

	<h1>Report</h1>	Agenda Item <h1>18</h1>
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Report to:	Planning Committee
Date of Meeting:	23 August, 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Glasgow and the Clyde Valley Strategic Development Plan – Proposed Plan.
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1. Purpose of Report

1.1. The purpose of the report is to:-

- Inform members of the publication of the Proposed Strategic Development Plan (SDP) for Glasgow and the Clyde Valley.
- Set out the next steps and the timescale leading to the adoption of the Plan.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) That Committee note the contents of the Proposed Strategic Development Plan for Glasgow and the Clyde Valley and the proposed timetable for its approval.
- (2) That Committee support the conclusions and the proposals set out in the Proposed Strategic Development Plan for Glasgow and the Clyde Valley

3 Background

3.1 The Proposed Plan follows on from the publication, in September 2010, of the Glasgow and Clyde Valley Strategic Development Planning Authority's Main Issues Report. (MIR) The MIR was reported to the Planning Committee in December 2010. It highlighted the key changes from previous plans and outlined the vision for future development of the Glasgow and Clyde Valley Strategic Development Planning Authority (GCVSDPA) area. The MIR was the subject of public consultation until January 2011 and following consideration of the comments received the GCVSDPA has published the Proposed SDP for the Glasgow City Region.

3.2 The new Development Plan regime introduced by the Planning etc. (Scotland) Act 2006 envisages that SDPs should take a strategic approach to the planning of the City Region and, in comparison to previous Structure Plans, be more visionary, but concise documents. The SDP must also include a clear spatial strategy, set parameters for subsequent Local Development Plans (LDPs) and inform decisions about strategic infrastructure investment.

4 Proposed Plan

4.1 The Proposed Plan therefore describes the Strategic Planning Authority's response to the land use planning issues and challenges facing Glasgow and the Clyde Valley area over the period to 2035 in areas such as economic development, environment, transport, housing, and infrastructure. The Council, through its participation in the work of the Strategic Planning Authority has been directly involved in both the consideration of these issues and the development of the approach taken by the SDP in order to address the challenges facing the Plan area.

- 4.2 Some of the key issues covered are the supply of land for housing, as well as for major business and shopping use. The housing land supply itself was considered, in detail, through the preparation of a separate Housing Needs and Demand Assessment (HNDA). This was reported to the Executive Committee in February 2011. The protection of environmental assets and the provision of important infrastructure, such as transport, waste, water and energy, are also covered, as well as the promotion of green belts and networks.
- 4.3 The Plan, as originally indicated in the MIR, retains a focus on the principles and commitments already set out in the adopted Glasgow and Clyde Valley Structure Plan. The key structural elements of the Structure Plan are seen as still relevant to the development of the City Region and therefore important to retain as components of a sustainable development strategy. The Plan therefore reaffirms that the Clyde Gateway, Community Growth Areas and the Strategic Green Network will continue to have a role in the future development of the City Region. The SDP then goes on to set out a spatial vision for the future development of the plan area, up to 2035, based on a Compact City Model. This focuses on sustainable economic growth, regeneration, renewal of the urban fabric and minimising carbon footprints, allied to developing sustainable transport links between Glasgow city centre and its constituent communities.
- 4.4 The model goes on to identify a development corridor running east to west through the city region, paralleling the River Clyde, which contains Flagship Initiatives that can regenerate and restructure the plan area. These include the Clyde Waterfront, Clyde Gateway, Ravenscraig, the Glasgow and Clyde Valley Green Network and the Community Growth Areas. Linking these transformational projects to Glasgow city centre – the region’s economic and cultural core – is seen as providing a basis for achieving sustainable economic growth across the plan area. .
- 4.5 Building on this approach the Plan identifies a network of Strategic Economic Investment Locations (SEILs) considered to be the appropriate locations for sustainable economic development and which can support key economic sectors. These safeguarded locations either have established concentrations of growth sector industries, or opportunities for new development involving these sectors. In South Lanarkshire Council Peel Park North, Hamilton International Technology Park and Scottish Enterprise Technology Park are proposed as safeguarded strategic locations, with Clyde Gateway and Poniel put forward as strategic opportunity locations.
- 4.6 In parallel with this the Plan, as a means of addressing the need to promote sustainable locations for development, identifies a network of strategic town centres which support a range of economic, civic and social functions. The plan identifies the need for these to be protected and enhanced as they provide a focus for delivering the Plan’s spatial vision. For South Lanarkshire Council, East Kilbride and Hamilton town centres are included as Strategic Centres whose functions are dominated by their retail, business, community and leisure roles. Lanark town centre whilst smaller is also identified as playing a strategic role but based on the wide range of economic, social, tourist and civic functions it fulfils for its catchment. The LDPs prepared by each authority, will nevertheless retain the ability to put forward detailed proposals for other town and neighbourhood centres within their area
- 4.7 In respect of housing, across the Plan area the SDP concludes, on the basis of the HNDA, that there is an adequate supply of effective housing land to meet demand up to 2020. Consequently the SDP considers that there is no strategic requirement to expand the supply of land for private sector housing. The Plan, nevertheless,

