
Report To:	Safe, Sustainable Communities Committee	Date:	30 August 2011
Report By:	Corporate Director Regeneration & Environment	Report No:	R&E/R&P/SSC 08/11FJM00x
Contact Officer:	Fergus J Macleod	Contact No:	712404
Subject:	Glasgow and the Clyde Valley Strategic Development Plan: Consultation on the Proposed Plan		

1.0 PURPOSE

- 1.1 To inform the Committee of the approval by the SDPA Joint Committee of the Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan for publication and consultation; to highlight those matters of particular importance to Inverclyde's emerging Local Development Plan; and to seek approval of a formal response to the Plan.

2.0 SUMMARY

- 2.1 The Glasgow and the Clyde Valley Strategic Development Planning Authority (SDPA), has approved for publication and consultation the second stage of the Strategic Development Plan for the Glasgow City Region: the Proposed Plan. It has been the subject of public consultation for eight weeks ending 26 August 2011. The first stage – the Main Issues Report – was published for consultation in September 2010.
- 2.2 The Plan was advertised in The Herald on 30 June 2011 and in the Greenock Telegraph on 8 and 15 July 2011. In accordance with the SDPA's Participation Statement, public consultation events have been held across the City Region, Inverclyde's having been held on 10 August. A good turnout of elected members, local stakeholders and groups, and representatives from three community councils made up the 26 that attended.
- 2.3 The Proposed Plan sets out the SDPA's view on the long term future of the Glasgow and the Clyde Valley City Region to 2035, and outlines what it considers to be the land use development strategy designed to meet that future. The significance of the SDP is that it establishes the principle for development at the strategic level and our emerging Local Development Plan (LDP) requires to be in accord with the SDP Proposed Plan. Given the SDP is genuinely more strategic, there remains greater scope than previously for the detailed requirements on land use planning policy to be outlined in the LDP.
- 2.4 Published with the Proposed Plan is a SEA Supplementary Environment Report which identifies and evaluates the significant environmental effects that are likely to result from the implementation of the SDP development strategy, 14 technical Background Reports, a Proposed Action Programme and an Equalities Impact Assessment.

**Min Ref:
26/10/10,
para 628**

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- (a) note the publication of the GCV SDP: Proposed Plan for public consultation;
 - (b) endorse the key issues identified and those of particular importance for Inverclyde, which will inform and/or be taken forward through the Inverclyde Local Development Plan: Proposed Plan, scheduled for next summer; and

(c) approve this report as the Council's formal response on the SDP Proposed Plan.

