part of a coastline in Scotland which there's a lot of natural changes happening when we look 20/30/50 years ahead. So it is a very diverse area.

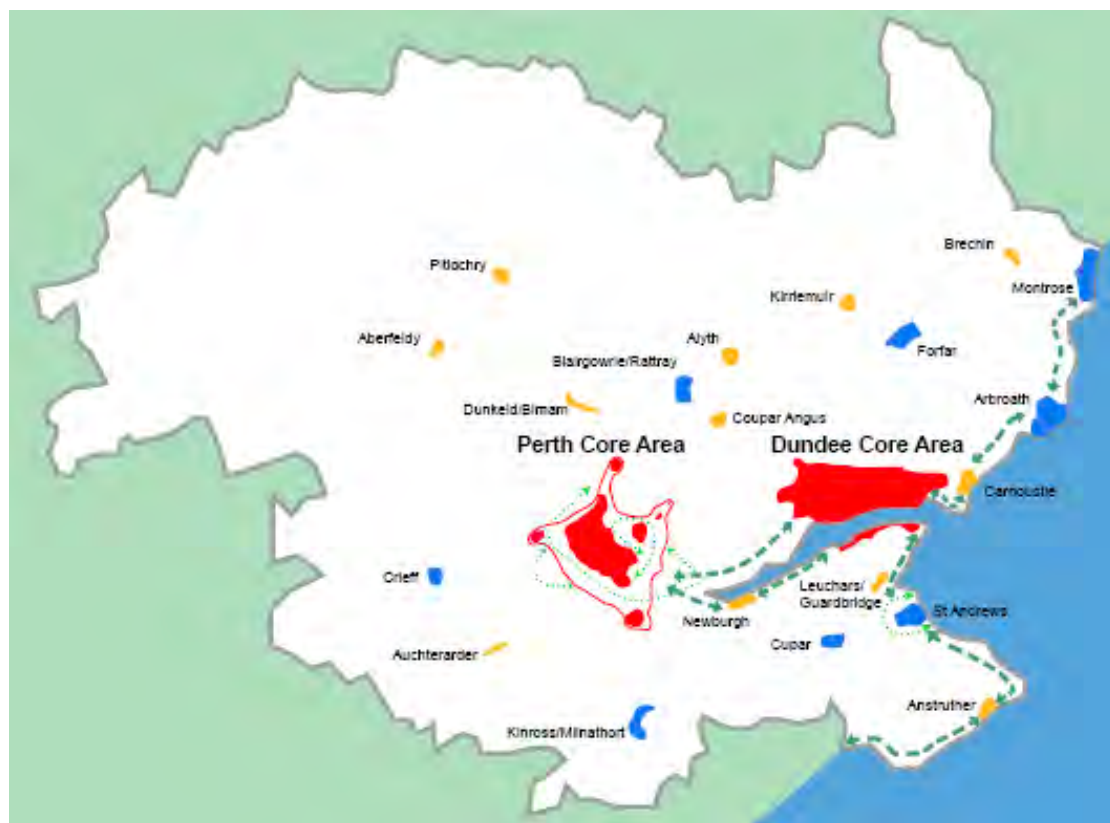
**2** Our first strategic development plan was approved in June last year, almost three years to the date when the TAYplan team were established, when we actually set up, we got our office and we got the three staff in place. There's myself and two planners and that's the TAYplan core team. TAYplan is not just a strategic Land use planning document, it is there to market the area and it's there to promote investment and that's something that I'm particularly strong about in terms of how we write the plan and how we use that document as well. We have commenced the review of the plan, as Stuart said, it's a continuous process and we have, this Monday, launched our initial engagement stage to that review.

### 3 Key focus

- Sustainable Economic Growth
- Shaping better quality places
- Quality of life
- Climate Change
- Resource Consumption



### 4 Spatial Strategy



**3** The key focuses of the first plan were around sustainable economic growth which is the Scottish Government's number one priority, around shaping better quality places. And I think what the first TAYplan did was actually really integrated place shaping into strategic planning and it's about how do we maintain and improve the quality of life, how do we address the climate change challenges and some of the very high targets the Scottish Government has set. And how do we address resource consumption which actually included some aspects of food security in the plan itself.

**4** Just quickly in terms of the spatial strategy, I think it's commonsense. We are trying to focus the majority of our new development in and around our key urban areas, our two cities and then looking at the scale of our key towns and having a focus on them. We have policies and further work that need to look at our coastline and look at what parts of that coastline are developed and undeveloped and what parts of that coastline need to be protected as we move forward. Very much at the heart of Tay plan's strategy, at the heart of our outcomes is quality of place and quality of life.

## 5 Collaborative Partnership

### Communities

- Community involvement in how they would like their communities and city region to grow – where development should and should not go. Audit Scotland's recent report on 'Modernising Planning' recognises TAYplan's community engagement as good practice

### Key Stakeholders/Agencies

- More than statutory Key Agencies involved right from outset. Early drafts debated and shaped to achieve consensus and ownership

### 4 constituent Councils

- Commitment to the Proposed Plan content at early stage. The major risks identified in 2009 (Risk Plan) have not materialised, e.g. an alternative strategy being promoted by 1 or more constituent Council

### Elected Members

- Political consensus achieved across parties

### Universities

- Research and sharing knowledge



## 6 UK RTPI Overall Award 2011

*"Planners make great places, and what TAYplan demonstrate is that it is possible to show people how planners go about doing that. By approaching the need for a long-term strategy in a new way, they have brought planning alive. What is so refreshing is what could be a dry technical document has been made accessible by presenting the information in a much more visual manner. The result is a proposed strategy that is simultaneously written to be easily read and understood by a wide audience, professionally robust, and in line with the Scottish Government's desire for a more efficient planning system."*

*Colin Haylock, the President of the RTPI*



5 In reviewing the plan those will remain central to our outcomes. There are a few... a number of other issues that we are addressing with a lot more pace and in a lot more detail than we did in the first plan. The first plan we were very constrained in time, in June 2009 I had just got chairs and tables and computers in the office and the two other staff in place and we had to rapidly move in to producing the first strategic development plan. And at that stage nobody had produced, we were saying well what is our main issue at strategic level? And what is a proposed plan in Scotland at strategic level?

So we're doing a lot of Googling to see what our European counterparts were preparing and had prepared in those regards. But there's four key issues that we're really focusing on, particularly myself in the work that I'm leading on and driving forward in Tay plan. The first one of these is climate adaptation, we don't actually really have a good grip and understanding of what TAYplan could look like in 2050 and what the land use implications for that are. But we've set off on a journey of better understanding that with a focus on trying to build and focus on resilient places for the future.

We're developing a green network strategy and that work is well underway, and we're looking, together with the three other strategic development planning authorities and Scottish Government on how we can improve our graphics. One of the things you will note in the three presentations is our documents are actually all quite different in some respects. Our graphics are quite different so we're trying to really pull our thoughts together before the second round of plans and look at examples in Europe of how can we improve those graphics. How could we, and would it be possible to get a degree of consistency across Scotland in that regard.

Lastly, we're looking at producing an energy spatial strategy and really exploring that with our key agencies or partners and indeed industry. TAYplan is essentially a shared service, we've a team of three people and therefore it's essential to work on collaboration and collaboration is really absolutely at the heart of how TAYplan works, our ethos, our values and our behaviours. We work closely, or as close as we can, with our communities but for those who work in strategic planning you will understand that with limited resources it's incredibly hard to get out and work with communities. So we depend a lot on the network, the community structure network that's already there.

We work closely with 13 government agencies who we call our key stakeholders and they've been involved in TAYplan right from the word go. They see the first draft of the plan with spelling mistakes and all the rest of it in it but we work together to really negotiate out concerns through the process before it even gets into the public domain. We work on behalf of four local authorities so we have, both at officer level and political level, to negotiate and to ensure that we're bringing forward a strategic land use plan that is going to really try hard to achieve the outcomes that we have set as well the local priorities we have set as four constituent authorities.

Working with a whole range of elected members from different parties and from different geographical areas is really about negotiation and about respect for those people and where they're coming from and what they're seeking to achieve as individuals and individual authorities and more recently we've started working a lot closer with the universities in our area.

**Last year TAYplan achieved the overall UK Planning Award, which was a shock, I have to say, but once I got over that it was a huge honour. And I think not just a huge achievement for TAYplan but I think it recognises the excellent work that's getting done in strategic planning in Scotland, and by the four strategic planning authorities, in different ways.**

And I know having spent time in Wales and Ireland with their governments, the Scottish strategic planning system is actually held in high regard but of course there is room for improvement.



7 TAYplan - The Draw of Two Cities



8 TAYplan - Assets and Opportunities



**7** TAYplan really is the tale of two cities, or the way I would like to see it, is the draw of two cities and what it can offer in a very high quality environment. I'll very briefly touch on some of the key assets and opportunities within the area. Some of our key assets, as we have three of the leading universities, St Andrew's, Dundee and Abertay.

**8** We have a source of talented people and a very high quality of natural resource and that's obviously important on how we're planning the growth of that region and the constraints that that will bring to some of our spaces. It has a strong business base with some key national headquarters and some key growth areas. Our sectoral strengths are around tourism and indeed the Ryder Cup is a major event coming to Gleneagles next year, food and drink, digital media and life sciences.

And looking at the opportunities, and I'll come onto Dundee waterfront, we have one of the largest regeneration projects in the UK well underway. We have opportunities to expand in the financial and business services, to attract further inward investment and we have the Victoria and Albert Museum, the offshoot from London about to, soon about to start construction and that will be a major draw for tourism and the creative industries in innovation and design.

