
Report To:	Environment and Regeneration Committee	Date:	28 April 2016
Report By:	Corporate Director, Environment, Regeneration and Resources	Report No:	E&R/16/04/02SJ/ RG
Contact Officer:	Stuart W Jamieson	Contact No:	01475 712491
Subject:	Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan 2016 – Representations Received		

1.0 PURPOSE

- 1.1 To advise Committee of the representations received during the public consultation for the second Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan, and the anticipated date of final approval.

2.0 SUMMARY

- 2.1 The Glasgow and the Clyde Valley Strategic Development Planning Authority (Clydeplan), of which Inverclyde Council is a constituent member, approved the second SDP Proposed Plan for the Glasgow City Region for publication and consultation at their December 2015 meeting. It was subject to public consultation for six weeks ending 29 February 2016.
- 2.2 The Proposed Plan sets out Clydeplan's view on the long term future of the Glasgow and the Clyde Valley City Region, and outlines what it considers to be the land use development strategy designed to meet that future. The SDP establishes the principle for development at the strategic level and the emerging review of Inverclyde's Local Development Plan (LDP) requires to be in accordance with the SDP.
- 2.3 Of the 64 submissions received on the SDP Proposed Plan, a number offered broad support to the approach and the Authority's joint working processes, including SNH, Scottish Water, Scottish Enterprise, Transport Scotland, Visit Scotland, Historic Environment Scotland, Glasgow Airport and SEPA. The main issues raised included housing land requirement, housing supply, choice of the sustained growth scenario, strategic centres, air quality, energy and heat networks, aggregates and Crossrail. Braehead remains an issue with continued opposition to the proposed expansion and diversification of Braehead, as well as the implication in the Proposed Plan that it could become a town centre in the future. The owners of Braehead are not specifically seeking town centre status for Braehead.
- 2.4 Following consideration of these representations, the Proposed Plan, along with those representations that remain unresolved, will be submitted to Scottish Ministers for Examination in the summer of 2016, with final approval for the SDP expected in Spring 2017.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee note the representations received as part of the public consultation for the SDP Proposed Plan, and its expected approval in Spring 2017.

Aubrey Fawcett
Corporate Director, Environment, Regeneration and Resources

4.0 BACKGROUND

- 4.1 Strategic Development Plans (SDPs) are intended to be 'concise and visionary' documents which set out a clear vision and long term (20 years) spatial strategy for their area. SDPs focus on the key land use and development issues that cross the planning authority boundaries. The policy context for SDPs is set out in Scottish Government's National Planning Framework 3 and Scottish Planning Policy. A proposed SDP must be submitted to Scottish Ministers within 4 years after the date on which that current plan was approved.
- 4.2 The first stage of the SDP process, the Main Issues Report (MIR), was published by the Joint Committee of the Glasgow and the Clyde Valley Strategic Development Planning Authority (Clydeplan), of which Inverclyde Council is a constituent member, for consultation in January 2015. Members will recall the report to the January 2015 Environment and Regeneration Committee on this matter, at which they endorsed the key issues identified for the review of the SDP, and approved the formal response to the SDP MIR. All representations received on the MIR were taken into account in the preparation of the Proposed Plan.
- 4.3 The current SDP for Glasgow and the Clyde Valley was approved in May 2012. Clydeplan approved the second Strategic Development Plan: Proposed Plan for the Glasgow City Region for publication and consultation at their December 2015 meeting. It was subject to public consultation for six weeks ending 29 February 2016.
- 4.4 Clydeplan's Proposed Plan is based around the four planning outcomes contained in National Planning Framework 3 namely, a Successful and Sustainable Place, a Low Carbon Place, a Natural, Resilient Place, and a Connected Place. It sets out Clydeplan's view on the long term future of the Glasgow and the Clyde Valley City Region, and outlines what it considers to be the land use development strategy designed to meet that future. The SDP establishes the principle for development at the strategic level.
- 4.5 In compliance with The Planning, etc. (Scotland) Act 2006, 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. Inverclyde's Local Development Plan (LDP) requires to follow and be in accordance with Clydeplan's SDP. Inverclyde's first LDP was adopted in August 2014, and in March 2016 the Environment and Regeneration Committee approved the publication of the 2016 LDP Development Plan Scheme, noting that the review of Inverclyde's LDP would start in March 2016.

5.0 PROPOSALS

- 5.1 A total of 64 representations were received on the SDP Proposed Plan during the six week consultation period in January and February, dealing with the full range of planning matters, including housing, sustainable transportation, town centres, business, green networks and nature conservation.
- 5.2 All the Key Agencies responded to the consultation, as did NHS Greater Glasgow and Clyde. NHS Lanarkshire responded to the Action Programme. Responses were also received from Visit Scotland, Historic Environment Scotland, Transport Scotland, Glasgow Airport and Coal Authority, North Ayrshire Council, East Ayrshire Council and Homes for Scotland. 11 of the 64 representations received were from individuals and transport interest groups in respect of Crossrail.
- 5.3 Of the 64 submissions received a number offered broad support to the approach and the Authority's joint working processes including SNH, Scottish Water, Scottish Enterprise, Transport Scotland, Visit Scotland, Historic Environment Scotland, Glasgow Airport and SEPA. The main issues raised included housing land requirement, housing supply, choice of the sustained growth scenario, strategic centres, air quality, energy and heat networks, aggregates and Crossrail.

- 5.4 Braehead remains an issue with continued opposition to its proposed expansion and diversification, as well as the implication in the Proposed Plan that it could become a town centre in the future. However the owners of Braehead are not specifically seeking town centre status.
- 5.5 In regard to Strategic Freight Transport Hubs (SFTBs) in the Proposed Plan, Peel Ports (Clydeport Limited) submitted a representation seeking clarification why Rothesay Dock in Clydebank has not been identified as one.
- 5.6 Following consideration of all representations received, the SDP Proposed Plan will be submitted to Scottish Ministers for Examination along with a note of the representations made and whether and how those representations were taken into account in the modified Plan. A summary of all unresolved representations will also be submitted, and following an anticipated Examination in the summer of 2016, the Plan will be modified further if required, and submitted to Scottish Ministers for approval in Spring 2017.

6.0 IMPLICATIONS

Finance

- 6.1 There are no direct financial implications arising from this report.

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

Annually Recurring Costs/Savings

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Legal

- 6.2 There are no direct legal implications arising from this report.

Human Resources

- 6.3 There are no direct human resource implications arising from this report.

Equalities

- 6.4 There are no direct equalities implications arising from this report.

Repopulation

- 6.5 The SDP Proposed Plan is of direct relevance to the Council's repopulation agenda, in setting out the strategic context for the planning and development of the Glasgow City Region, including the spatial settlement strategy (distribution of major locations for business and housing development) to meet the assessed future requirements over a 20 year period.

7.0 CONSULTATION

7.1 **Chief Financial Officer:** no requirement to comment.

7.2 **Head of Legal and Property Services:** no requirement to comment.

7.3 **Head of Organisational Development, HR and Communications:** no requirement to comment.

8.0 BACKGROUND PAPERS

- 8.1
- (1) Glasgow and the Clyde Valley Strategic Development Plan: Proposed Plan (January 2016)
 - (2) Representations received for the SDP Proposed Plan 2016
 - (3) Inverclyde Local Development Plan (2014)

Attachments

None