recognises that due to the critical short term difficulties being experienced in the house building industry some flexibility may need to be demonstrated by Planning Authorities when preparing their Local Development Plans. In respect of affordable housing, however, the plan and the HNDA notes a larger potential shortfall than previously understood. For SLC this amounts to 14,600 units over the period 2008-25. This can be considered in more detail through the Council's Local Housing Strategy and LDP, both of which are currently being prepared

4.8 The plan identifies the potential for the city region to provide wind energy. It, therefore identifies broad areas of search for these developments. A similar approach has been adopted for both coal and aggregates (rock, sand and gravel). In this case the need for further sites in the medium to long term is noted, along with the potential for these resources to be found across Lanarkshire as a whole. The plan emphasises that in the case of wind energy, coal and aggregates it is for Local Development Plans to take forward the refinement of these areas and establish their potential. The Council's recently approved Supplementary Planning Guidance on renewable energy provides a more detailed framework for the consideration and assessment of wind energy proposals, and the Proposed Minerals Plan, following the outcome of its examination by the Scottish Government can fulfil a similar role for coal and aggregates proposals.

4.9 In conclusion, the Proposed Plan sets out the context and spatial strategy that is needed to guide decisions on the location of strategic infrastructure investment in a document that is both concise and visionary.. It also provides a suitable strategic framework for the consideration and preparation of the Council's Local Development Plan. I consider, therefore, that the Council can support the approach taken in the SDP to the strategic land use planning issues and challenges facing Glasgow and the Clyde Valley.

5 Next Steps and Timescales

5.1 The proposed plan will be the subject of public consultation with the closing date for the submission of comments being 26 August 2011. Thereafter the Plan will be the subject of an Examination in order to deal with any unresolved representations. It will then be approved by the Scottish Ministers. The Council's Local Development Plan must accord with the Strategic Development Plan.

6 Employee Implications

6.1 There are no implications for staff resources within this Service.

7 Financial Implications

7.1 All publications and staffing costs arising from the recommendations of this report are accounted for within established budgets.

8 Other Implications

8.1 The Proposed Plan has been assessed by the GCVSDP Team in terms of the Environmental Assessment (Scotland) Act 2005 for Strategic Environmental Assessment of plans, programmes, policies and strategies. The Strategic Planning Authority, of which the Council is part, is required to prepare a SDP for the city region. There would be a reputational risk if this was not undertaken.

9 Equality impact assessment and consultation arrangements

9.1 Appropriate assessments have been undertaken by the GCVSDP Team and are the subject of public consultation along with the Proposed Plan.

Colin McDowall
Executive Director
(Enterprise Resources)

8 August, 2011

Link(s) to Council Objectives

- Improve the quality of the physical environment
- Support the local economy by providing the right conditions for growth, improving skills and employability.

Previous References

- Report to Planning Committee 16th November 2010, Glasgow and the Clyde Valley Strategic Development Plan – Main Issues Report September 2010.
- Report to Executive Committee 23 February 2011 – The Glasgow and the Clyde Valley Housing Need and Demand Assessment, Local Housing Strategy (2012 – 2017).

List of Background Papers

- The Glasgow and the Clyde Valley Strategic Development Plan – Proposed Plan.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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