Renewables has been touched on in all the presentations this morning and it is a key part of Scotland's growth. We have two ports which are seen as major... will have a major role in the infrastructure for delivering Scotland's renewables in Dundee and just to the north of Dundee in Montrose.

## 9 Dundee Waterfront



### Wider Waterfront | The Areas

Dundee Waterfront  
• £1 billion investment  
• 7000 new jobs  
• 240 hectares  
• Scotland's first sustainable community

## 10 Dundee Port

*"As one of our great port cities, Dundee is ideally placed to become a key hub for the rapidly growing multi-billion pound offshore renewables industry, particularly and initially in offshore wind."*

*Alex Salmond, First Minister Dec. 2011*



## 11 Dundee Central Waterfront



## 12 A Vision Becoming Reality



## 13 Victoria & Albert Museum Dundee



**9** Just moving on, just some pretty pictures and just a bit of background of some of the large projects. Dundee waterfront which has a good website which I would commend, is one, as I've said, one of the UK's largest regeneration projects. It has £1 billion investment and we're moving into the latter second phase and early third phase of that development, creating something in the order of 7,000 new jobs across an area of 240 hectares and it's seeking to be Scotland's first sustainable community.

**10** These are just the zones along the waterfront which make up the overall project. The Port of Dundee is part of this overall waterfront development and is seen as a key piece of Scotland's infrastructure. A number of the offshore wind turbine projects, wind farm projects in Scotland, are located off the TAYplan coastline and particularly Dundee Port has the opportunity to play quite a crucial role in manufacturing and maintenance of those projects as we move forward and Scotland's renewable sector grows.

**11** The central part of the waterfront and this is actually, when I looked at it last night, a very outdated picture. The large building in the middle, the top two floors used to be the planning department, and they are no more. That building is now half demolished and in another few months will not be there and the picture of that area today is very, very different and the speed of development and regeneration of the area is very impressive and been led by the city council.

**12** Part of the work that's been done on the waterfront, and if you're interested please go onto their website, they've worked with Abertay University to look at visualisation modelling and how that links to their aim to have this as the first sustainable community. And they have built a model around so they can shift different materials, different heights of buildings, different uses of buildings and straightaway that can give you an indication of the implications for the sustainability of that building and for the wider development. So I commend you going in and looking at that model.

**13** I've already mentioned the Victoria and Albert Museum in Dundee and the team that are taking that forward are actually located in the same building as the TAYplan team. Really since the day the decision was made that the V and A in London were to build their outpost in Dundee, over night changed the

perception of Dundee and changed its international status. And I think it's really interesting and it obviously has been found elsewhere in Europe that such even a decision before something is built can start to fundamentally change perceptions about a place very, very positively. It is hoped that the V and A Museum will be built in early 2015 and will really be an anchor to the waterfront development. Again the website shows many of the visuals for how this development is going to come forward.



V and A interior

## 14 Perth City



## 15 Summary

- TAYplan is delivering through a collaborative partnership
- The strategy focuses on sustainable economic growth within the context of creating good quality places and improving the quality of life
- Perth City population is growing fast; Dundee City moved from decline to growth
- Transformational projects at Dundee Waterfront and V&A will have very significant benefits for the TAYplan area

To find out more...[www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)

**14** Looking at Perth City which is a small city, I think it's the smallest of Scotland's cities and it's the newest of Scotland's cities. Actually quite recently it was only given city status by the Queen. It's centrally... as a gateway, it's centrally is a gateway between central Scotland and up to the Highlands of Scotland. Perth is a city that's very, very rich in built and natural heritage and has a very high quality which is recognised through its quality of place and the quality of life which it provides to its residents.

**15** In summary to let you get onto your caffeine top up, TAYplan is very much about delivering and collaboration. Our strategy focuses on sustainable economic growth within the context of creating good quality places and improving the quality for life for our residents or students and those who are visiting the area. It's a very different area, Perth City is a very popular area to move to, it has relatively high in migration and it's growing fast. It's one of the fastest growing areas in Scotland.

Dundee City has moved from a city of decline and massive regeneration to now it's starting to see population stabilisation and moving into population growth. And the waterfront development that I've outlined to you will only aid that process.

I hope what I've provided to you helps give an insight into TAYplan and through the previous presentations by Stuart and Ian, has given you a good understanding of strategic planning in Scotland.

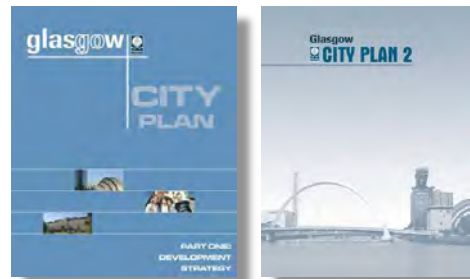


# Local Development Plan for Glasgow

Forbes Barron -  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)



## 1 Context and Process for LDP



## 2 NPF 3 Principles

- An 80% reduction in emissions by 2050
- Achieving the aims of the Zero Waste Plan
- The Scottish Government's Renewable Energy Targets
- Skills development, reducing unemployment and job creation
- Strengthening Scotland's links with the rest of the world
- Improving our digital, transport, utilities or green infrastructure networks
- Adapting to or mitigating the effects of climate change
- Improving the quality of the built or natural environment.



## 3 The Development Planning Hierarchy

- National Planning Framework
- Scottish Planning Policy
- Glasgow and Clyde Valley Strategic Development Plan
- Glasgow LDP sets out the Local Perspective for the area
- Supplementary Guidance

I am the head of planning and building control within Glasgow City Council and I have a presentation today, which should take us into the afternoon, but not more than half an hour, which will be covering the local development plan, which is currently under preparation for the city of Glasgow and the direction of the emerging plan, because we have made preparation within that plan.

1 The recent context for local development plans in Glasgow is actually over the last period since 2003, prior to that the city which has got a population of round about 600,000 people had 44 local plans covering the city, which is quite remarkable. The first citywide local plan was prepared and adopted in 2003. The current local plan is the one you see in the centre of the slide there, which is City Plan 2, which is the statutory document and the main issues report which you see on the right hand side there was the subject of a consultation, which took place at the end of 2011. Now the city council has a duty to prepare and keep up to date a local development plan. As we're setting out within that our land use strategy for the coming years, for the five year period and the ten year horizon.

The LDP also provides a basis for the assessment of planning applications themselves as well. To ensure that the city's coverage of local plans remains up to date, the preparation which we're doing just now, which is scheduled for completion at the end of 2014 is well under way and it'll be a much different type of local plan that you see in City Plan 2, which is a very detailed document and very heavily based upon a lot of written information.

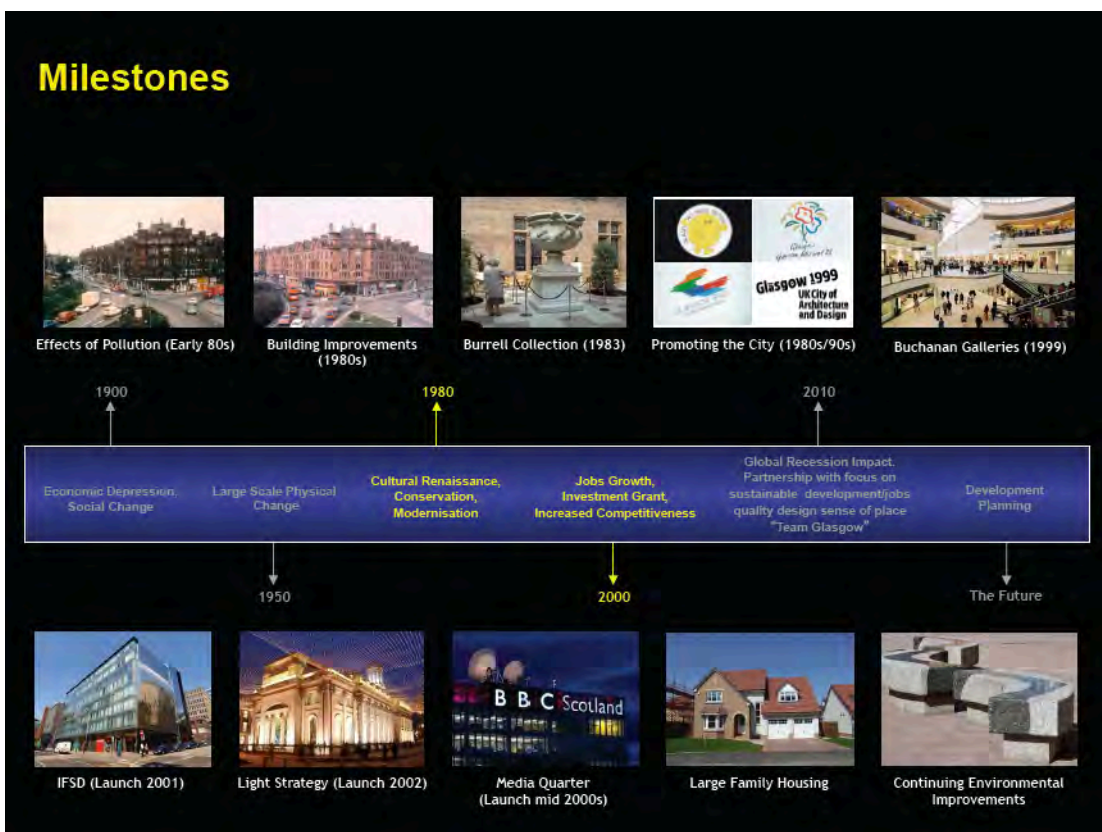
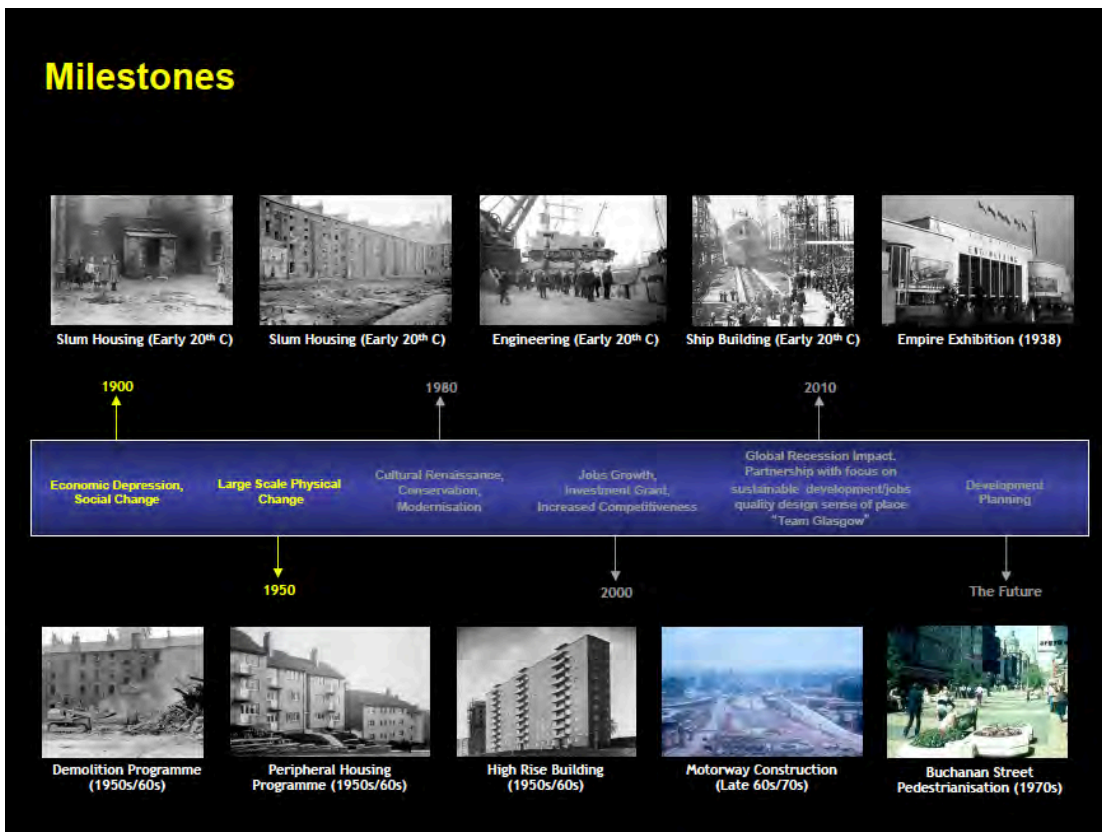
I would stress at the outset that in terms of the planning hierarchy, which is being mentioned by all the speakers this morning that the planning system in Scotland is plan led, so even though it's called a local development plan it's a key document in the planning system.

