

EAST RENFREWSHIRE COUNCIL11 February 2016Report by Director of EnvironmentPROPOSED GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN**PURPOSE OF REPORT**

1. The purpose of this report is to advise the Council of the publication of the Proposed Glasgow and the Clyde Valley Strategic Development Plan, and the implications for East Renfrewshire Council and Local Development Plan 2.

RECOMMENDATIONS

2. The Council is asked to note the publication of the Proposed Glasgow and the Clyde Valley Strategic Development Plan and the implications for East Renfrewshire Council and Local Development Plan 2.

BACKGROUND

3. The Glasgow and Clyde Valley Strategic Planning Authority (now known as "Clydeplan") published its Proposed Plan, Environmental Report and associated technical and background reports on Monday 18 January 2016 for a 6 week period consultation period ending on **Monday 29 February 2016**.

4. The Proposed Strategic Development Plan is an important stage in replacing the current Strategic Development Plan (SDP), which was approved by Scottish Ministers in May 2012.

5. Strategic Development Plans focus on the key land use and development issues that cross planning authority boundaries. The Proposed Strategic Development Plan has been prepared through the joint working arrangements of the Clydeplan Team and the 8 Councils within the Glasgow and Clyde Valley region.

6. The Proposed Strategic Development Plan has been prepared to reflect updated national guidance in National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP 2014) and to build upon the legacy of the current Strategic Development Plan and its strategic aims and objectives.

7. The first stage in the Strategic Development Plan process was the publication of the Main Issues Report (MIR) in January 2015. The Council's response to the MIR was approved by the Council in March 2015.

8. The Proposed Plan considers the main spatial planning issues facing the city region and is based around the four planning outcomes contained within NPF3 namely,

- a Successful and Sustainable Place
- a Low Carbon Place
- a Natural, Resilient Place; and
- a Connected Place.

REPORT

9. The Council should welcome the production of the Proposed Strategic Development Plan and be supportive of the Vision and Strategy it is seeking to promote. An integrated land use and transport strategy focusing on recycling vacant sites, delivering a low carbon economy and improving connectivity and the public transport network should be welcomed and is consistent with the Council's own policy aspirations. The Planning Service has actively participated in the preparation of the Proposed Strategic Development Plan and is supportive of its contents.

10. The following paragraphs provide an overview of the Proposed Strategic Development Plan broken down by section;

Vision and Strategy

11. The Proposed Plan seeks to improve the health and wellbeing of the people within the city region with a focus on regeneration, centres, sustainable economic growth, low carbon infrastructure, place-making and by promoting collaboration and joint working between key agencies and partners.

12. It recognises the importance of Glasgow City Centre to the future well-being of the city region given its scale and influence in relation to employment, retail, civic, cultural, further education and the visitor economy.

13. A new policy on the Glasgow and Clyde Valley City Deal has been included in recognition of the key strategic importance of this project. The Strategic Development Plan provides a ready-made structure for the delivery of emerging City Deal projects. East Renfrewshire Council's City Deal projects are reflected in this section.

City Region as a Successful Sustainable Place

Network of Strategic Centres

14. The 'Network of Strategic Centres' identified in the Plan are considered as the hub of the city regions communities providing opportunities for cultural, business, retail and leisure uses. As per the current Strategic Development Plan, the 2 Strategic Centres identified within the Proposed Strategic Development Plan for East Renfrewshire are Barrhead and Newton Mearns. The role and function are identified for each centre as well as the challenges faced, and a range of key future actions have been highlighted.

Supporting Business and Employment

15. Selected Strategic Economic Investment Locations (SEILs) have been identified as primary locations for business development. There are no SEILs identified for East Renfrewshire within either the current Strategic Development Plan or the Proposed Strategic Development Plan. This does not preclude additional business and industrial sites from being promoted and developed through the Councils' Local Development Plan in response to local need.

Enabling Delivery of New Homes

16. The long term strategic planning for housing in the city region is informed by a Housing Need and Demand Assessment (HNDA). The HNDA provides estimates of the amount and likely tenure of additional housing required to meet existing and future need and demand, from a base year of 2012 up to 2029. The Planning scenario of 'sustained growth' was chosen as the preferred and most realistic and deliverable approach. This is in contrast to the 'strong growth' forecast in the current Strategic Development Plan.

