

Contact	Dr Grahame M Buchan Structure Plan Manager
Tel	0141 331 6050
Fax	0141 333 0746
Email	Grahame_Buchan@gcvcore.gov.uk
Web	www.gcvcore.gov.uk
File Ref	
Your Ref	
Date	August 10, 2006



Dr Grahame M Buchan MA, PhD, MBA, Dip UP, MRTPI
Structure Plan Manager
10 Killermont Street
Glasgow
G2 3NW

Councillor Steven Purcell
Leader
Glasgow City Council
City Chambers
George Square,
GLASGOW

Dear Councillor Purcell,

GLASGOW'S BID FOR SUPER-CASINO – 'FIT' WITH THE METROPOLITAN DEVELOPMENT STRATEGY

On behalf of all local authorities in the Clyde Valley area, I would like to write to offer my support for Glasgow City Council's bid to host the UK's only regional casino. I understand that you are currently under-going the UK Government's selection and evaluation process.

I believe that if the regional casino is located in Glasgow then it will significant benefits not only to the city, but also to the entire West of Scotland. This is not only in the immediate employment opportunities created through such an institution but the concomitant benefits, such as increased tourism which clearly brings economic advantages to areas outwith Glasgow.

Through the Glasgow and the Clyde Valley Structure Plan Joint Committee (JC), we have closely considered the 'fit' between this potential development and its long-term development strategy for the Glasgow and the Clyde Valley metropolitan area, a plan approved by Scottish Ministers in 2002.

In assessing the 'fit', the JC would like to make the following points:

- The JC's Metropolitan Development Strategy (MDS) is founded on a vision of transforming the metropolitan's area's competitive position in the wider global economy.
- In its recent review of the MDS, the JC adopted a new 'Agenda for Sustained Growth', based on the substantive growth in the area' economy since the mid-1990's after a lengthy period of economic and physical re-structuring.
- The JC recognises that the basis of this new 'Agenda' lies in an economy re-positioned upon the platform of a true metropolitan economy based upon the Services sector, with business, personal and tourist services as fundamentals of that new urban economy. This approach is consistent with the worldwide phenomenon of city-regions as the 'new' economic 'engines' of economic and social development.
- The JC's physical response, through the MDS, to that economic re-positioning, is a strategy targeted at regeneration and renewal of the urban fabric, allied to carefully managed metropolitan growth into the longer-term.

- Within its MDS, the JC has identified a set of key guiding development principles, pre-eminent among these being the support and renewal of the area's City and Town Centres as the key foci for multiple development types.
- Additionally, the JC has designated key spatial development 'drivers' as Metropolitan Flagship Initiatives, which have subsequently been adopted by the Scottish Executive as national development and regeneration priorities in their National Planning Framework 2004 and their Regeneration Policy Statement 2006. These comprise the 'Clyde Waterfront', the 'Clyde Gateway' and in Lanarkshire, 'Ravenscraig'. In addition, the JC adopted a number of new strategic development Initiatives in its 2006 Plan, currently with Ministers, including Glasgow City Centre, and the Glasgow West Educational and Cultural Quarter.
- These key strategic priorities are the long-term foci for mixed-use regeneration development comprising housing, economic, cultural, social and environmental projects. Work is underway to meet these objectives, supported by substantive infrastructural investment programmes. The Waterfront regeneration was designed around a range of development 'clusters' – media and culture, housing and retail, culture and tourism, housing and education, business and retail, etc. The Gateway project is designed around community regeneration, sport and education, and environmental enhancement. Ravenscraig is designed around the strategic re-engineering of the structure of Central North Lanarkshire, with the creation of a new Town Centre, housing and business. Glasgow City Centre is the metropolitan hub and its business, retail and educational centre, requiring a range of action to safeguard its key strategic role. The Glasgow West Educational and Cultural Quarter located immediately north of a key tourism and housing 'cluster' on the Waterfront, provides significant potential for tourism and a link to the related Waterfront 'cluster'.
- The Scottish Executive's Scottish Planning Policy 8 'Town Centres and Retailing' recognises casino development as offering opportunities for 'significant regeneration, employment or tourism benefits' and should be sited as a 'clearly defined leisure/entertainment destination' (page 15).
- The Scottish Executive's approach in treating casino development as a component of Town Centre functions requires the judgement on sites to host such development to be subject to the 'Sequential Test'. Application of this test would dictate a policy stance that would seek to host such development within City or Town Centres as a first stance, and only then to consider 'edge-of-centre' and then 'out-of-centre' locations in sequence.
- The acknowledgement, however, of SPP 8 that casino-development has significant regeneration benefits, suggests a possible tension between City or Town Centre locations, as dictated by the 'Sequential Test' and major out-of-centre regeneration locations. Given the Executive's recognition of the national role of the Structure Plan's major metropolitan regeneration initiatives, it can be argued that the 'Sequential Test', as advocated by SPP 8, should not have pre-eminence in policy terms.
- The JC would accept that there is a high level of 'fit' between casino-development as a regeneration 'tool' and its inherent employment and tourism benefits and the JC's designation and promotion of its Flagship Initiatives, particularly that of the Clyde Waterfront where the 'clustering' approach suggests a close 'fit' with cultural and tourist developments.
- The JC's Structure Plan, as part of its aim of re-positioning the metropolitan area within a wider global economic context, promotes a range of transport infrastructure investments to improve both external and internal accessibility. As such, the Plan is closely linked to the Joint Transport Strategy for the metropolitan area, with provisions for direct airport connections from the City Centre, for new rail connections to the wider Scottish and UK rail networks, new motorway investment to improve connection to the UK national network, as well as a range of mass-transit investments to improve internal metropolitan accessibility.

The Glasgow and the Clyde Valley Structure Plan Joint Committee, in acknowledging the potential role of casino development as a regeneration 'driver' and its potential contribution to the metropolitan economy, accepts that a close 'fit' exists between this form of development and the Committee's own promotion, in its strategic development plan, of major regeneration initiatives to drive forward metropolitan physical renewal and economic re-positioning.

It is imperative that in developing a future economic strategy not only for Glasgow but the entire Clyde valley area that a variety of efforts are pursued and issues considered. It is particularly important that major developments have an impact beyond their immediate boundaries. The West of Scotland economy, which has a strong tourism dimension, can clearly benefit from the location of a regional casino in Glasgow.

Not only would this raise the national and international profile of the general area, it is likely that any tourists travelling to the casino would wish to visit other areas in the West of Scotland. Furthermore any development that includes plans for new hotel provision obviously brings a direct benefit in this area, and of course in the attraction of business tourism too.

Overall we believe that a casino development of this nature would play an important part in assisting our broad economic plans for the Clyde Valley area and would offer our wholehearted support to Glasgow City Council's bid to win the UK's only regional casino licence.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Hanzala Malik', with a large, stylized flourish at the end.

Cllr. Hanzala Malik JP,
Convener, Glasgow and the Clyde Valley Structure Plan Joint Committee