2 You've seen versions of this slide all morning, I think Graeme refused to let us know what's in National Planning Framework 2 in two weeks time. I got a sneak preview however of some of the emerging issues, which you'll see relate to sustainability, economic activity, connectivity, green, the environments and last, but not least, improving the quality of the built or natural environment.

3 The development plan hierarchy that you'll also be aware of from the various speakers this morning you can see that the LDP sits at the base of that. I'd also add on top of that that the Scottish planning policy document, which is also under revision also sits alongside it with two national planning policy documents, which are designing places 2001 and designing streets, which is prepared in 2010, which we'll also take account of in the LDP process. Local development plan itself sets out where most new developments will happen and guide developments in terms of making decisions on the applications.

Beneath that supplementary guidance will be the detail of policies, for example on design and on new development. It could also include things like master plans and briefs, strategies and frameworks for particular sites. Now the government's view is that provided there's an appropriate context in the local development plan Scottish minister's intention is that much of the material could be included within supplementary guidance. Supplementary guidance as well should be based upon policy issues as well, but they've got to be set out within the LDP context, otherwise they're seen as being very much left field and not allowable. Before we adopt any supplementary guidance into the statutory process authorities must first publicise it, giving it a date before which representations must be made. Authorities must make people who may wish to be aware of that content aware of the content and give them the opportunity to comment upon it. The authority then considers any comments and then sends them to the Scottish ministers. Now potentially this process is slightly more flexible than the existing one that we have in place.

## 4 Milestones

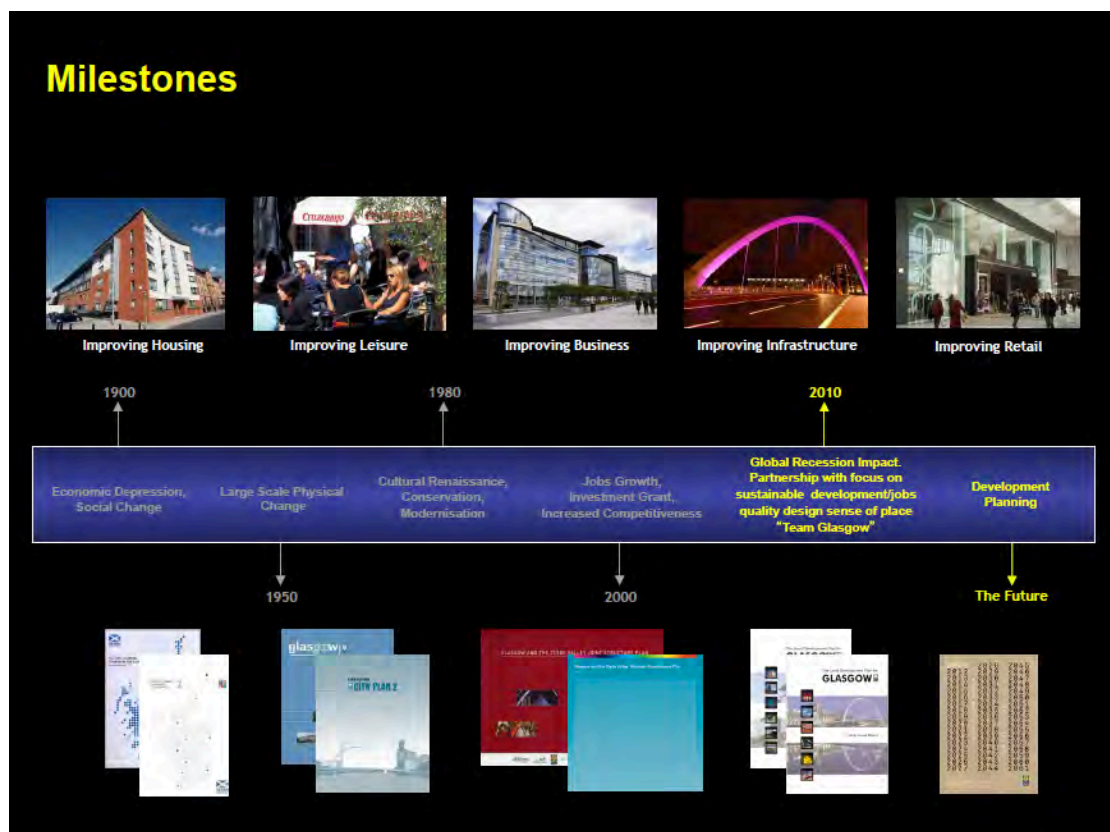


4 It might be quite useful just to get some milestones in the context of the development of the city, if you look at the yellow text in the central time bar there, covers the early part of the 20th century. Glasgow was very much an economic powerhouse of Victorian United Kingdom, Britain in the 19th century, but by the first part of the 20th century had significant economic challenges and social change. You can see some of the visual images associated with that, slum housing, poor housing, loss of heavy engineering, which started even at that stage and some of the big ticket items in terms of 1950s with comprehensive development areas, large road building programmes.

The city was very much written off I think as a lost cause, probably in the mid 20th century, but a new Glasgow has started to emerge, built on the best of the past and positioning itself for the future. Substantial investment has been placed and put into business, social and educational infrastructure, you see in the top picture the Burrell Collection, which opened in 1983, the very building here within. Changes in the city image with a programme of caring for the heritage environment.

A series of campaigns as well relative to city of architecture, European city of culture, the friendly city, UNESCO city and of course very notably coming next year the 2014 Commonwealth Games. Glasgow 2013 does have however significant challenges facing it.

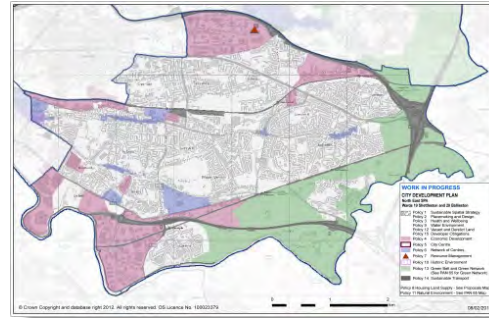
There are still considerable health issues, much poverty, unemployment and social challenge and the development plan context in that is extremely important as it guides future investment decisions. Amongst the range of documents you see at the base there from national planning framework on the left the one at the bottom right there is Glasgow City Vision, that was a bit of blue-sky thinking the council asked its citizens and all stakeholders to take part in looking at what kind of city we want to create not in the next five or ten years, but the next 50 years.