Aubrey Fawcett
Corporate Director Regeneration & Environment

4.0 BACKGROUND

- 4.1 The Joint Committee of the Glasgow and the Clyde Valley Strategic Development Planning Authority (SDPA), on 13th June 2011, approved for publication and consultation, the second key stage in the preparation of a Strategic Development Plan (SDP) for the Glasgow City Region. In accordance with its published Development Plan Scheme, the Proposed Plan has been the subject of an eight-week period of consultation, from 30th June to 26th August 2011. The Plan was advertised in The Herald on 30th June 2011 and the Greenock Telegraph on 8th and 15th July 2011 and placed in local libraries (refer Annex One).
- 4.2 Members will recall the report to the October 2010 Committee on the Glasgow and the Clyde Valley Strategic Development Plan: Main Issues Report (MIR), and the new context in accordance with The Planning, etc. (Scotland) Act 2006 under which the new style development plans are being prepared in the four largest City Regions in the country. Together, the SDP and the LDP will form the new Development Plan for each of the eight constituent authorities within the Glasgow and the Clyde Valley City Region. **Min Ref: 26/10/10, para 628**
- 4.3 Unlike the MIR, which was essentially a document to promote discussion on the future long term planning of the Glasgow City Region, the SDP Proposed Plan is the collective joint response of the eight constituent councils of the GCV SDPA to their strategic planning task: it is the preferred long term strategic plan to replace the current approved 2006 GCV Joint Structure Plan.
- 4.4 It is important to emphasise that the GCV SDP Proposed Plan is a product of the 2006 Planning Act and subsequent legislation with its desire for strategic plans to be more visionary and genuinely more strategic in a geographical sense. The SDP Proposed Plan as a consequence has a lesser focus on prescription and policy than the current approved Joint Structure Plan, but nevertheless, its status remains as the 'upper tier' of the Development Plan. It therefore is an important part of the planning framework for the preparation of Local Development Plans and for Development Management.
- 4.5 The SDP is intended to provide the overall geographical framework of development within which the eight constituent local authorities will prepare their LDP's, and in turn assess planning applications and proposals. It is also intended to provide the public, stakeholders and the development and investment sectors with confidence that a consistent strategic planning approach is in place for the long term sustainable future of the City Region.
- 4.6 The SDP is subject to Ministerial approval and as such, it establishes the principle of development where development proposals conform to its policy direction and provisions. Whilst the details of policy are devolved by the SDPA to the respective local authorities, additional explanation and interpretation is provided in the SDP by what is termed *Strategy Support Measures*. There are 15 in all and they are important to the preparation of the City Region LDPs.
- 4.7 The next stage in replacing the approved 2006 Plan will be the SDPA's consideration of representations on this Proposed Plan, and following this and any further amendments made to the GCV SDP Proposed Plan, it will be submitted to Scottish Ministers for their approval. This is programmed for October this year, with an Examination in Public expected early in 2012 on those matters that remain unresolved following this current stage of public consultation. Thereafter the GCV SDP Proposed Plan will be approved.

5.0 PROPOSALS

- 5.1 The GCV SDP Proposed Plan is comprised of four main sections: (1) Philosophy and Principles; (2) Economic and Demographic Framework; (3) Spatial Vision; and (4) Spatial Development Strategy. An Introduction covers the legislative framework of the SDP; the stages in its development, including account taken of the representations on

the Main Issues Report; what the SDP seeks to achieve; and a reminder of the five key issues raised in the MIR: (1) Breaking down distance to economic markets; (2) Supporting a sustainable economy; (3) Promoting environmental action – an economic necessity; (4) Promoting sustainable locations for development; and (5) Tackling risk – strategic development priorities.

- 5.2 Central to the Spatial Vision and the Spatial Development Strategy, the latter by far making up the bulk of the Proposed Plan, is the foundation of the SDP Proposed Plan: first, the underlying *fundamental principles* of the Plan and the *legacy elements* that are carried forward from the current 2006 Joint Structure Plan; and second, the choice of an optimistic population projection scenario with a return to higher levels of net in-migration fuelling household growth from 2019, and the promotion and development of a sustainable low carbon economy.

Fundamental Principles and Legacy

- 5.3 The *Fundamental Principles* of the SDP derive mainly from the key ‘drivers of change’ outlined in the MIR. All are expected to contribute to sustainable economic growth and the delivery of sustainable locations for development. Development proposals are expected to contribute positively to: climate change minimisation or mitigation, a low carbon economy and the use of low carbon energy, support sustainable transport, support the Green Network and improve the water environment, and support the network of (urban/town) centres.
- 5.4 In a similar manner to the forthcoming Inverclyde LDP, there is an important *legacy* being carried forward into the Proposed Plan of *core components* in terms of approved development locations – the Development Corridor comprising the Flagship Initiatives of the Clyde Waterfront (including *Riverside Inverclyde*), Clyde Gateway and Ravenscraig (Motherwell/Wishaw); Glasgow City Centre; Community Growth Areas (including Bishopton); Strategic Economic Investment Locations (including *Inverclyde Waterfront*); Freight Transport Hubs (including *Ocean Terminal*); the Network of Centres (including *Greenock*); the Green Network and the Green Belt. This existing legacy of key development locations and the fundamental principles are integral to the preparation of the new City Region local development plans and the assessment by local authorities of future strategic development proposals.

