

EAST RENFREWSHIRE COUNCIL

25 March 2015

Report by Director of Environment

CLYDEPLAN STRATEGIC DEVELOPMENT PLAN – MAIN ISSUES REPORT

PURPOSE OF REPORT

1. The purpose of this report is to inform Council that the **Strategic Development Plan Main Issues Report** has been approved for publication and consultation, to highlight the main issues relating to East Renfrewshire and to seek approval to submit comments as the basis of the Council's response to the Main Issues Report.

RECOMMENDATIONS

2. The Council is asked to:

(a) Note the publication of the Clydeplan Main Issues Report; and

(b) Approve the terms of paragraphs 9 - 28 of this report as the Council's response to the Clydeplan Main Issues Report.

BACKGROUND

3. The Glasgow and Clyde Valley Strategic Planning Authority (now known as Clydeplan) published the Clydeplan Main Issues Report (MIR), Environmental Report and associated technical and background reports on 30th January 2015 for an 8 week period consultation period ending on 27th March 2015. www.clydeplan-sdpa.gov.uk

4. The MIR is the first main stage in the review of the Strategic Development Plan (SDP) for the Glasgow and the Clyde Valley area. The previous SDP was approved by Scottish Ministers in May 2012. SDPs are to be concise visionary documents and set out vision statements and strategies for the scale and location of future growth. SDPs also must set clear parameters for Local Development Plans (LDP) and be reviewed every five years. Local Development Plans require to be consistent with the SDP.

5. The MIR 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 SDP and its strategic aims and objectives.

6. The MIR is not a draft Plan but, instead, is the key consultation stage in the process of preparing the SDP. The purpose of an MIR is to facilitate discussion and inform the proposed SDP. It provides an early opportunity to inform and shape the strategy and content of the SDP. Substantial work has been committed by both the Clydeplan Team and staff from within each of the 8 Local Authorities to produce the MIR and accompanying documentation.

7. The MIR sets out a series of options and alternatives for developing a long term strategic planning framework for the Clydeplan area up to 2035. The MIR is focused upon 7 main issues of :

- Supporting Sustained Economic Recovery;
- Supporting a Low Carbon Economy;
- Supporting Positive Environmental Action
- Supporting Sustainable Travel;
- Strategic Development Planning and Community Planning;
- Placemaking and the City Region Scale; and
- Climate Change Adaptation.

8. In an attempt to focus responses, the MIR includes a series of questions around which respondents are encouraged to structure their comments. It is proposed that the Council's response be focused on key policy areas of particular relevance to East Renfrewshire Council, rather than to answer each question individually.

REPORT

General Responses

9. The Council welcomes the production of the MIR and is supportive of the Vision and Strategy that the MIR 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 is welcomed and accords with the Council's local policy aspirations.

10. The Council are of the opinion that the design (font/colour/tone) makes the document difficult to read. The Council acknowledges that the maps/plans provide a strategic view of the Clydeplan area but the use of pixels makes the maps difficult to interpret. These matters should be considered in the preparation of the Proposed SDP.

Issue 1: Supporting Economic Recovery

Strategic Economic Investment Locations (SEILs)

11. The Council agrees that the SDP has a key role to play in identifying strategically significant locations for economic development and in turn provides the opportunity to enhance and promote the key assets within the Clydeplan area. These sites are crucial to the long-term strategic economic development of the area. A key challenge for the SDP will be to improve take up rates on existing employment sites.

12. Whilst no SEIL's are shown for the East Renfrewshire Council area, the approved SDP acknowledged that locally important sites can be brought forward through the Local Development Plan process. The Council would be supportive of this approach continuing.

The Visitor Economy

13. The Council is of the opinion that the Whitelee Windfarm is an example of a successful cross boundary tourist attraction and should be included in the Proposed SDP.

Network of Strategic Centres

14. The Council is supportive of the retention of Barrhead and Newton Mearns within the Network of Strategic Centres. It is also important for the SDP to consider uses beyond retail and to consider the broader concept of roles and functions of centres.

Housing Need and Demand, Land Requirements and Delivery

15. Consideration of the level of population growth and demographic change is a key element of the MIR. Refreshed demographic and economic data, including the NRS 2012 population projections, have been used to inform the Strategy for the MIR. 3 core scenarios were developed as follows:

- Planning scenario - reflecting steady growth in income and recovery in house prices;
- Strong Economic Growth scenario – accelerated recovery based on higher migration, reasonably optimistic growth in income and recovery in house prices; and
- Low migration – where migration to the city-region declines, and using the same income and house price assumptions as the Planning Scenario.

16. 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 Approved SDP. This option aims to support the overall vision of the SDP and provide a clear direction in terms of the nature and scale of demand for development.

17. The Planning Scenario has also been used as the base for the refreshed Housing Need and Demand Assessment (HNDA). The HNDA models future housing need and demand based upon factors including household formation, income and house prices. The outputs from the HNDA Tool ‘The Housing Estimates’ are set out in Table 4 of the MIR and indicate a requirement for 39,400 Social Rented and Below Market Rent and 55,400 private homes, across the 8 Clydeplan local authorities, by 2029 .