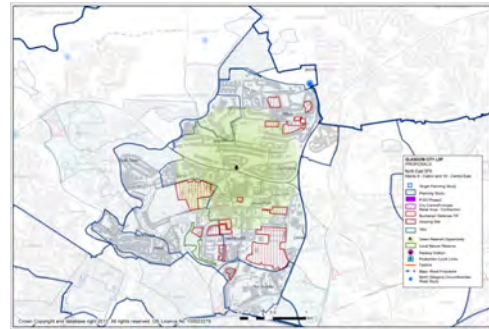
## 5 Proposed Plan should be ...

- Concerned primarily with land and infrastructure
- Concise and written in plain language
- Focused on delivery - what will happen, where and why
- Make more use of maps and plans;
- “Aspirational but realistic”
- Focus on the period up to year 10 from adoption



## 6 Proposed Plan to Include a ...

- Spatial strategy, being a detailed statement of the planning authority's policies and proposals as to the “development and use of the land”
- “Proposals” Map or Maps describing the policies and proposals set out in the LDP “so far as practicable to illustrate such policies or proposals spatially”
- Any other matters that the planning authority considers appropriate



## 7 Action Programmes

Set out how the Council proposes to implement the plan, including

- List of actions required to deliver each of the plan's policies and proposals
- Name of the person/body who is to carry out the action and the timescale for carrying out each action

Actions not limited to those by the planning authority  
Published and submitted to Scottish Ministers alongside Proposed Plan



## 8 Outcomes

*“The planning system should be judged by the extent to which it maintains and creates places where people want to live, work and spend time ... efficient and inclusive planning are important elements of the modernised planning system, but it is through the maintenance and creation of high quality sustainable places that the most significant contribution to increasing sustainable economic growth can be made.”*

SPP



**5** Now the proposed plan itself its unique selling point is it's land use based and it's based upon infrastructure. You can see in the bullet points there that there is a desire to use much more in the way of maps and plans and far less in terms of the text of the document. It has to be aspirational, but it has to be realistic. There's a focus on delivery in the plan and it has the horizon, it has to be renewed within five years.

**6** Two key components to the plan, Scottish government envisaged that the plans themselves will focus on the vision, which is the spatial strategy, it's overarching and has other key policies and proposals underneath that. So the spatial strategy is a detailed development of land within the city and the use of the land the proposals map, which has to relate to matters, which have clear routes to implementation.

**7** Sitting beneath that are the action programmes, now the plan is accompanied by and an associated actions programme. Crucially it has to say what is to happen, by whom and to what timescales and the government's got a clear view that these things should be closely related to available funding and being capable of implementation.

**8** I quote verbatim here from the SBP, I think it's relevant, because it stresses within it, let you read it, it's where people want to live, work and spend time. It's about creating high quality sustainable places and it's also nothing is possible without sustainable economic growth and that's a challenge within the current environment for western economies.



## 9 Local development Plan timetable

- 2011 – publish Main Issues Report, etc
- 2013 – publish Proposed Plan
- 2014 – Examination
- 2014 – Local Development Plan adoption

## 10 Government's Expectations for MIR

- Key changes since previous plan (monitoring statement)
- Big ideas for future development
- Preferred options / reasonable alternatives
- Spatial strategies to include site specific proposals
- Policy response / supplementary planning guidance

## 11 A Strong Policy Context

### Regional

- Metropolitan Glasgow – A Vision for Glasgow City Region (2008)
- Glasgow & Clyde Valley Strategic Development Plan (2012)
- Metropolitan Glasgow Strategic Drainage Plan
- Glasgow & Clyde Valley Green Network Partnership

### City

- Glasgow City Plan 2 (2009)
- Joint Economic Strategy 3 (2006)
- Future Glasgow – City Vision 2011
- Tourism Strategy (2007)

## 12 The Plan Aims

- Compete internationally with the best cities in the world for investment, businesses and events
- Make effective use of its cultural assets and heritage
- Build strong, healthy and resilient neighbourhoods and communities;
- Deliver local services and neighbourhoods informed by residents' views
- Reduce the City's carbon footprint
- Support a connected transport infrastructure across the city; and
- Increase public and green transport (walking/cycling)



**9** The timetable of the local development plan here in Glasgow we published our main issues report in the tail end of 2011 and we reconsulted on some additional housing sites last year. It's proposed to publish the plan later this year with any potential examination in 2014 prior to adoption at the end of 2014. The government's expectations for the main issues report are that we should focus upon the key changes, the big ideas, the big options and the alternatives. To give you a flavour of that perhaps it might be things like for example the balance between city centre retailing and out of centre retailing, provision of new centres, we proposed one within the main issues report up at Robroyston perhaps and the balance between Greenfield and Brownfield site as we seek to achieve sustainable growth.

**10** In a slightly boastful tone our MIR process has been awarded a quality award by the Scottish government in respect of its means of communication. We still want to be broadly based using electronic media, but also using the paper based documents and the basis of which was that the rest of them within the document could be removed and sent in to provide comment on that particular issue. There were six themes to the MIR, sustainable use of resources, you'll have heard these this morning, they're nothing new, but they're worth reiterating. A sustainable strong economy, sustainable communities, a sustainable environment, connections and design. The document that we produced was in the form of three spatial strategy maps with 40 key issues within it and it is available on the website. The documents were consulted over that ten week period and following the further comments obviously we will have to consider relative to the Scottish government advice that we shouldn't be testing the water on any new proposals, we'd have to reconsult upon them.

**11** There's a very strong policy context to local development planning within Glasgow, apart from the documents already mentioned this morning I would also point out the Metropolitan Glasgow vision 2013 is the horizon for that, which was a framework for the distribution of the city growth fund money from the Scottish government. We also have the Metropolitan Glasgow strategic drainage plan. It's worth giving a bit of detail on that, the overarching aim of the partnership, which is between Scottish Environmental Protection Agency, Scottish Water as well as the city council and other agencies in the public sector is to provide an approach to managing surface water, which is we reduce flood risk and unlock development potential. One of the key issues in

the city with a great Victorian legacy is that many of these industrialists at that time in terms of watercourses built their large steelworks across existing watercourses and put them into culvert, these culverts are now collapsing and of course when you get heavy rainfall going into combined sewers, the water surcharges and causes pollution issues.

**12** The plan aims work on the draft local development plan for Glasgow is progressing and we have working drafts of the plan's policies, but like Graham I'll keep them under wraps. The plan will have a strong emphasis on place making, health and wellbeing and sustainability and this focus should help to ensure that the city is well positioned to meet the challenges of changing climate and economy and to build a resilient physical and social environment, which helps attract and retain investment.

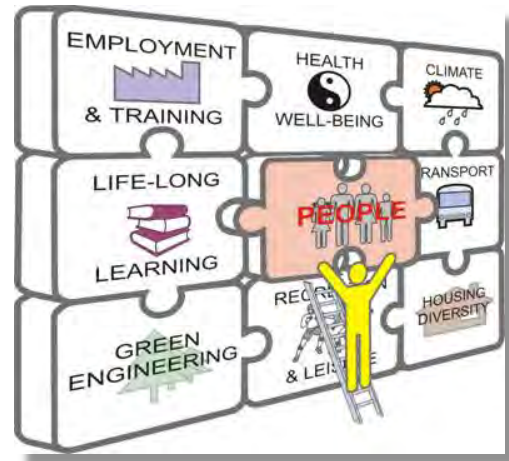
### 13 Sustainable Glasgow

- Sustainable Transport – Connected City
- Green City – Low Carbon
- Competitive and resilient economy vibrant and distinctive Neighbourhoods - Use of water

### 14 Healthy cities

### 15 Supplementary Guidance

- Create opportunities for Interaction
- Encourage active lifestyles
- Improve housing quality
- Improve access to work
- Ensure accessibility for all
- Promote local food production and access to healthy food
- Promote safety and a sense of safety
- Promote social inclusion
- Improve the quality of the natural environment
- Improve the quality and aesthetics of the built environment



### 16 Design Guide New Residential Areas



### 17 Policies and Supplementary Guidance



### 18 Strategy



**13** It's also paralleled by Sustainable Glasgow, now Sustainable Glasgow is a major citywide initiative established to deliver project programmes focused upon the economy, investment and the environment. It's the city level strategic initiative involving a flexible business model of public and private interests, for example Scottish Power, to deal with issues which again focus around the very ones we've been identifying all morning, but particularly relative to the sustainable to sustainability of low carbon, transport and energy management.

**14** You'd be aware that the World Health Organisation in terms of the healthy urban planning issue was the key behind the European Healthy Cities project, a long term international development initiative to place health high on the agenda with decision makers and city governments across Europe. We for our part in Glasgow have been piloting the Healthy Cities' pilot site in the east end of Glasgow Equally Well Test Site, which is trying to look at how we can actually implement that in terms of the issues involved. The slide here just shows some of the influential issues which are used in what's called the healthy sustainable me project in which local populations have been engaged to try and look at how we engage with the health agenda as it can affect the land use system. Despite significant improvements in the health of Glasgow the challenges do remain, factors particularly relevant to Glasgow include a high prevalence of unhealthy behaviour, poor diet, excessive alcohol consumption, poor physical and mental health all of which can be exacerbated by environmental conditions. In terms of supplementary guidance the development experienced elsewhere in the country is that it's possible to incorporate Healthy Cities agenda into the planning system. This particular slide indicates the heads that have been used by Manchester City council back in 2007 on the very same agenda and give us useful indicators of how perhaps it could be incorporated into the planning system.

**16** In respect of the supplementary guidance that accompanies the local development plan as well we've already progressed in respect of incorporation and approval of a new residential design guide, which will sit underneath the local development plan, that incorporates the 2010 national policy document on designing streets and for the first time imbedded within it sustainable management of water, green space and also looks towards an alignment to a single discussion based around development

proposals which not only apply for planning permission, but also for construction under roads legislation. So it unifies it into a single process of discussion.