Economic and Demographic Framework

- 5.5 The high migration scenario is considered to be optimistic, but realistic. It is consistent with the Scottish Government’s ambitions for job creation in a rebalanced low carbon economy. The overall growth expected under this scenario for the period 2008 to 2025 in the City Region is c. 67,000, comprising an additional c. 114,000 households (c. an annual average of 6,600 over 17 years).
- 5.6 The economic basis of this scenario for the City Region’s future is focussed upon a rebalancing, in part, away from over-dependence on the service economy towards growth in specialist high-value products and related services associated with green technology sectors, green environmental sectors, tourism and leisure.

Spatial Vision

- 5.7 The Spatial Vision comprises five key components concerning the Economy, the Urban Fabric, Infrastructure, Environment and Energy. Taking into consideration each of the key strategic drivers of change carried forward from the MIR – Scottish Government policy, climate change mitigation, a sustainable low carbon economy, the future economy and projected population change, the resources available for the delivery of the Plan, and finally, environmental legislation – the following is expected to come to fruition over the lifetime of the Plan (to 2035):

- (a) Carbon footprint reduced
- (b) Communities reinvigorated by regeneration

- (c) Development footprint restricted
- (d) Development framed in a 'compact city model'
- (e) Development prioritised to sustainable locations
- (f) Development using recycled land
- (g) Economic mass by agglomerating key sectors of development
- (h) Economy rebalanced towards environmental sectors
- (i) Energy founded on low carbon sources and systems
- (j) Green network unites urban and rural areas
- (k) Land use integrated with sustainable transport networks
- (l) Locally sourced materials support the economy
- (m) Urban and rural communities renewed.

Spatial Development Strategy

5.8 Turning to the development geography of the Spatial Development Strategy (SDS), there are five Spatial Frameworks that should inform the preparation of the local development plans. These are:

(1) Competitiveness, comprising:

- (a) Strategic Economic Investment Locations (SEILs);
- (b) City-Region collaboration with Edinburgh;
- (c) Connectivity and Wider Economic Markets - assisted by protection and/or promotion of: Glasgow International Airport; High Speed Rail; Strategic Freight Transport Hubs; and Sustainable Transport Initiatives (highlighting 19 public transport corridors).

(2) Environmental Action, comprising:

- (a) Glasgow and Clyde Valley Green Network - Spatial Priorities;
- (b) Glasgow and Clyde Valley Green Belt;
- (c) Forestry and Woodland Framework – Preferred Areas;
- (d) Natural Resources – broad areas of search for: Biomass Wood-fuel Production; Surface Coal; Aggregate Minerals; and Wind Energy.

(3) Sustainable Communities, dealing with:

- (a) Housing Development; and
- (b) Network of Strategic (urban/town) Centres

(4) Infrastructure, covering issues related to:

- (a) Energy – Emissions and Energy Supply;
- (b) The shift to a Low-carbon Future;
- (c) Waste – Zero Waste targets and the role of landfill;
- (d) Water Environment and Flood Risk.

(5) Strategic Development Priorities, highlighting:

- (a) The Nature of Risk; and
- (b) Addressing Risk.

5.9 Within the majority of the sections of the SDP outlined above there is a *Strategy Support Measure*, the most relevant to Inverclyde are covered in the section below.

Main Implications for Inverclyde's Local Development Plan

5.10 As indicated above, the SDP, when approved by Scottish Ministers, will replace the 2006 approved Joint Structure Plan as the 'upper tier' of the statutory Development Plan for Inverclyde. As a statement of strategic planning policy, it has to be read as whole, but clearly there are parts of the SDP that are of more relevance to Inverclyde than

others. This section outlines those matters that are of particular relevance to the emerging Inverclyde LDP Proposed Plan, to augment those matters that have already been reported to Committee last October (refer to paras 5.11 to 5.16 of that report).