18. The MIR is clear that the existing established land supply, of 118,000 is more than sufficient to meet housing need and demand by 2029, including a level of generosity required by SPP. This would therefore mean that little change will be required to the housing strategy in the Proposed SDP and equally for East Renfrewshire Council’s next Local Development Plan. The Scottish Government Reporters, at the recent Examination in Public for the proposed Local Development Plan, provided a full and positive endorsement of our proposed LDP’s Development Strategy and viewed the Housing land supply as being generous.

19. The next stage in the process in identifying housing land requirements for each Local Authority will be the development of Housing Supply Targets (HSTs). HSTs are the policy based interpretation of the HNDA estimates. A consistent methodology (Background Report 7) will be applied by each of the local authorities in setting and agreeing the HSTs. The MIR concludes that the HSTs should be developed to inform the Proposed Plan. The Council will work closely with Housing Colleagues in preparing appropriate HSTs. The HSTs will inform the next Local Development Plan and Local Housing Strategy.

20. A key challenge for the SDP and Local Authorities will also be to continue to ensure delivery of Brownfield and vacant urban sites and improve the effectiveness of the land supply.

Issue 2 – Supporting a Low Carbon Economy

Onshore Wind

21. In order to address the issue of renewable energy strategically across the Clydeplan area, there requires to be a framework to ensure renewable energy proposals are located in the most appropriate locations. SPP (2014) introduced revised criteria for preparing Spatial Frameworks for identifying areas likely to be most appropriate for onshore wind-farms. The Council is supportive of the approach taken to inform the SDP and the supporting landscape capacity assessment.

22. To accord with the SDP and SPP, Officers will prepare a revised Supplementary Planning Guidance on this subject to support the Local Development Plan, as required by the Reporter at the Local Development Plan Examination.

Issue 3 – Supporting Positive Environmental Action

Green Network

23. The Glasgow and Clyde Valley Green Network is an important component of the Central Scotland Green Network as identified in NPF3. The Council is supportive of this concept which underpins the strategy of the East Renfrewshire Local Development Plan. No Green Network priorities are shown in the MIR for East Renfrewshire; however, incremental greening of urban areas can have a significant impact locally and should be acknowledged in the Proposed SDP. This would allow for smaller scale local projects to be recognised at the strategic level.

Issue 4 – Supporting Sustainable Travel

Strategic Transport network

24. Consideration should also be given in the SDP to the inclusion of other strategic transportation measures. The Council is supportive of the recognition of the M77 Corridor project within Table 2: Glasgow and Clyde Valley City Deal Projects. Paragraph 4.4.6 also refers to City Deal projects that will improve strategic connectivity. It would be useful to explicitly name these projects, in particular the M77 corridor project in East Renfrewshire and the proposal for a rail halt at Auchenback which is being delivered as part of the Barrhead South master plan area.

Issue 5 – Strategic Development Planning and Community Planning

25. The Council would be supportive of stronger linkages between land use plans and community plans.

Issue 6 - Placemaking and the City Region Scale

26. Examples of successful towns and places within the Clydeplan area would help to raise the acceptable standard for new projects, whilst recognition of failing places (in particular any new developments) would help to identify mistakes and avoid reoccurrence.

Issue 7 – Climate Change Adaptation

27. The role of the SDP in addressing this issue is principally in providing a land use strategy that reduces the need for travel and encourages travel by sustainable modes, promotes green network opportunities, promotes land uses which do not contribute to flooding or habitat loss, and ensures that the layout and design of development is undertaken in a manner that contributes to resource and energy conservation. The SDP provides the appropriate framework to deliver these aims on a cross boundary strategic basis.

Other

28. The cross boundary issues relating to digital infrastructure and the economic, social and environmental effects have not been explored. Although Local Development Plans and Development Management play significant roles, the Proposed SDP would benefit from a section focusing on the need for a high-quality digital network across the region. This would be in line with SPP (2014) which states in Para 292 that “planning has an important role to play in strengthening digital communications capacity”.

Next Steps

29. Following consideration of the comments received on the MIR, the Clydeplan Team will prepare a Proposed SDP, which will set out the preferred strategy and vision for the area. This will be the main formal stage for consultation, and is scheduled for February 2016. Further information is available online at:

www.clydeplan-sdpa.gov.uk

FINANCE AND EFFICIENCY

30. There are no financial or efficiency implications directly associated with this report.

CONSULTATION

31. Colleagues within Housing have been directly involved in the preparation of the HNDA. The MIR has been prepared with support from Officers from in local authorities within the Clydeplan area.

PARTNERSHIP WORKING

32. The continued preparation of the SDP will require further detailed partnership working between all Council's within the Clydeplan area.

IMPLICATIONS OF THE PROPOSALS

33. There are no staffing, property, legal, IT, equalities, sustainability or other implications associated with this report.

CONCLUSIONS

34. This report provides an overview of the Clydeplan MIR. As highlighted above, the MIR forms an important stage in the preparation of the Proposed SDP for the Clydeplan area. In turn, the Councils LDP will need to conform with the SDP and is intended to apply a local interpretation of the vision and strategy of the SDP document.

RECOMMENDATIONS

35. The Council is asked to:

- (a) Note the publication of the Clydeplan Main Issues Report; and
- (b) Approve the terms of paragraphs 9 - 28 of this report as the Council's response to the Clydeplan Main Issues Report.

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 seeking authorisation to submit responses on the Clydeplan Strategic Development Plan Main Issues Report.

Clydeplan, Strategic Development Plan, Main Issues Report