**17** I promise not to show you this slide, but this is the emerging policy guidance in terms of the potential heads that we have for the local development plan, you'll not be surprised to see any of the headings in there, but we're talking about 15 policy headings within the plan, which I think in old money would be seen as being as almost objectives of the plan with a supplementary guidance sitting underneath that nine elements of that, three relating to place making and design.

**18** This particular slide here shows the strategic outcomes which we are seeking, vibrant distinctive neighbourhoods, connected city, the economy and the green city, which if we get them right they should all result in an improved quality of life, which will have the desired benefits, not only for the people living within that and working within it, but also in terms of attracting further investment decisions into the city.

## 19 City Plan 2 – Key Regeneration Map

### Proposals Map

- Number of areas restricted due to political intervention



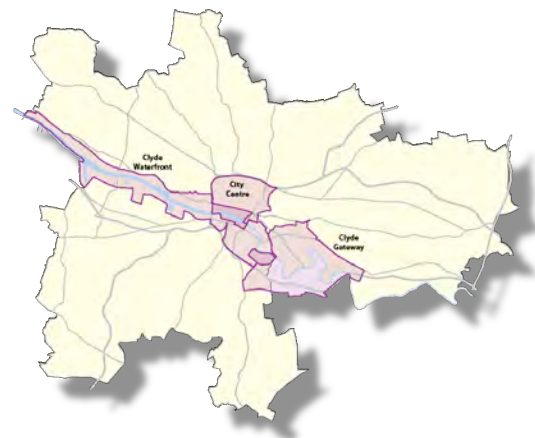
## 20 National Planning Framework 2

A spatial strategy for Scotland's long-term development

Identifies key strategic infrastructure projects as national developments:

- West of Scotland Strategic Rail Enhancements
- High-Speed Rail Link to London
- Strategic Airport Enhancements
- Central Scotland Green Network
- Metropolitan Glasgow Strategic Drainage Scheme
- Commonwealth Games Facilities And Infrastructure

## 21 Proposed Local Development Plan – Development Corridor



Candidate City for the  
Youth Olympic Games  
**glasgow**  
**2018**

**19** The key regeneration map that accompanies City Plan 2 linked into the national priorities of Clyde Waterfront and Clyde Gateway along with the jewel in the crown the city centre, but also incorporated areas in the east and north of the city. You'll see that at the bottom of that it says that the number of areas was restricted due to political intervention, that's perhaps an indication of the scale of some of the challenges that face the city.

**20** National Planning Framework 2 itself, which is the existing one until a couple of weeks time was very much based upon particular projects and particular topics and we expect that to change as we say through National Planning Framework 3.

**21** Moving into the LDP we therefore have a basis for saying that beyond doubt we will have to give particular focus to the Clyde water Front, the city centre in Clyde Gateway, but it's reasonable to suspect that we'll have to extend that to other parts of the city, particularly focussed at the present time upon the north of the city where there's been a dearth of investment and initiatives in the past few years. There are for example a range of transformational regeneration areas across the city, which are in conjunction with the planning system directing housing investment into the public sector and mixed market situations and the north of the city incorporates Sighthill where we are also bidding for the 2018 Youth Olympic Games with a decision anticipated in July this year with Glasgow being one of the three remaining candidate cities.



22 Pacific Quay / Digital Quarter



23 Riverside Museum



24 Southern General Hospital / Fastlink



25 IFSD / Tradeston Bridge



**22** Maybe just to give you a flavour of what you might encounter in some of your visits, but also in terms of the planning context the Clyde Waterfront incorporates within it the Pacific Quay digital quarter, now the Quay digital quarter also incorporates part of an enterprise area, the creative Clyde Glasgow one, it's a 14 hectare site based at Pacific Quay offering opportunities for creative industries. This will build on the success of the digital medial quarter, which in the last ten years has attracted headquarters' functions for Scottish Television, the BBC and others to the area itself.

**23** Riverside Museum adjacent to that that's the Glenlee where you'll be having your banquet tomorrow evening, it's on the opposite side of the river in Clyde Waterfront area, it's part of the ongoing regeneration in the area and you'll get the chance to see that tomorrow evening.

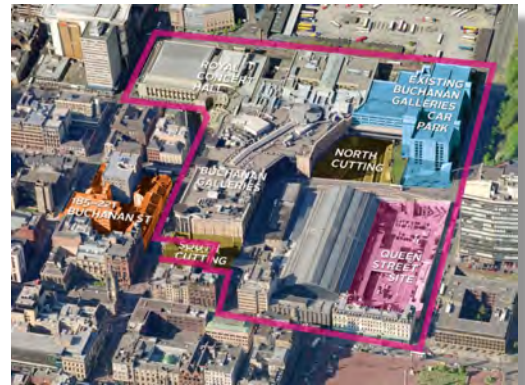
**24** Southern General Hospital which is the largest construction project in Scotland and the largest building I believe according to the BBC News, a major investment in the upgrade of health facilities for the south and the north west of the city. It's importantly linked into investment in transport with fast link, there's a commitment of £40 million of government funding to provide a rapid bus transit system with sections of dedicated ways and junction priorities into the city centre.

**25** The city centre itself remains the jewel in the crown, the one which we have to supplement and support. These photographs here are taken down at the International Financial Services District, which is the old Broomielaw area, one of the growth areas of the history of the city in terms of the tobacco barons who were very much at the heart of the prosperity of the 18<sup>th</sup> century city. IFSD itself has been successful, it's attracted over £1 billion of investment from the private sector and also has provided substantial public investment through the Riverside and traditional bridge crossings, but the challenge for us in the LDP is how we extend that success in a time of economic recession, particularly as it moves up towards the western edge of that site, towards the Kingston Bridge.

26 Public realm



27 Buchanan Galleries



**26** Ongoing public rail improvements within the city centre you'll probably see it in some of your walks this afternoon, there's also a programme of public rail improvement across the city under the sustainable agenda what's called the Five Streets project, where we're trying to retrofit sustainable drainage into existing street situations, which is extremely difficult.

**27** Also in the city centre this week at the applications committee there was approval in principle for the doubling in size of the Buchanan Galleries' indoor retail centre. I would note that of being an importance because of the challenges that we face in retail sector, not only from out of town, but perhaps more importantly from the internet as we change our social presence and have to reinvent our centres. This particular scheme it's the right location definitely, but we have to ask ourselves what way our centres will be moving in the future.

## 28 Clyde Gateway



## 29 Glasgow 2014 - Connections



## 30 Games Village Site





28 Clyde Gateway is at the eastern end of that corridor. Now Clyde Gateway is a specially created urban regeneration company covering 840 hectares, which straddles the boundary between Glasgow City Council and South Lanarkshire Council, includes Bridgeton and Dalmarnock, these areas a former heavy industrial operation and is identified in the national planning framework.

We're also looking for a considerable regeneration agenda elsewhere in the city. There is still some 1,300 hectares of vacant and derelict land in the city, but I'm pleased to say that figure is falling. Now you might say at this point I'm giving you some flavours of the local development plan, but how might this move forward, how might we look here towards how that plan could be implemented? Are there any exemplars within the city? And I hope through these slides to give you some hint as to what we might hope to achieve.

29 I mentioned there that the 2014 games will be located within Glasgow, that's the Commonwealth Games next July involves the former commonwealth countries in 11 days of sport. The top issue associated with that is that it's an opportunity not only for building upon existing sports facilities, but also to use it as an opportunity for the ongoing regeneration of the city. The western part of that picture shows the city centre as it says there the athletes village, which is required for the games is located in Dalmarnock, which is an east end of the city. The Commonwealth Games will have approximately 6,500 athletes having to be housed at the athletes village there and within that context it's essential that we develop not only facility to allow that games to be accommodated, but also provide a long term legacy to the city. A bit more detail where it's located is being considerable investment in the infrastructure of that part of the city. The M74 extension was open just some two years ago, the East End Regeneration Route, which runs north south adjacent to the athletes village, which is shown dotted in yellow there is an important part of also improving infrastructure in that part of the city, but it's not just road based, because the Fastlink project that I mentioned before it's proposed to extend that as well to the east end of the city and Dalmarnock station which is immediately adjacent to the village is being as we speak currently upgraded.

30 The village site itself has some 33 hectares, looks relatively green in this picture taken before we dug it up and decontaminated it, but it was a very problematic site areas subject to flooding, there were substantial

pylons crossing the site, there are real issues I say relative to contamination on the site and in terms of market solutions it was a market failure the prospects of getting anything in there in the foreseeable future were quite limited.



### 31 Historic land uses



### 32 Local connections



### 33 Landscape connections



31 Historic land use as you can see in this picture here it's fairly typical of the east end of the city and industrial legacy that we have. So to produce the athletes village there was a competitive dialogue process was followed. Now the intention there was to get a mixed community subsequent to the games, which would have a mixture of private sector midmarket and social rented housing, but the master plan led competitive dialogue process sought at the heart of it to ensure that the village had good local connections on foot, it lies adjacent to the Riverside, the River Clyde there you see shown in blue and also lies adjacent to the national indoor arena, now called the Emirates Stadium, which is an important part of the investment decision in that area.

32 In terms of landscape connections the River Clyde walkway at that moment forms part of the national cycle route and it's seen as being an important asset for the site and for future communities and so the village itself very much focuses upon what's seen as being the greatest asset of the area. I would add that the Clyde whilst it used to be heavily contaminated is now in a much better place it now has salmon in the river and on the right hand side of that picture there the Forestry Commission are currently engaged and investment into it at National Arboretum.