**Min Ref:
26/10/10,
para 628**

Strategic Economic Investment Locations (SEILs)

5.11 **Inverclyde Waterfront** is confirmed as an 'Opportunity' SEIL in the SDP and to have Green Technologies and Business and Financial Services as its dominant role and function. The 'Greenock/Port Glasgow (Riverside)' Strategic Industrial and Business Location (SIBL) in the 2006 Joint Structure Plan and designated in the adopted Inverclyde Local Plan 2005 is the equivalent current strategic location and this new SEIL will correspondingly be designated in the forthcoming LDP Proposed Plan.

5.12 The relevant 'Strategy Support Measure' (No. 3) states:

'The SEILs set out in Schedule 2 comprise the city-region's strategic response to long-term sustainable economic growth.

Through the Local Development Plan process measures are required to be put in place to safeguard current locations and to ensure their ability to respond to their defined role and function.

Equally, the opportunity locations require promotion for investment based upon their defined role and function, with subsequent safeguarding in Local Development Plans for the uses set out in Schedule 2 on Diagram 11.' (p 22 of the Plan)

5.13 In addition, the SDP states that the SEILs (being key strategic locations) do not preclude other economic activity sites being promoted and developed through Local Development Plans in response to local requirements.

Strategic Freight Transport Hubs

5.14 **Ocean Terminal (Greenock)** is confirmed as one of five such hubs identified in the SDP. Distribution and logistics is identified as a key growth sector in the City Region economy and therefore the Strategic Development Strategy will be supported by investment in these hubs, comprising of rail (Eurocentral/Mossend and Deanside), road (Gartsherrie), air (Glasgow International Airport), and sea (Greenock).

5.15 The relevant 'Strategy Support Measure' (No. 6) states:

'The Strategic Freight Transport Hubs on Diagram 11 and in Schedule 3 comprise the strategic response to long-term sustainable freight movements into and within the city region.

Measures require to be put in place to safeguard relevant investment in such locations.

Ancillary land allocations adjacent to such facilities, where appropriate, should be designated freight parks and safeguarded solely for the purposes of freight activity, for example, storage, trans-shipment, break-bulk infrastructure and related services.'

(p 27 of Plan)

Sustainable Transport

5.16 The vision of the SDP of a low carbon economy based on sustainable economic growth, with climate change targets being met and the City Region's 'carbon footprint' minimised, will require transport to play a big part: a step change is needed as transport accounts for 25% of the city region's greenhouse gas emissions. This would include the following:

- a) an increase in the levels of active travel (walking and cycling);
- b) the level and quality of public transport provision, increasing patronage and integration; and
- c) the scale of the shift from private to public modes of transport.

5.17 The SDS is designed to maximise the relationship between land use and sustainable transport. A total of 19 transport corridors are identified within the City Region, with the majority (14), classified Radial Transport Corridors emanating from the City Centre, where there is considerable potential to implement the 'step-change'. Building on the

current suite of national, regional, and local transport plans and strategies published, many still the subject of discussion and importantly to have confirmation of their funding, **Radial Transport Corridor (R11) Glasgow International Airport/Bishopton/Inverclyde** is the one of most relevance to Inverclyde. Linking the key strategic development locations of Clyde Waterfront, Braehead, GIA, Bishopton, Inverclyde Waterfront, the Freight Hub at Ocean Terminal, and a range of Green Network Priorities, potential options include: modernising the Subway; development of Bus Rapid Transit (BRT); Light Rapid Transit (LRT) along the Waterfront; improvement of core bus frequencies and routing; and the improvement and extension of transport interchanges.

5.18 The relevant 'Strategy Support Measure' (No. 7) states:

'In order to achieve the necessary long-term step-change in sustainable transport to 2035, Transport Scotland, the Strathclyde Partnership for Transport and the constituent local authorities require to reach agreement on the specific programme of sustainable transport investments and measures to be included in the Strategic Transport Projects Review, the Regional Transport Strategy and in individual Local Development Plans, Local Transport Strategies and related programmes.' (p 28 of Plan)

Green Network Spatial Priorities

5.19 The Glasgow and Clyde Valley Green Network is a fundamental component of the SDS and NPF2's Central Scotland Green Network. Partnership initiatives have been underway for decades now, designed to transform the environmental quality of the City Region, whilst integrating the diverse and complex objectives of environmental development and action. The SDS intends to provide a renewed critical strategic focus for delivery of these initiatives and to maintain the momentum of change. Inverclyde features strongly in the spatial priorities identified in the SDP, with three locations (of a total of 14) targeted to maximise the returns of available resources: **Upper Greenock** (centred on Coves LNR and surrounding areas undergoing renewal); **East Greenock** (incorporating area renewal, the urban setting and fringe areas); and **Port Glasgow** (likely to encompass a number of area renewal projects).