17. The Proposed Strategic Development Plan sets out the process of deriving the Housing Land Requirement for each Local Authority from the initial HNDA estimates as follows:

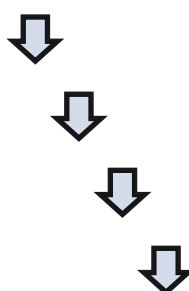
Housing Estimates

Adjusted Housing Estimates

Housing Supply Target

+ Generosity

= Housing Land Requirement



18. The HNDA and Proposed Plan continue to highlight a clear level of need and strong demand for affordable and private housing in East Renfrewshire up to 2029. The housing estimates produced from the HNDA (2015) are lower than the previous HNDA (2011), but much of this is due to the change in methodology used. However, the Proposed Strategic Development Plan continues to plan for ambitious yet realistic growth.

19. Housing Supply Targets are the policy based interpretation of the HNDA estimates and set out a more realistic estimate of additional housing to be delivered. These targets have taken into account a range of factors including local and wider economic, social and environmental factors, private sector delivery rates over recent years, issues of capacity and anticipated resource levels for the delivery of affordable housing. These targets have been prepared jointly between Planning and Housing staff.

20. In order to accord with Scottish Planning Policy, 10% generosity has been added to the private sector targets to produce the Housing Land Requirement:

East Renfrewshire	Housing Supply Targets 2012-2029		Housing Land Requirement (Private targets +10% generosity) 2012-2029	
	Total	Per Annum	Total	Per Annum
All Tenure	3,790	223	4100	241
Private / Market	3020	178	3330	196
Social / Below Market Rent	770	45	770	45

Source: Schedules 7 and 8 - Proposed Plan

21. These housing requirements will be reflected in the Council's emerging Local Development Plan 2 when the proposed plan is published in early 2017. The targets are viewed as being realistic and achievable based upon the current land supply. The targets are broadly consistent with Council's adopted LDP All Tenure Housing Supply figure of 4100 units (targeted to be delivered during the period 2008/09 to 2025).

City Region as a Low Carbon Place

22. The Proposed Strategic Development Plan provides a supportive approach for Renewable Energy, with the transition to a low carbon economy being realised through support for a variety of alternative renewable technologies. The requirement for local level spatial frameworks for onshore wind to be delivered in accordance with Scottish Planning Policy is emphasised for inclusion in Local Development Plans.

City Region as a Natural Resilient Place

23. The Proposed Strategic Development Plan has a strong and continued focus on the protection and enhancement of the Green Network and Green Infrastructure across the region which is supported by the continued identification of appropriate green belt boundaries in Local Development Plan. Other key policies cover minerals, managing flood risk and drainage and improving water quality.

City Region as a Connected Place

24. The Proposed Strategic Development Plan's Vision and Spatial Development Strategy aims to promote sustainable transport options and to further integrate land use and transport. A key component is improving sustainable transport access to Glasgow Airport which is crucial for the long term economic competitiveness of both the airport and the wider city region. The Glasgow and Clyde Valley City Deal also proposes a number of transport related schemes. The Proposed Strategic Development Plan also supports and promotes pedestrian and cycle friendly environments.

Implementing the Plan and Development Management

25. In order to address issues concerning the usability of the plan, a new section on implementation and development management has been added. This will aid consistent application and implementation of the Proposed Strategic Development Plan and will be used when assessing strategic scale development proposals or other proposals that may impact on the Plan's strategy.

FINANCE AND EFFICIENCY

26. There are no additional financial implications beyond existing budgetary provisions.

CONSULTATION

27. The preparation of the Proposed Strategic Development Plan has been subject to the required consultative processes. Colleagues within Housing have been directly involved in the preparation of the HNDA and housing policies.

PARTNERSHIP WORKING

28. The continued preparation of the Strategic Development Plan will require further partnership working between all Council's within the Clydeplan area.

IMPLICATIONS OF THE PROPOSALS

29. There are no new staffing, property, IT, sustainability or equalities issues arising from this report.

CONCLUSIONS

30. This report provides an overview of the Clydeplan Proposed Strategic Development Plan. As highlighted in the report, the Proposed Strategic Development Plan forms an important stage in the preparation of the SDP for the Clydeplan area. In turn, the Council's Local Development Plan 2 will need to conform with the approved Strategic Development Plan and will apply a local interpretation of its vision and strategy.

RECOMMENDATIONS

31. The Council is asked to note the publication of the Proposed Glasgow and the Clyde Valley Strategic Development Plan and its implications for East Renfrewshire Council and Local Development Plan 2.

Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or iain.maclea@eastrenfrewshire.gov.uk

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KEY WORDS - A report advising Council of the Scottish Ministers approval of the Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) and its implications for the Council. Planning, strategic, proposed, report, local, development, Plan, Clydeplan.

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