33 These landscape connections in this diagram here shown in purple within that you will see the embedded landscaping, many of which are used also for other purposes for example to deal with the effects of compensatory storage for flooding, but they are spread across the site and there is a maintenance regime for the landscaping, which incorporates public sector maintenance which is unusual in Glasgow context, because we normally factor off private areas for maintenance by the residents, but the SuDS features are being maintained, sustainable urban drainage by Scottish Water and much of the green space by the city council.

The detail of that in terms of the layout it's very much an equal homes type solution, front and back door housing with the landscaping connections giving dominance over private vehicles. You'll see that many of the houses front onto private green lanes in a much more intimate scale, other roads where they are roads are tree lined and there are pedestrian green lanes of much broader dimension.

### 34 Emirates Arena and Sir Chris Hoy Velodrome



### 35 Masterplan Development



### 36 Master Plan - Tenure mix

Pattern layout has developed in response to consultations with GCC Housing and reference to tenure pattern existing in residential areas adjoining the site.



Accommodation Schedule	
Tenure	Number
Private	304
Social	300
Mid Market Rent	100
<b>Total</b>	<b>704</b>
Care Home	1

### 37 Character

#### Sustainability

- CCG Prototype for 60% Improvement on CO2 Emissions through Passive Measure

Team experienced in achieving Ecohomes / breem excellent

Experienced Energy Partner

#### Masterplan promotes

- Sustainable transport
- Good residential amenity
- Biodiversity
- Best use of natural resources
- Safe and secure environments

#### Timber frame construction

- Sustainable attributes
- Speed of erection
- Offsite manufacture
- Low rise
- Good sunlight and daylight penetration
- No internal loadbearing walls for flexibility

Integrated SUDS solution



**34** The Emirates Arena itself a key part of the infrastructure, national velodrome for Scotland, also the facilities for the Commonwealth Games within the badminton and the other track events within that. Also within it incorporates a community sports wing, which is designed to cater for this part of the east end to try and also deal with some of the health issues that have been identified within the city.

**35** It was a master plan development, the consortium which are providing to the Commonwealth Games, which is a mixture of Cruden, CCG and Malcolms they are local developers and they've sought to have a solution which will be a legacy not only for the residents of that part of the city, but also reputationally as an exemplar of urban design.

The left hand slide there shows the overlay as it's called during the games, which is when you have for example dining halls, medical facilities, transport solutions for the duration of the games with the image on the right hand side showing the end result, which will have a total of around 1,300 residential units on it. During the games it will be some 760 residential units mainly within front and back door housing, but with some flats a care home and a district heating system.

**36/37** As I mentioned it's a mixed tenure solution, there is in blue our private sector, the pink is social rented and the green are midmarket rented. The homes are designed to secure a 60% to 65% carbon reduction, which combined with the district heating system means that these homes will be carbon neutral, which is what I think we would aim for in terms of future housing construction, but not currently required by the building regulations.

- 38 Energy - District Heating System



- 39 Games Village – Vacant Site



- 40 Games Village - Construction



- 41 Games Village - Housing



- 42 Next steps



Sustainable urban drainage lies at the heart of the design solution that has been adopted for the site, this is a central canal feature within which all the surface water from the roofs, the driveways, the hard surfaces are connected, they're treated in terms of filtration prior to discharge in a controlled fashion into the River Clyde.

spend time and maintain good high quality sustainable places, but above all else we've also got to achieve that sustainable economic growth of that which nothing is possible.

**38** It's extremely common in Northern Scandinavia, but in terms of Scotland this is one of our first district heating systems. It's designed to not only serve the village, but the surrounding area also serves the national indoor stadium, the Emirates Arena and has capacity to serve other residential areas round about it. One of the key difficulties we've faced in implementing that has actually been the legal system, because they're not quite sure how to deal with that, because it's just not familiar to us in the United Kingdom.

**39/40** So the village itself by the time we dug it up and decontaminated it some three years ago was a major challenge. The housing on the site should be complete by this summer, which is some sort of ten months before the games.

**41** The housing type used on the site is offsite manufacture of high accuracy timber framed housing, so there's a completion rate of approximately ten units per week. The belief is that the games should be a lasting legacy to the city, the detailed format of that housing is primarily terraced housing itself. So it gives us I think some clues as to how a local development plan toolkit can come together to meet some of these sustainable agendas that we've referred to this morning.

**42** What's the next steps in respect of the local development plan itself? Well there's a technical answer to that question, which is probably fairly dry and that's the responses received about the MIR and the additional sites will be considered further and a plan will be produced later this year and resolve representations will be considered by the reporter and any representations that are made have got to be very concise, got to be no more than 2,000 words and plus any limited supporting productions.

The reporters will continue to complete the examination all issues raised and proposed modifications to the plan, but leaving that aside what the plan really is about is it's about the future, it's about guarding investment decisions and ensuring that we are judged by the extent to which we maintain and create places where people want to live, work and



## Scotland and Glasgow Day Forum



Moderated by Vincent Goodstadt  
with the Scotland and Glasgow Day  
speakers

*As Roger said at the interval you now know all about Scotland, all you ever need to know having had these five speakers and if there are two things that come out is clearly a message from all of them that if Scotland's led the way in planning for so long and that therefore there are many lessons to be learnt from it, which we hope you have, but also we want to hear what questions are posed by you to the issues they've raised including the very challenge of trying to plan still with some confidence in a recession, but I want to just kick it out to yourselves to ask questions and I would like to start, because we cut you off Douglas if you still want to ask your question or you can remember it, because it's only a short time ago you thought of it and maybe kick off there.*

*Douglas Gordon from the city of Helsinki and the question relates to the strategic development plans to those in the panel, how do the plans resolve conflict between the different planning authorities?*

*A very simple question, I'm sure there's a simple answer. Well there are normally Glasgow ways of dealing with these things, which is called the Glasgow kiss, but I don't know how often that's been used, so maybe start with you Stuart, because you've engaged in this maybe slightly longer in the west?*

Thank you very much. I have to say over the many years I've been involved through the process under Vincent's excellent tutelage we really haven't had that many issues which have come to that extent. The whole process of joint working is consensual and recognising the collective good of what we're trying to do and recognising we've all got a part to play in that. I don't recall many issues which have divided opinion significantly across the Glasgow and Clyde Valley authority's concepts like regeneration, the kind of buy in process to all that, it's a strong legacy from the previous Strathclyde regime. There's potentially maybe more coming our way of the conflict maybe potentially in terms of limited resources may be an issue there and the sensitivities around the need for housing and the whole issue around town centres and retailing and the impact of out of centre locations, but I think for the most part people are bought into the process, they've realised the greater value of joint working. We have a number of processes in place and structures in place which support that joint working and where everybody comes round a table talks and tries to buy into that. So really from a Glasgow Clyde Valley perspective it has been a longstanding recognition of the benefits of joint working. I would have to say that conflict is prevalent or is

as open as you may think, so from that perspective we're quite lucky.

*Obviously everyone can give a response, but I just want and not ask everyone to respond, I know Pam you could give some reflection in the east of Scotland, because it's a very different geography and history.*

Sure Vincent I think it's interesting. We tend not to use the word conflict in the work we do, because we are a shared service, we're working on behalf of those four local authorities, so, you know, just jotting down some things, the first thing that I had to do in leading TAYplan as well as the wider team was to gain the respect of those that we were working on behalf of and our key partners and now to maintain that respect. Effective project management is the backbone to how TAYplan works and built into that is risk planning. Now part of risk planning is managing, anticipating and knowing what you'll do and in my perspective having that agreed with your board before it even arises. It's also about effective communication, the art of communication and making sure you are communicating and you're communicating when and how you said that you would do it and it's about achieving win wins, it's about negotiating and it's about respecting different people's positions, particularly the political positions. My four authorities are a mixture of political background, a mixture of political characters, some very strong, some which have not seen eye to eye in the past, but it's about what Stuart said getting them to focus on the outcomes and what is best there and I think above all of that it requires collaborative leadership to make sure all of that turns out to be effective.

*There is an aspect to which I'm conscious of why it's been successful is the support from central government, particularly Graeme your predecessor Jim McKinnon and I think you actually help to incentivise the setting up of the new arrangement. Do you want to come onto that? And also the issue of the levels of conflicts that you've had to resolve between national and local interest.*

Thanks Vincent. I think Pam is exactly right that it is about communication. I think we're lucky in Scotland, we're the sort of size where it is possible for central Scotland to maintain fairly close relationships with the planners working at planning authority level, the Scottish government has 32 planning authorities and two national park authorities that we have to liaise with closely on planning matters. We maintain strong territorial planning teams within the Scottish government

which allows us to do that, so we do build up good working relationships. By and large these relationships are good, there are different perspectives at national and at regional and indeed at local level. There will be differences from time to time, but because we have these strong relationships between the different tiers of government we're usually able to resolve these fairly amicably. I said it may be easier in smaller countries, but I have visited other small countries in Europe where that wasn't the case including in the Baltic countries where I was embarrassed to watch national and regional level planners shouting and swearing at each other from opposite ends of the room. We're usually a bit better mannered in Scotland at that, but there has been I suppose Stuart was saying that he was very pleased to have avoided a legal challenge on the strategic development plan this time round, we weren't quite so lucky with the national planning framework, we had one national development, which has been very controversial and we ended up in court over it and that's a power station somewhere in the Ayrshire coast, some of you may have heard of it and that sort of project can be difficult, because particularly energy projects the impacts of these projects are of concern to a lot of people, they can be very controversial and if national government is setting a particular agenda on power, which is uncongenial to local communities that can be very difficult for local authority, but in spite of these challenges we usually manage to work together fairly amicably.