5.20 The Green Belt remains central to the sustainable planning of the City Region and provides support to the action-orientated Green Network programme. Its role and functions remain largely unaltered, to direct planned growth to the most appropriate locations and to prevent the unnecessary spread of the built up area into the countryside.

5.21 The relevant 'Strategy Support Measure' (No. 8) states:

*'The development of a multi-functional green network will contribute to economic competitiveness and quality of life in the city region.
At the same time, the Green Belt should continue to be designated.
Delivery of the Green Network and the review and designation of the inner and outer boundaries of the Green Belt should be priorities for Local Development Plans so as to ensure that the key environmental objectives, **set out above**, are achieved.'*
(p 34 of Plan)

Forestry and Woodland Spatial Framework

5.22 Forestry is now a multi-dimensional issue for the City Region and cannot be treated as just a commercial rural operation, as in previous Structure Plans. It has a central role in the delivery of the Green Network, forestry and woodland being intertwined with the promotion of enhanced and more 'green infrastructure'. Included among its many roles and functions are: place-setting for economic competitiveness and creating high-quality places, opportunities for health and well-being and recreation, climate change mitigation, biomass woodfuel production, and improved habitat and biodiversity. To address the new context, a Glasgow and the Clyde Valley Forestry and Woodland Framework Strategy has been developed and published alongside the SDP. Its key components and priorities have been incorporated into the SDP and the Strategy includes among its 'preferred areas' and 'preferred (urban fringe) areas' a considerable land cover in Inverclyde, and equally, an indication of 'sensitive' and 'unsuitable' areas

(Diagram 14, p 35 of the Plan).

Sustainable Communities – Housing

- 5.23 The position concerning the long term planning of housing for the City Region and what it means for Inverclyde under the new Housing Need and Demand Assessment (HNDA) guidance was outlined to the Committee in October 2010, and again in more detail, in terms of the then draft interim findings of the Glasgow and the Clyde Valley HNDA at the January 2011 Committee. The SDP Proposed Plan presents the finalised HNDA findings and outcomes, based on the optimistic 'Planning Scenario' (refer para 5.5 above), by Housing Market Area (HMA) (for the private sector) and by Local Authority (for the affordable sector, predominantly social rented housing). **Min Ref: 26/10/10, para 628**
- 5.24 The overall conclusions set out to Committee in January 2011 remain broadly the same: for the private sector, minimal growth is projected for owner occupation to 2025, while the private rented sector, if supply allows, could expand, especially over the short term to 2016. As a consequence, there is a more than adequate land supply in the **Inverclyde HMA and the Renfrewshire Sub-Market Area (SMA)** (Kilmacolm and Quarriers Village being a part of this Sub Market of the wider Greater Glasgow Housing Market Area), to accommodate estimated demand, and therefore no requirement for additional land release to meet private sector demands (refer to Schedules 7, 8 and 9 of the Plan).
- 5.25 Unlike the interim position reported in January, the findings for the Affordable Sector are now finalised, comprising results for the social rented sector and also for what could be the *maximum potential demand* for subsidised low cost housing options, such as shared ownership and shared equity housing. The SDP presents the results for this sector by council area as this housing is provided and operates largely within local authority boundaries. The results for the affordable sector are also especially relevant for the preparation of the Council's Local Housing Strategy (LHS), and currently based on the HNDA findings, *housing supply targets* are being consulted upon for inclusion in the forthcoming finalised LHS. These targets will in turn be translated into policy and given geographical expression in the forthcoming LDP Proposed Plan. **Min Ref: 24/05/11, para 375**
- 5.26 The significant finding on **Affordable Housing for Inverclyde**, as in four other local authorities in the City Region, is a projected shortfall, especially over the short term to 2016. The assessment indicates there will be a shortfall of social rented housing to meet the needs of households in current need and newly emerging and existing households falling into need. This finding suggests there could be more households requiring social rented housing at 2016 than the Council and its housing partners are currently planning for (refer to Schedule 10 of the Plan). The results for the 'intermediate (LCHO) sector' are presented in Schedule 11 and again the findings suggest that the greatest pressure and likely demand for these housing products will be over the short term to 2016.
- 5.27 Despite this level of projected need and potential demand for low cost housing, it is concluded that there is more than sufficient land within the urban areas of Inverclyde to accommodate this need, assuming the level of subsidy were to be forthcoming to make provision for this need, which currently is very uncertain.
- 5.28 Considerable flexibility has been built into the HNDA providing an optimistic view of future demand and need. Coupled with the generous land supply (in Inverclyde of both effective and established sites), there is no strategic requirement for additional land release to meet assessed housing needs. Also importantly, the strategic assessment of housing requirements has been undertaken in the knowledge that the assumptions used in the HNDA have produced levels of need that require further consideration against likely future funding and delivery issues. This requirement remains an important role for local authorities in their LHSs and its translation into LDPs.
- 5.29 The degree of uncertainty in the current housing market, and the availability of public subsidy, suggests that local authorities may require additional flexibility to plan for housing, particularly over the short term to 2020 in relation to the private sector. While **Min Ref: 18/01/11,**

there is a quantitative surplus, qualitative considerations on the range, choice, quality and distribution of housing sites suitable for different market sectors have been raised and will require a policy response through the forthcoming LDP: Proposed Plan. This issue was raised in January this year in relation to our annual monitoring of the housing land supply and in the recent LDP: MIR approved for public consultation, highlighting for example a number of undeveloped housing sites on the settlement edges.

para 33

Min Ref:
03/05/11,
para 305

5.30 In relation to the Affordable Sector, the Council is actively testing further the policy implications of the outcomes for this sector, including the potential for low cost home ownership, as illustrated above in the work on 'housing supply targets'. In relation to the latter, it is the Government's expectations, reiterated in the SDP, that LCHO will be met through established quota-style policies in LDPs, supported by Supplementary Planning Guidance or other more innovative public-private delivery mechanisms, as recently announced by the Scottish Government in the Innovation and Investment Fund initiative.

Min Ref:
03/05/11,
para 309

5.31 The relevant 'Strategy Support Measure' (No. 10) states:

'Local authorities should continue to audit their housing land supply in light of the prevailing housing market conditions, with a view to augmenting, where appropriate, the private sector supply in the short term to 2020. This action is particularly relevant where a private sector contribution could address housing needs in the Affordable Sector. Local flexibility, through the release of additional limited scale sites, will be acceptable only where such sites:

- *are consistent with the fundamental principles of the SDP;*
- *have met in full the criteria listed in the sustainable location assessment (Diagram 4);*
- *can be serviced by the developer, in terms of supporting infrastructure; and*
- *are in accordance with emerging Local Development Plan planning policy frameworks.'* (p 49 of Plan)

Network of Strategic Centres

5.32 With its focus on minimising carbon and development footprints through sustainability principles, the SDP requires a focus on the City Region's existing communities and their regeneration and renewal. Central to this approach is the future of our town centres and the need to protect and enhance their diversity of function and roles. The SDP identifies a 'network of strategic centres', under which in the hierarchy there are recognised local (town) centres, which should also continue to be designated in LDPs.

5.33 **Greenock** is confirmed as a Strategic Centre, its dominant roles and function being retail, civic and community, leisure, employment and business. In terms of managing change, future challenges are recognised as the declining population and the quality of its environment, and the impact this could have on its future vitality and viability. Potential actions should include a continuation of improvements to the public realm and the retail offer, with the complementary role of **Port Glasgow** explicitly recognised.