*I think that's interesting what you raise, because the experience has also been that some of the biggest challenges have not been between the authorities, but by some big vested interest in the development world who have sought to challenge and I think going back in the history and thinking of Roger and Jim Park who's in the room I always remember them saying to me the way they persuaded people in terms of getting the original Strathclyde plan done was actually for people to recognise if they didn't resolve the differences between them it would be determined by an authority either in the courts or by central government and if you ask other people to make the resolution of conflict for you they'll get it wrong, so it's much better to solve it between yourselves than leave it to other people to do it.*

*Jojanna Kirschner, Amsterdam actually that's a bit in that direction, my question was going on the national level and decision taking you pointed out that there were 14 priority projects in the national framework and I was interested to know in which way the national framework and the Scottish planning policy in which way*

*they interrelate and secondly how these 14 projects were financed and also if there's budgets allocated to it I suppose yes and then which way they've referred to the local level and as a second question on a completely different theme actually, all three regions who said you are growing regions, you need additional housing, not very little, but quite substantial. I was interested in how you finance these housing projects.*

Well I'll start off with your first questions, which are about national level policy. Yes. The 14 national developments they are a mixture, some of them are predominantly or almost entirely public sector funded, things like the new Forth crossing is a very major transport project, which will be funded primarily by the public sector, but some of the other national developments are likely to be funded predominantly if not entirely by the private sector, so it's a mixture. For example there's a new container port development going ahead on the Forth at Rosyth, which is being led by a private sector company, most of that will be funded through the private sector and I think that's probably quite welcome to ministers that they don't necessarily have to pick up the tab for all of these projects, although having them in the national planning framework with the national status does recognise their national importance and priority for Scotland's future development. You asked the question I think about the national planning framework and the SPP and Scottish planning policy and how they relate to each other. They're both I think documents of equal status, they're statements of Scottish government policy, the national planning framework is the spatial document, it's the documents about where we believe things need to happen to support Scotland's development, the Scottish planning policy is much more a statement of policy principles, which apply equally across the country, we've gone a slightly different route from England where they brought these two elements of national policy together, so they have something called a national planning policy framework, which I think attempts to do both jobs. For the moment we've decided to keep them apart, although it's important that these two documents are consistent with each other and they complement each other, which is why we are taking forward a review in parallel at the moment.

*Is it the same person writing them?*

No. But the two teams are located very closely together and meet very frequently several times a week.

I think you've been very kind to suggest the new national planning policy framework for England is anything like comparable, but you couldn't comment on that.

If I can go onto the second part to your question which is about housing finance and I start with Forbes, because obviously you gave some very clear examples of the types of projects you were dealing with.

Partly the social funding model for housing in the west of Scotland it's been directed now through the city council in terms of national funding, which comes into DRS, which is my own service within the city council gets its funding from government and then directs it into the registered social landlord's network and a particular example that's quoted on the Commonwealth Games that's very much a hybrid brought together to deliver a national priority so unusually that secured central government funding from Scottish government, but not unusually in terms of areas of market failure. The city council was heavily involved in respect of the land value being at a reduced level, the issues of decontamination, the structural decontamination was actually paid for out the public purse. Now at the present time and was relative to the banking issue since 2008 a lot of the existing funding arrangements were quite difficult to secure, in that particular instance that was funded by Royal Bank of Scotland who is probably well-known to a number of people in the room and there was a need during the course of that project to secure funding from an alternative pension fund source. So the funding issues are actually still substantive in respect of changes to welfare reform you'd be perhaps aware from the UK press that because of the changes in levels of welfare, housing benefit in particular that has the impact upon local associations that their business models where they borrow money commercially against the guaranteed rent levels have now been altered, so it makes it much more difficult in a UK context now to secure social housing, but where there's a problem we'll find a solution, because we need to.

*Stuart did you want to comment?*

*As I mentioned that although prepared by the local authorities jointly the strategic development plans are submitted to and approved by Scottish ministers and one of the interesting things is when the Scottish ministers write to you telling you your plan's approved there's a caveat in the letter you receive which says do not infer any funding from any government department in relation to*

*any of the proposals in the plan, so there is a disconnect between, you know, the plan being approved by Scottish ministers and the support for many of the components in there for funding.*

Thanks Vincent. Just to add to what's already been said I mean I mentioned I think we are looking for something like 156,000 new units across our area in the plan period. That will be a mix of social housing, registered social landlords and private housing, but largely private sector. The big issue at the moment is the radical downturn in the market in 2008, which is prejudiced or made unviable, a large number of sites which are already in our housing land supply. We have I think it's around 110,000, 112,000 sites for around 110,000, 112,000 units already identified in development plans in the area and when you factor in an allowance for what we call windfall sites, which are sites becoming available which were otherwise unexpected. We only needed to find another 30,000 odd by 34,000, but because so many of the existing sites are considered unviable by the developers, because they can't raise the funding for the projects from the banks or other sources there's enormous pressure to identify well beyond what we would normally have expected to, so that they can then look at the sites which are not in the current land supply.

*I don't know whether the question you asked because you have similar problems and it would be interesting if you want to come back, but in principle the way things have been approached across the country on housing particularly for social rented housing has been to really end up with a situation where we have a lack of affordable housing in this country as well as very high priced market housing and we have an attempt to fund it from the value of development as opposed to being funded as it was historically by public sector funding outright, but did you want to come back at all on that or did it answer your question?*

*Actually what I hear is that it's kind of the same problem, because in the Netherlands we also have the problem that private developers are not investing anymore not in yeah free market housing and also for the social housing it's becoming very much under pressure, so I was curious how you deal with that situation.*

*I think we've got a crisis that's going to hit us even harder in the future, someone was raising yes a question at the back there.*

*Klaus Kunzmann thought that Scotland seems to be a very happy country and the society*

*seems to be a happy society. In all the presentations this morning I did not hear about conflicts, it seems you have no conflicts and I did not hear about people. All the goals, all the objectives were about infrastructure and so on. Nobody mentioned that there may be opposition against gentrification, there may be opposition against flagship projects there may have been opposition against the Commonwealth Games, so really you should be a model for Europe, happy society, no problems, no challenges.*

That's what I said at the beginning. I don't know if you want to comment on that, but you did touch on the English situation, which is a totally different one in terms of the way it's going and it's a place of great conflicts, where there's actually greater polarisation in the society between the urban areas and the county areas that surround them, highly political divided in a way that it's not done in Scotland to the same extent and therefore that's a separate conference, which METREX can organise sometime, but I think that the heart lies from my experience in reflecting back from where I am now based in England and my experience in Scotland it goes to the heart of what Graeme talked about, which is you're dealing with a country which is manageable, people can understand the relationships that people have to take the consequences if they produce conflict, because in the end they all lose out and as Stuart says that there's been discussions, been some very hard decisions taken, but it's been recognised for example the priority that's given to the gateway project was actually not one that was any way opposed from my knowledge and experience by any other areas, because they saw the need and they saw the benefit, but I'm not saying it's easy and there were hard discussions, but there was a recognition of the need for a joint view on these issues. It's difficult to believe at times, but it's true.

Just to assure Klaus that not everything in the garden is rosy, but that we do have intense conflicts about a lot of important things and I still have a lot of the bruises and scars to prove that and I mentioned for example we did have a legal challenge on the national planning framework over a coal fired power station. Energy is a thing which people feel intensely about, it polarises opinion, equally while a lot of people are very hostile to the idea of new fossil fuel plant that the fact that we're pursuing very ambitious renewable energy targets is throwing up its own conflicts. One of the main things that's keeping us busy at the national level at the moment is if you like the reaction against the scale and pace of onshore wind,

power development in particular. The Scottish government has set itself very ambitious targets for generating power from wind and other renewable technologies, we've seen major investments across the country in some very major wind farms. I don't know if you'll get a chance to visit any, but I think there's still the largest wind farm in Europe is very close to Glasgow, just inside of Glasgow. That is something that polarises opinion, people are quite rightly concerned about the potential impact of that sort of development, because you can't hide these things they're absolutely huge, the potential impact on landscapes, which are valued by people both for cultural reasons and for national heritage reasons, so that's something that there is an intense debate about in Scotland at the moment and you can expect I think a lot of the debate around the NPF and the SPP when it comes out will be around these sorts of issues relating to energy.

*From Amsterdam I'm somewhat puzzled by the figures on the expectations of growth and my question is about quality of life and how it relates to that. What I was very curious about is that the figures of the demand of people were way behind the demand of houses, so actually there are more houses needed for less people as well as in Glasgow as in Edinburgh. So either that means that you expect a lot of, you know, decline in the amount of people that live in a house, but also it says something about what kind of quality of life you want to make and how does it relate to the [inaudible 00:25:23] that you want to make and it made me puzzled when I saw the plans of the Commonwealth Games where you're actually not [inaudible 00:25:33] city, but closely related to the city with the public infrastructure, with venues at stake and you build so low density housing there. How does this relate to each other?*

*Would you like to kick off on that one Ian?*

Well I can make a start, I mean the answer to your point about the number of people living in a house going down that is very much a trend, I can't quote you the statistics for that, but perhaps two key features of demographics our household size is declining and I think it's projected to continue to decline and we have a very ageing population and I think that's a Europe wide, in fact I think there's a programme particularly on the ageing Europe. Those two things are obviously linked, so that's the answer to the question about household size and why do we keep on seeming to need more housing for and it's disproportionate to the growth and the population.