5.34 The relevant 'Strategy Support Measure' (No. 11) states:

'Local Development Plans should be the primary vehicle for taking forward the management and development of the Network of Strategic Centres, in particular with provisions to arrest the decline of traditional town centres.

This planning should be in accordance with the principle (Diagram 4) of safeguarding and developing their key community role and diversity of function.

The long-term health and well-being of Glasgow City Centre is central to the SDS and needs to be reflected in development management decisions of the local authorities.' (p 51 of Plan)

Infrastructure

5.35 The fifth and final Spatial Framework emphasises the key infrastructure needs of energy, waste disposal and drainage, and the significance of planned investment in these if the vision of a low carbon sustainable City Region is to be realised.

- 5.36 The shift to clean, smart energy for urban and rural communities is required if emission reduction targets are to be met. In excess of 90% of the City Region's greenhouse gas emissions relate to the conversion and consumption of carbon-based energy (electricity, petroleum, etc.) More than two-thirds of emissions relate directly to urban environments, either from its current building fabric or through the transport that maintains the economy and mobility. Included in the measures recommended for both regeneration areas and new development are: energy-based masterplanning, the use of low carbon technology options, and tailoring energy solutions to meet communities' needs.
- 5.37 Waste is another issue that requires a strategic planning approach. Taking its lead from the Scottish Government's Zero Waste Plan, its vision is to achieve a target of 70% of waste arisings being recycled and a maximum of 5% to landfill, by 2025. Provision of the necessary and appropriate infrastructure to meet these targets has still to be resolved with the constituent local authorities through the SDPA working with SEPA. In relation to landfill, there is currently adequate capacity within existing and approved sites within the City Region to satisfy requirements.
- 5.38 Securing improvements to water and drainage capacity and water quality as well as reducing flood risk are essential to the vision of sustainable development across the City Region. The Metropolitan Glasgow Strategic Drainage Plan (MGSDP), which is a major 'legacy' component of the 2006 GCVJSP, includes a wide range of engineered and natural solutions to drainage which are planned to support anticipated levels of demand over the long term across the City Region. It is a constituent component of the environmental, regeneration and economic activity objectives of the SDP, in particular the Green Network. The Flood Risk Management Act (2009) and other associated plans and strategies, including sustainable urban drainage systems, will contribute to the reduction of flood risk and the overall aims of the SDS.
- 5.39 There are Strategy Support Measures covering each of these infrastructure issues addressed to local authorities and the preparation of their LDPs, dealing with energy and the shift to low carbon sources; planning for 'zero waste'; and one concerning the water environment and handling flood risk and proposals on floodplains.

6.0 IMPLICATIONS

6.1 There are no financial, legal or personnel implications arising from this report, nor any implications for other Services of the Council, other than that noted in paragraphs 5.25 to 5.30 relating to Safer and Inclusive Communities Service and its responsibility for preparing the Council's forthcoming Local Housing Strategy 2011-2016 and its use of the HNDA in liaison with Regeneration and Planning Service.

6.2 Finance:

Financial implications – one-off costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Financial implications – annually recurring costs/(savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

6.3 **Personnel:** none.

6.4 **Equalities:** the report has no impact on the Council's Equalities policy.

7.0 CONSULTATION

- 7.1 **Chief Financial Officer:** no requirement to comment.
- 7.2 **Head of Legal and Democratic Services:** no requirement to comment.
- 7.3 **Head of Organisational Development, HR and Performance:** no requirement to comment.

8.0 BACKGROUND PAPERS

- 8.1 The Glasgow and the Clyde Valley Strategic Development Planning Authority – Strategic Development Plan: Proposed Plan (June 2011), and all associated reports, including the Strategic Environmental Assessment (SEA) ‘Supplementary Environmental Report’, 14 Background Reports (listed below), an Action Programme and an Equalities and Human Rights Impact Assessment, are available as downloads through the GCVSDPAs web site – ‘www.gcvsdpa.gov.uk’. The current approved 2006 GCV Joint Structure Plan can be similarly sourced.

GCV SDP Proposed Plan Background Reports

- BR 1 – Economic Outlook and Scenarios
- BR 2 – Projection of Population and Households to 2025
- BR 3 – Strategic Futures Group Visioning
- BR 4 – Vacant and Derelict Land 2010
- BR 5 – Strategic Economic Investment Locations (SEILs)
- BR 6 – Greenhouse Gas Audit and Scenarios
- BR 7 – Land Use and Transport Integration
- BR 8 – Green Network Spatial Priorities
- BR 9 – Forestry and Woodland Framework
- BR10 – Minerals Search Areas
- BR11 – Wind Energy Search Areas
- BR12 – Housing Need and Demand Assessment
- BR13 – Urban Capacity Study 2009
- BR14 – Network of Strategic Centres

ATTACHMENT

Annex One : Public notice published in the Greenock Telegraph (Friday 8th July and 15th July), amended from The Herald advert (Thursday 30th June 2011)

Head of Regeneration and Planning
Cathcart House
6 Cathcart Square
Greenock

15th August 2011

SSC Cmtee 2011 GCV SDP Prop Plan – Consult (Aug '11)

GLASGOW & THE CLYDE VALLEY SDPA

STRATEGIC DEVELOPMENT PLAN FOR THE GLASGOW AND THE CLYDE VALLEY AREA

NOTICE OF PUBLICATION OF PROPOSED PLAN AND RELATED SUPPLEMENTARY ENVIRONMENTAL REPORT AND THE ENVIRONMENTAL REPORT IN RESPECT OF THE GLASGOW AND THE CLYDE VALLEY FORESTRY AND WOODLAND STRATEGY

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND) REGULATIONS 2008

THE ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005: ENVIRONMENTAL REPORT

The Glasgow and the Clyde Valley Strategic Development Planning Authority, in exercise of the functions delegated to it by the Councils of East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire Renfrewshire, South Lanarkshire and West Dunbartonshire, have prepared a Proposed Plan and related Environmental Report for consultation.

The purpose of the Proposed Plan is to set out the Authority's response to the key land use planning issues and challenges in such areas as housing, economic development, transport, infrastructure and the environment facing the Glasgow and the Clyde Valley area over the next 20 years. The consultation process is open to everyone and the Strategic Development Planning Authority welcomes representations to the Proposed Plan. An Action Programme and the Equalities and Human Rights Impact Assessment have also been prepared.

The Supplementary Environmental Report identifies and evaluates the significant environmental effects that are likely to result from the implementation of the Proposed Plan. It identifies any reasonable alternatives and seeks to minimise or mitigate any potential effects on the environment and enhance any positive environmental effects.

As well as forming one of the technical Background Reports to the Proposed Plan, the Glasgow and the Clyde Valley Forestry and Woodland Strategy is a stand alone strategy and as such has its own SEA process. The Environmental Reports for both the Proposed Plan and the Forestry and Woodland Strategy are published together in order to provide an overarching report that allows the environmental issues arising from the Proposed Plan and all its technical Background Reports to be considered in their entirety.

Comments are also invited on Environmental Reports, the Action Programme and the Equalities and Human Rights Impact Assessment.

Copies of the relevant documentation can be viewed at www.gcvsdpa.gov.uk and have been deposited at every public library in the Glasgow and Clyde Valley area and at the planning offices of the Glasgow and the Clyde Valley Strategic Development Planning Authority and the Councils of East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire.

The documents are available for inspection during normal office hours free of charge.

All representations and comments should be submitted no later than **Friday 26th August 2011** to Dr. Grahame Buchan, Strategic Development Plan Manager, Glasgow and the Clyde Valley Strategic Development Planning Authority, Lower Ground Floor, 125 West Regent Street, Glasgow, G2 2SA or by email to proposedplan@gcvsdpa.gov.uk.

For further information please contact 0141 229 7730 or at info@gcvsdpa.gov.uk

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