You mentioned about [inaudible 00:26:43] the housing solution [inaudible 00:26:45] game site, it's very much about context now, the site itself lies two to three miles from the city centre and if you look at the distribution of vacant ground and that which is [inaudible 00:26:57] relative to market failure a lot of the sites would be in a similar radius from the city centre, so in terms of density how do you actually achieve the densities? I would suggest that if the game solution had come forward some three or four years earlier in a very different market situation [inaudible 00:27:13] might've been much higher, because at that time the solution which was being presented by private sector developers was primarily flatted and this had to be a market solution which we could deliver and the market solution was delivering front and back door housing. Now that wasn't the planning system saying that we'll accept just what the market wants, the [inaudible 00:27:35] represented that site is at the top end of front and back door housing, because the houses have got quite generous space standards, they've actually got relatively compact [inaudible 00:27:44] I'd also say as well that in terms of planning solutions the solution in the east end is not to build more flatted housing, because there's actually a huge concentration in Glasgow city in terms of flatted housing and our desire is to actually widen housing choice, we can encourage and retain families to have a more balanced city in terms of its population. So our belief is that putting flatted housing in there notwithstanding the market wouldn't have allowed to provide it would've been a poor solution, because we'd have actually had a more unbalanced population in that part of the city.

*I think to add to that comment is that in fact Glasgow metropolitan area is quite a compact metropolitan area compared with many areas and the scales of demand we're talking about relative to supply even of Brownfield sites doesn't create the same intensity of pressure you get in other places for going to extreme densities, although there is an issue on that respect. In answer to your question about the aggregate number of houses against the population change it's one that's been a very long term trend, which is the reduction in household size, the fragmentation of household size which has been driven by a whole range of factors over time and it is one that has to be monitored you're quite right. I think there was only one authority that I was aware of where the projections meant that they would actually get to a point where they not only had population decline, but also had a decline in the number of households. At that point you reach a critical issue, of course that's complicated,*



*which I don't know where things are at the moment that Glasgow and other authorities were also having to restructure their housing stock. So there was also a lot of clearance at one stage of housing which actually was built in the early stages after the last world war and were considered unsuitable and had to be taken out. So the total number of house requirement's a more complicated equation, but it does raise an issue at which point do you have to start thinking about whether the numbers are great and I think the other issue that's been touched upon by some of the presentations you've heard is there's also an aspirational element to some of the housing figures, which take the provision of housing beyond that, which is strictly needed and I mean I don't know whether you want to comment from the floor on how you manage, if you've oversupplied the number and the amount of land for the number of houses you really do need and you build in aspirations, because then you get just dispersal and fragmentation. Is that an issue [inaudible 00:30:13].*

I'll take that one Vincent. Yes. I mean I think the Scottish planning policy talks about local authorities providing a generous supply of land and that terminology has caused us all issues over a few years as to what that actually means and how you define that, so you've got your land supply to meet your target then an additional allowance over that and that can potentially put pressure on sustainable occasions. I think there's a number of points which are interesting since the recession has occurred that Scotland has been principally an area of aspiring owner occupation housing, but what we've since the recession is an ever increasing rise in the private rented sector and, you know, what the long term trends and implications of that will be over time is something which will be interesting to map out if we get an upturn and things go back to so-called normal, do those properties fall out of the rented sector and come back to owner occupied housing and whatever. So that whole dynamic has changed in terms of housing. One of the other issues in terms of finance is the whole issue of planning gain, we were using the upturn in values of development to provide those things, which, you know, were additions to the development to support the integration of a development to make them better mixtures, developments in terms of maybe affordable housing or leisure or cultural facilities or infrastructure requirements, because of the downturn the ability of the planning authority to seek planning gain has dramatically reduced and again how that picks up over time will be an interesting debate. So where we are is not

necessarily where we want to be and maybe some fundamental structural changes in society and the ability of the planning system to respond to that as a direct consequence of the recession.

*Peter Austin from city of Oslo. Thanks for the comments off piste, we like that kind of thing in Scandinavia. In the off piste comment one of the important ones was the lack of linkage between the national planning framework and the national transport framework as I understand it, maybe the wording was slightly different. We recognise that, I think if you manage to solve that you've solved a lot. Thinking at the regional level all the speakers from Tayside, the Edinburgh region and the Glasgow region you all referred to strong growth and even problems that you foresee with capacity problems in the transport network. Now if you just look a little bit further east across the North Sea you'll see one city, two, three, four, five across Scandinavia where we have road user charging, because the government doesn't fund the transport system as we want it and that gives us the ability to provide better trams, roads, metros and so on. I know there was a referendum on this in Edinburgh maybe ten years ago, is this an issue that's likely to be raised in the foreseeable future?*

*I'll kick off with Pam, because she saw that from the other side of the Forth I think at the time.*

I think it's really interesting, I think Scotland has a long way to go in better integrating transport and land use planning in a governance sense. I think it's okay actually what is happening, but in governance sense the bodies who are really aligned just I think that's actually quite a big issue and I hope something that actually comes out of the strategic planning review that the minister is kick-starting this summer. In terms of how we pay, actually how we deliver our new infrastructure, I mean the new infrastructure, Transport Scotland, which is the government's transport arm has set out the projects it would like to see happen nationally over a long period of time and there is only a couple of those that are actually getting taken forward or actually have the clarity that there is money behind them to deliver and there's some in the TAYplan area and I have no idea how they're going to be paid for or how they're going to be brought forward nationally by government, but, you know, the two main routes if I can take you back to the kind of graphic of the TAYplan area, the main route through Perth heading to Inverness and the Highlands and the route through Dundee in



heading to the north east, which is the part of Scotland that is rapidly expanding largely through the energy sector and its worldwide status. Those two links through Dundee and Perth carry between 45% and 55% of national road traffic that have got nothing to do with the cities of Perth and Dundee, so there are big issues as we move forward there on infrastructure. How it's paid for I think very interesting, in Scotland we moved away from charging in our bridges, some of our bridges had a fee to go over and, you know, they were removed, so that's almost going in the other direction. Road user charging was tried, it had a lot of opposition. I actually was the lead professional that was leading for the council that was against that, so, you know, there are different views. I think largely in reflecting back a lot of that was down to how it was brought forward, it was about the leadership, the communication, not respecting I would say those adjoining authorities' views and that's actually not for one city council, I think that's a national issue. I think one thing we don't do in Scotland or really should do a lot more of and it would take a big politician to do it is to say which parts of Scotland should grow and which parts of Scotland should actually be managing for decline or stabilisation, but that takes a strong politician to stand up and be behind such decisions.

*I think that touches on (inaudible 00:36:49) don't know whether you know the Yes, Prime Minister series and the senior civil servants Sir Humphrey always said that if you wanted to make sure politician wouldn't make a decision he would say this is going to be a very brave decision you take, but I always remember Jim McKinnon when he was talking about the first national planning framework said that one of his biggest challenges he had was trying to get the transport side built into the framing of his national policy framework. Is that still the same Graham and where do the (inaudible 00:37:18) stand in terms of national charging?*

Well actually I think that's something that went relatively well on our national planning framework too and we made a lot of progress, I think partly because I think it turned out that we were lucky in that at the time we were working on the second national planning framework and Transport Scotland or Transport Agency, which is really an arm of the Scottish government, was also undertaking a major strategic transport project review. So we made sure that the national planning framework team and the strategic transport project's review team worked very closely together, we met at least once a month, we were working to the same essential spatial

planning agenda and so at the end of the day the transport projects which ended up as national developments were a reflection of what was coming out of the strategic transport project's review. I think Pam has alluded to them, there are genuine difficulties that are actually finding the money to deliver on some of the projects that came out of that project. I just attended a meeting on the Grangemouth (inaudible 00:38:25) just last week, which is a national development, but we're still, you know, inching our way towards finding the resources that we need to fully implement that project, although I think things are beginning to move there now, so that the challenges remain. I don't know if I was interpreting Ian correctly, but it wasn't so much there was a failure of connection on transport planning in the national planning framework, but certainly the boundaries between our strategic planning authorities and the way we plan transport at a regional level do not match up at all well and that could be challenging.

*Okay. Thank you very much. I think we're getting near lunchtime, so if I just draw this discussion to a conclusion and obviously I hope you have gained from the presentations, some lessons or insights not only to Scotland, but things that are of more general use. I mean things that struck me for example is this linkage to national planning framework, because when METREX did his InterMETREX project one of the key things that came out in the whole discussion about competencies was the need to get a national planning context right if you're going to be effective or as effective as you can be in the metropolitan area and also the theme that I think we all face is planning in a recession and the whole question of resources. I suspect from experience and also talking to people generally that actually having a very strong and clear metropolitan plan for your area is probably one of the most effective ways to actually make the bid for the resources in a very competitive world that for sure if you don't have it you're not even at the table to negotiate the resources that are required and the clarity of vision has been quite critical for example in developing the gateway project the fact it is a plan led project, which I think has been a theme throughout. Just some closing thoughts from myself just very briefly, one is the thing that I find interesting is this and it was a comment that Alex made to me, Alex McGregor from the audience at the interval about how so many of the things are things that were discussed back in the Strathclyde regional council days and that's the point is that strategic planning (inaudible 00:40:42) is long term, we shouldn't be changing our position and our goals day to day or week to*

*week or even year to year, it is a long term thing and that in fact this link and I think you Pam stressed it very strongly to the wider corporate agenda is absolutely critical if you're going to be effective, it isn't just having a plan that controls land uses, it's that link to resources, but also to other agenda and I think you use the term it's about marketing your area and seeing it as a tool for that. So I think it's positioning planning right at the heart of the bigger political decisions not being peripheral to it, which is one of the key messages I take from the presentations. May I thank you for your questions and hope you enjoy the rest of the conference.*